

# UNDER NEW OWNERSHIP

±1,792 – ±3,860 SF AVAILABLE

*BE PART OF THE EXCITING NEW MAKEOVER COMING TO THIS PRIME CLOVIS SHAW CORRIDOR LOCATION  
EXCELLENT OPPORTUNITY FOR A NEWLY TRANSFORMED AND BEAUTIFIED RETAIL SPACE*



**TERRI GIOVACCHINI**  
LIC# 00964226  
559 433 3530  
terri.giovacchini@cushwake.com

**MARCUS VELASQUEZ**  
LIC# 02237168  
559 892 4216  
marcus.velasquez@cushwake.com

## VILLAGE SQUARE

**30 W. SHAW AVENUE – CLOVIS, CALIFORNIA**

9 River Park Place East, Suite 101  
Fresno, CA 93720  
cushmanwakefield.com



**NEW RETAIL LEASE OPPORTUNITY**

©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

VILLAGE SQUARE | 30 W. SHAW AVE.

# PROPERTY HIGHLIGHTS

Located on heavily trafficked Shaw Avenue Corridor and shadow anchored by Ross, Burlington, Harbor Freight and Dollar Tree.

Building Size: ±26,783 SF

Year Built: 1986 and currently under renovation and remodel

Lease Rate: Inquire with broker

## VACANCIES:

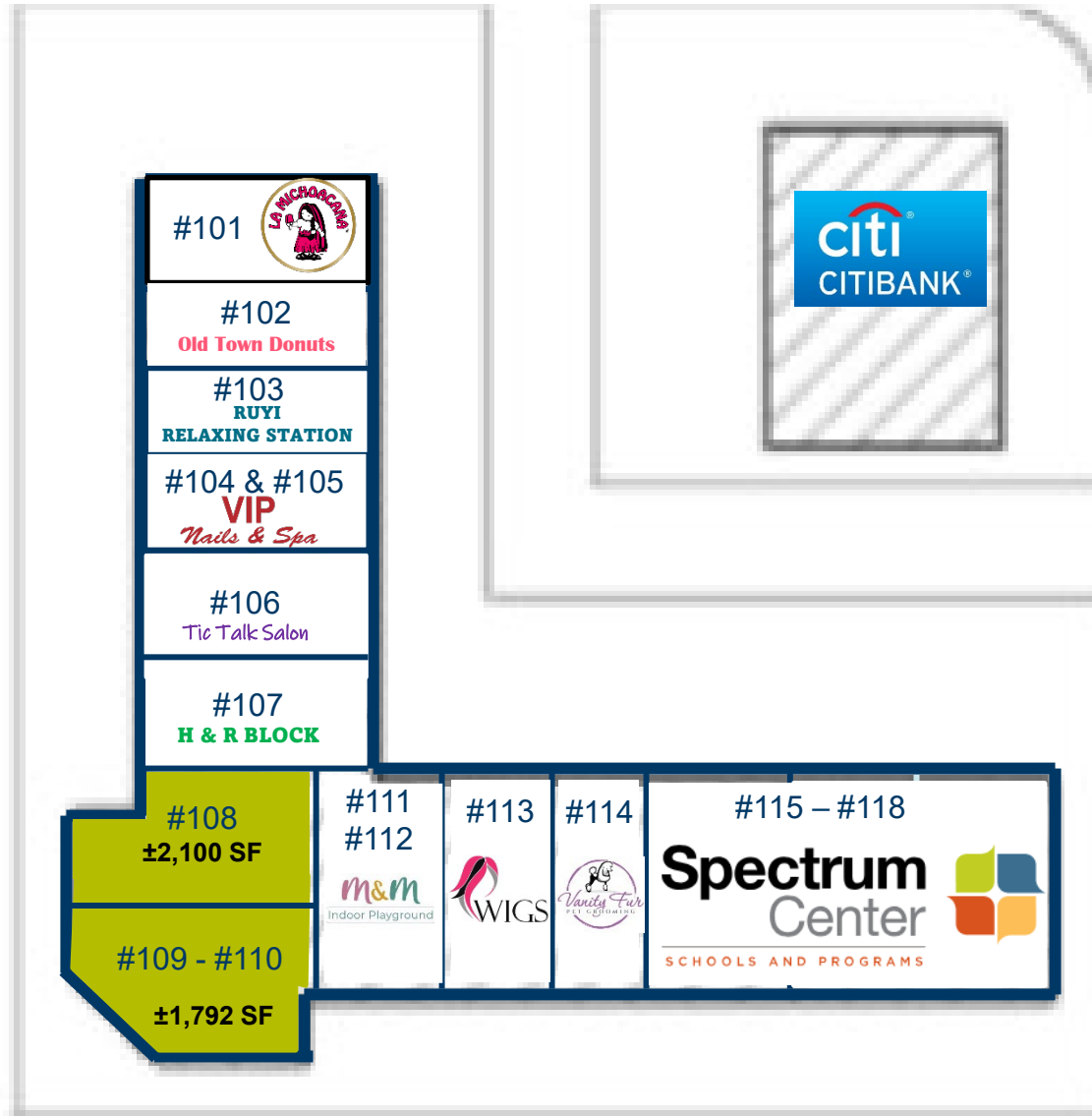
#108: ±2,068 SF

#109 - #110: ±1,792 SF

*\*can be combined to ±3,860 total square feet*



# 30 W. SHAW



# SITE PLAN



# SITE PLAN

# AT THE CENTER OF CLOVIS RETAIL

30 W. Shaw located as part of the Shaw Village Shopping Center is centered in the middle of Shaw Avenue's retail corridor. An exciting location to be a part of with new ownership renovation and beautification.



127,931  
**POPULATION**  
*Within 3 Miles*



7.60%  
**% GROWTH**  
*Within 3 Miles*



\$91,058  
**AVG. INCOME**  
*Within 3 Miles*



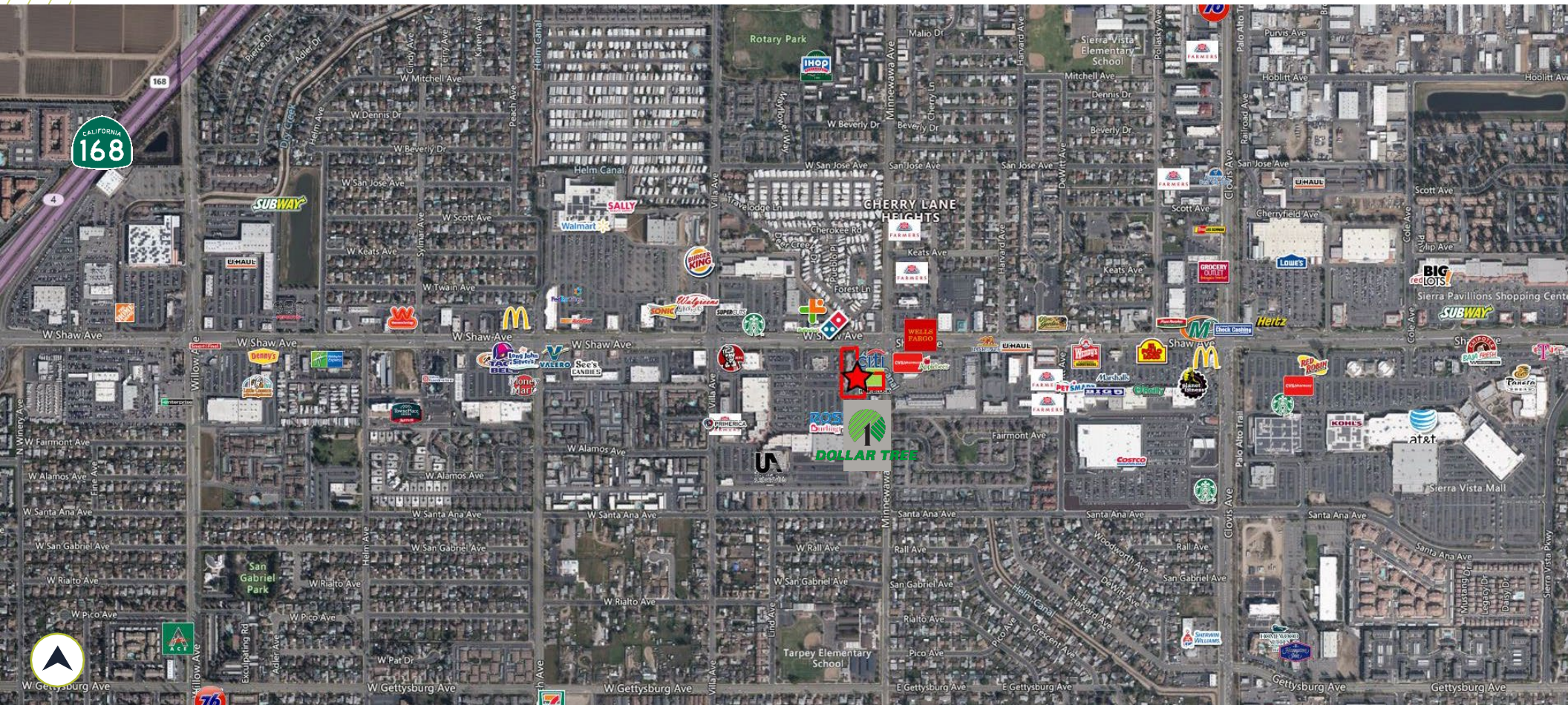
\$2,921,493,000  
**CONSUMER EXPENDITURES**  
*Within 3 Miles*

329,774  
**POPULATION**  
*Within 5 Miles*

7.68%  
**% GROWTH**  
*Within 5 Miles*

\$88,721  
**AVG. INCOME**  
*Within 5 Miles*

\$7,291,382,000  
**CONSUMER EXPENDITURES**  
*Within 5 Miles*





# CONTACT INFORMATION

## **TERRI GIOVACCHINI**

DIRECTOR

[terri.giovacchini@cushwake.com](mailto:terri.giovacchini@cushwake.com)

+1 559 433 3530

Lic# 00964226

## **MARCUS VELASQUEZ**

ASSOCIATE

[marcus.velasquez@cushwake.com](mailto:marcus.velasquez@cushwake.com)

+1 559 892 4216

Lic# 02237168

9 River Park Place East, Suite 101

Fresno, CA 93720

[cushmanwakefield.com](http://cushmanwakefield.com)

