

FRESNO PLAZA

17 W SHAW AVE, CLOVIS, CA 93612



CLICK ON THE FOLLOWING LINKS:



Map



Street



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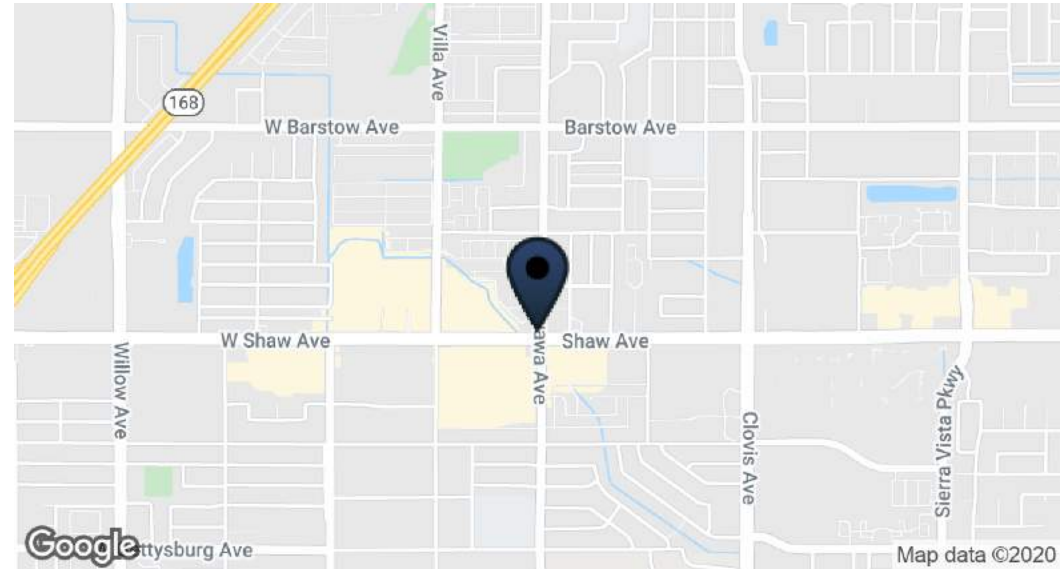
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PROPERTY HIGHLIGHTS

- Located in a Retail Corridor with Walmart, Target, Home Depot, Costco, and Many More
- Over 48,000 Vehicles Pass Site Daily on W Shaw Ave
- Over 135,000 People Living within 3 Miles of the Property and Over 329,000 within 5 Miles of the Site
- Sits on a Hard Signalized Corner, Providing Excellent Visibility from Road
- Average Household Income Exceeds \$73,000 Annually within a 5 Mile Radius

OFFERING SUMMARY

Sale Price:	\$900,000
Lot Size:	0.3 Acres
Building Size:	1050 SF

LEASE SUMMARY

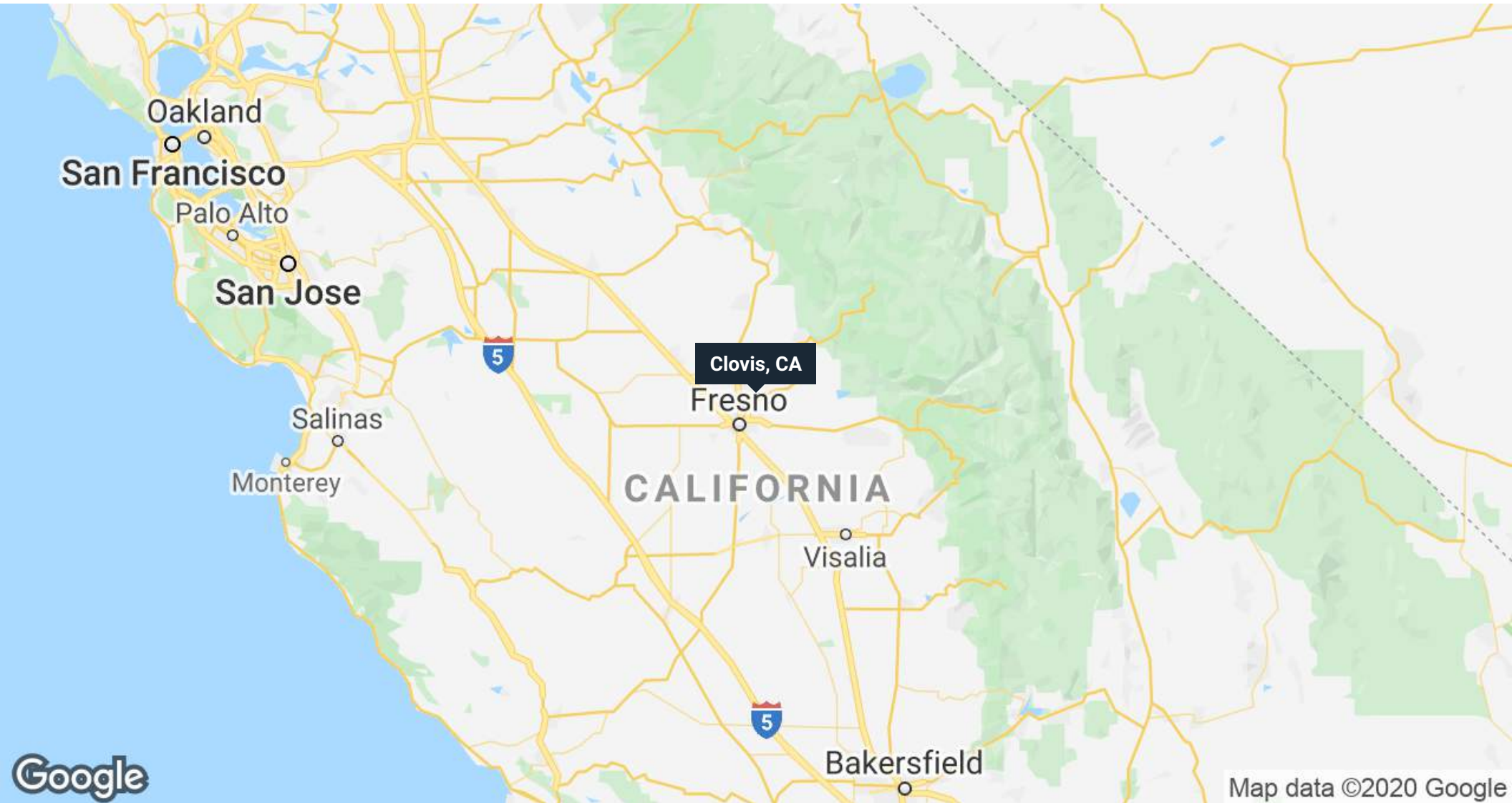
Term Remaining:	4 Year Approximately
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PRICE RANGE

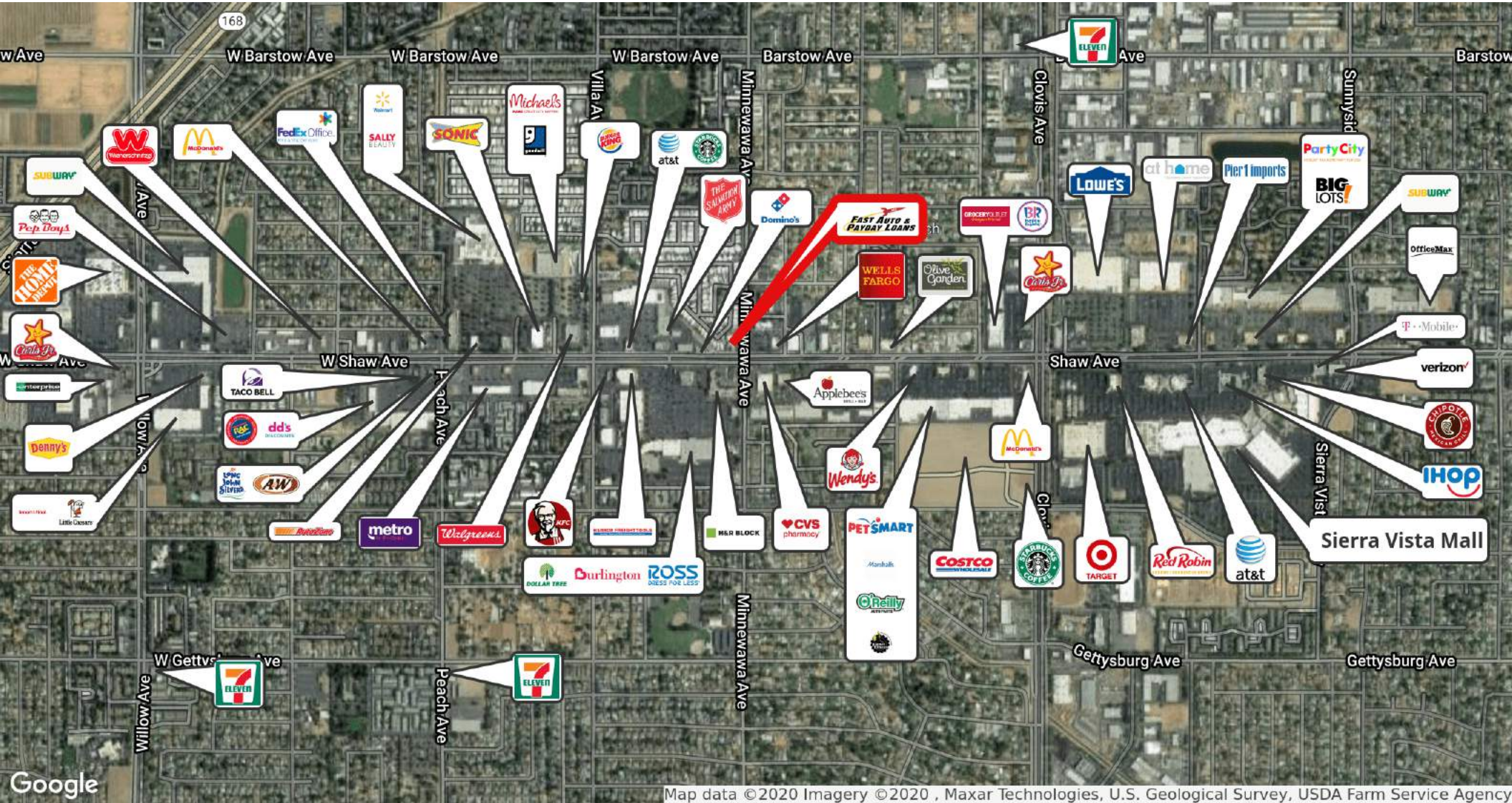
	LIST PRICE	LANDING CAP RANGE	
Price:	\$900,000	\$800,000	\$700,000

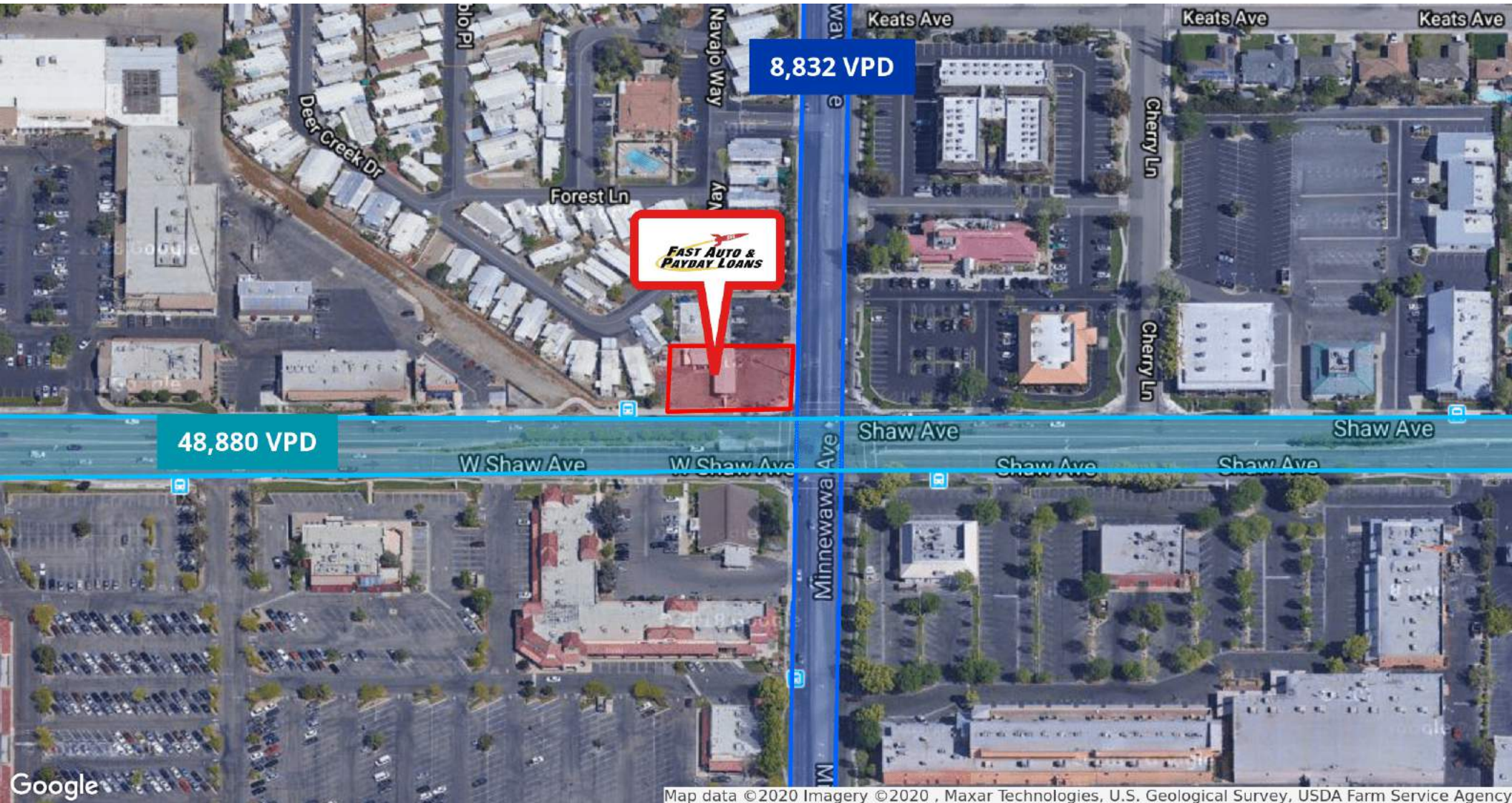


FRESNO PLAZA
Regional Map



FRESNO PLAZA
Retailer Map

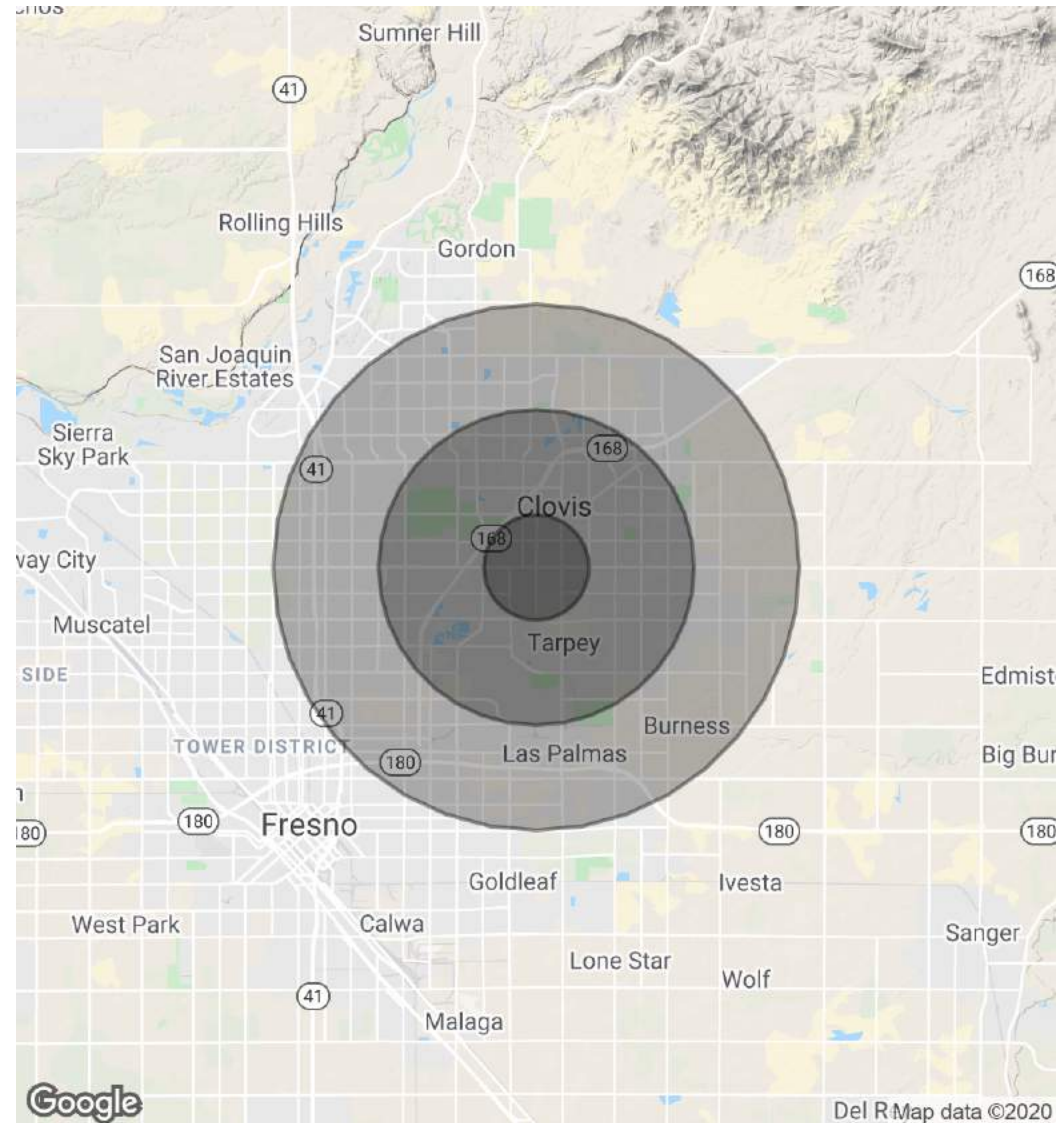




POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,557	135,120	329,249
Average age	32.7	33.1	31.2
Average age (Male)	29.6	31.1	30.1
Average age (Female)	35.7	35.2	32.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	9,929	47,232	110,536
# of persons per HH	2.5	2.8	3.0
Average HH income	\$49,174	\$70,936	\$73,979
Average house value	\$250,157	\$316,720	\$325,696

* Demographic data derived from 2010 US Census



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