



## WILD WEST SHOPPING CENTER

111-159 W. Shaw Avenue  
Clovis, CA

## AVAILABLE FOR LEASE

- NEC of Shaw & Villa Avenues
- High traffic counts: 78,183± ADT

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*Independently Owned and Operated*

Corporate License #00020875

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111-159 W. SHAW AVENUE - CLOVIS, CA

HIGHLIGHTS

- Prime Clovis Location with Excellent Visibility on Shaw Avenue
- Monument & Space Signage Available
- Desirable Demographics and High Traffic Counts
- Endcap Space Available

PROPERTY INFORMATION

Zoning: C-2, City of Clovis

LOCATION DESCRIPTION

The Wild West Shopping Center is located on the prime Shaw Avenue Retail corridor, with excellent street visibility and access from Shaw and Villa Avenues near Freeway 168. Monument and space signage are available.

DEMOGRAPHICS

| POPULATION:                 | 1-MILE   | 2-MILE   | 3-MILE    |
|-----------------------------|----------|----------|-----------|
| 2024 Est. Population:       | 21,897   | 133,487  | 350,836   |
| 2029 Projection Population: | 22,151   | 136,972  | 363,948   |
| HOUSEHOLD INCOME:           | 1-MILE   | 2-MILE   | 3-MILE    |
| 2024 Average:               | \$67,315 | \$95,118 | \$102,223 |

(Source: Claritas 2024)

TRAFFIC COUNTS

Approximately 78,183± cars per day travel through the intersection of Shaw & Villa Avenues.  
*Source: Kalibrate TrafficMetrix 2025*



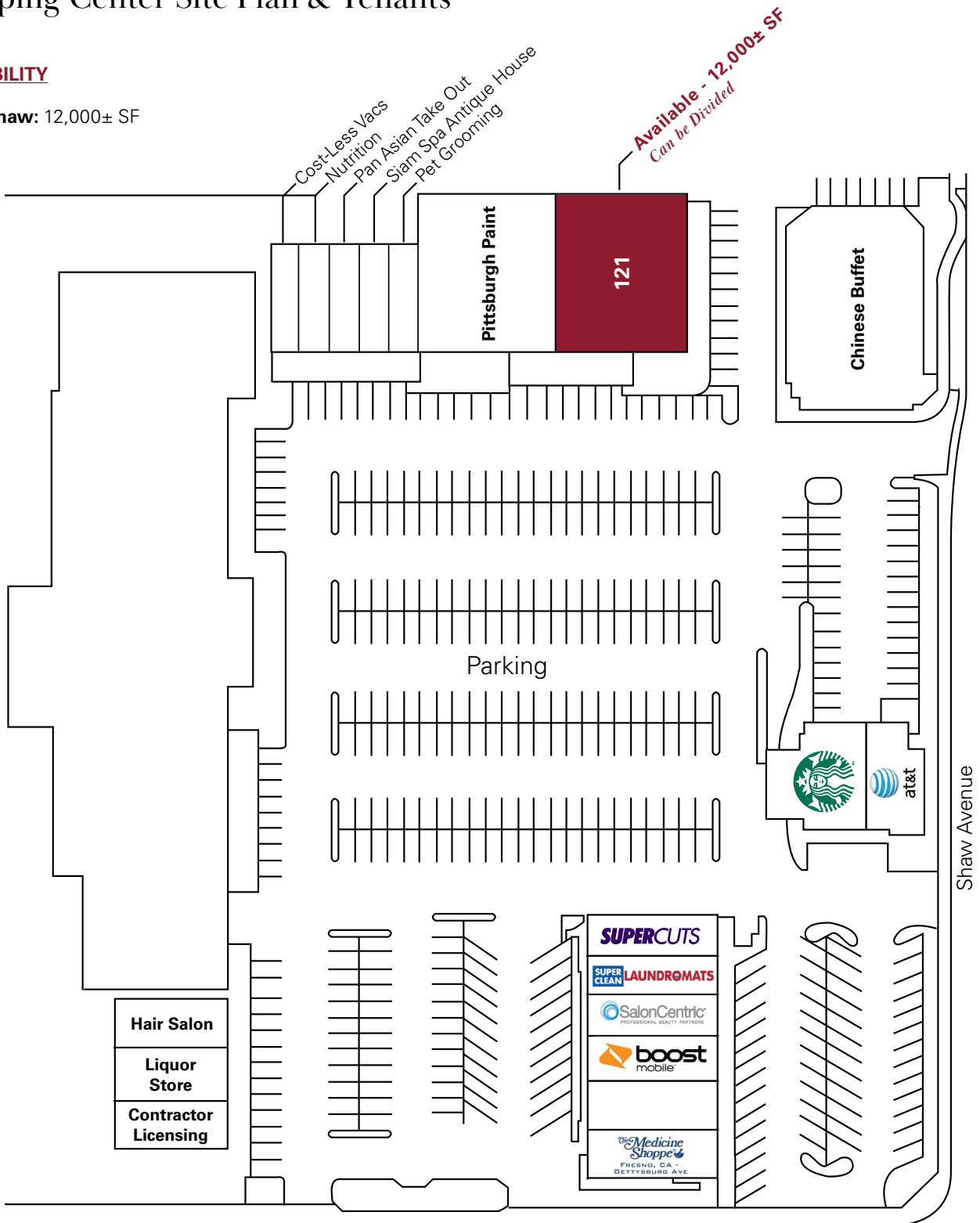
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## WILD WEST SHOPPING CENTER

# Shopping Center Site Plan & Tenants

### AVAILABILITY

**121 W Shaw:** 12,000± SF



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1

**NWC of Shaw & Willow**

Red Carpet Car Wash  
Home Depot  
Bingham Toyota  
Hallowell Chevrolet

2

**SWC of Shaw & Willow**

Carl's Jr./Green Burrito  
Bingham Toyota  
University Acura  
Future Ford  
Fresno Isuzu

3

**NEC of Shaw & Willow**

McDonald's  
Buggy Bath  
Me n' Ed's  
Wienerschnitzel  
Auto Zone  
Japanese Kitchen  
Bally's Total Fitness

4

**SEC of Shaw & Willow**

Denny's  
Union 76  
Big Lots!  
Hometown Buffet  
Liquor Barn

5

**SWC of Shaw & Peach**

Long John Silver's/Taco Bell  
Shoe Pavilion  
Good Guys Tire  
99¢ Only

6

**NEC of Shaw & Peach**

Walgreens  
Michael's  
Wal-Mart  
Bobby Salazar's  
Kinko's

7

**SWC of Shaw & Villa**

Shaw Village Shopping Center  
F.Y.E. - For Your Entertainment  
BJ's Country Kitchen  
See's Candy  
Texaco  
Mattress Land

8

**SEC of Shaw & Villa**

Shaw Village Shopping Center  
CitiBank  
Clothestime  
KFC  
Dollar Tree  
UA 8 Cinema  
Ross  
Burlington

**SEC of Shaw & Clovis**

Carl's Jr.  
Round Table Pizza  
Red Robin  
Golden 1 Credit Union  
Target  
AT&T Wireless  
IHOP  
Valley Dental

**NWC of Shaw & Clovis**

Togo's/Baskin Robbin's  
Carl's Jr.  
The Olive Garden  
Old Navy

**NEC of Shaw & Clovis**

Aspen Dental  
Raisin Cane's  
Big Lots  
Food Max  
Subway

**SWC of Shaw & Clovis**

Shell  
Kragen  
CVS  
Marshall's  
Smart & Final  
PetSmart  
Big 5  
Wendy's  
Applebee's



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