

FOR SALE



**3497 Shaw Ave
Clovis, CA 93619**

**Prime Multifamily
Development Land Available**

**+/- 5.6 Acres
City of Clovis**

**Shaw Avenue Frontage and Access
Loma Vista Area**

Contact for more information

559-448-1500

Derek Feramisco
derek@rccommercial.net
DRE# 01427540

Jon Semper
jon@rccommercial.net
DRE# 02009474



575 E. Alluvial | Fresno, CA 93720 or 565 Pollasky Ave | Clovis, CA 93612

CONFIDENTIALITY AGREEMENT

Proprietary and Confidential Information

The information presented in the accompanying offering memorandum is proprietary and strictly confidential. It is intended solely for the review of the recipient as designated by RC Commercial. Disclosure to any other individual or entity requires prior written consent from RC Commercial.

Recipient Obligations

By accepting and reviewing this offering memorandum, the recipient agrees to maintain all information in the strictest confidence. The recipient shall not photocopy, duplicate, or distribute any portion of the memorandum without authorization. If the recipient determines they have no interest in the property at this time, the offering memorandum must be returned to RC Commercial.

Purpose and Limitations

This offering memorandum provides summary, unverified financial and physical details about the property to gauge preliminary interest. It is not a substitute for comprehensive due diligence. RC Commercial has not conducted an investigation and makes no warranty or representation regarding:

- The property's income, expenses, or projected financial performance;
- The size or square footage of the property and its improvements;
- The presence or absence of contaminants, including PCBs or asbestos;
- Compliance with local, state, or federal regulations;
- The physical condition of the improvements;
- The financial condition or business prospects of any tenant, or their intent to continue occupancy.

Information Reliability

The information in this offering memorandum is sourced from entities believed to be reliable. However, RC Commercial has not verified, nor will verify, the accuracy or completeness of this information and provides no warranty or representation thereof. Prospective buyers are responsible for conducting their own due diligence to verify all details presented.

Buyer Responsibilities

All potential buyers shall bear the costs and expenses associated with their investigation of the property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT DEREK FERAMISCO FOR MORE DETAILS.

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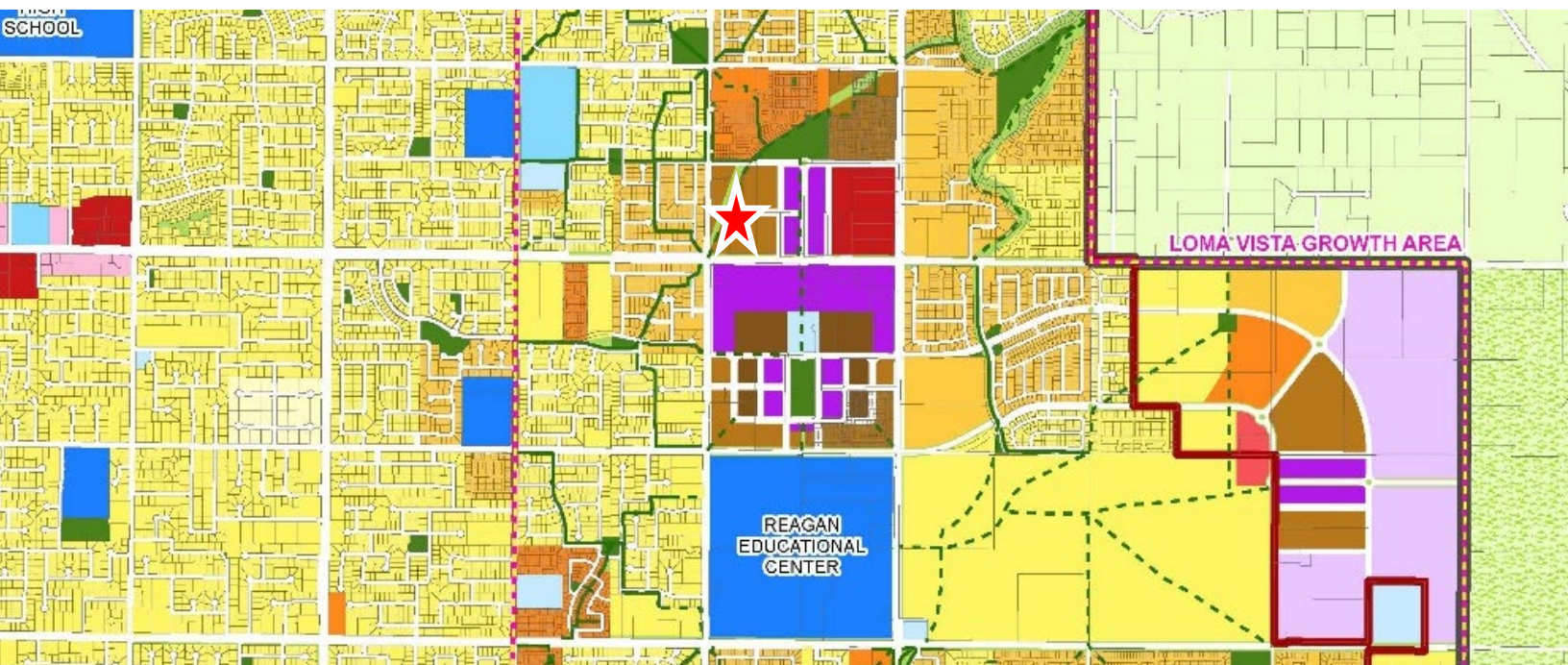
Property Description:

RC Commercial is pleased to offer for sale approximately 5.6 acres of prime Multifamily development land at the northeast quadrant of Shaw and DeWolf. Located in the Loma Vista Community, which is within the award winning Clovis Unified School District, the community will be a future home to parks, bike paths and walkways for all of the community to enjoy. Loma Vista Market Place, located directly across Shaw Ave, will provide your tenants with easy access to all of their daily needs. Future tenants include Grocery Outlet, Dutch Bros, Me N Eds, Jersey Mikes, Ross and many more shopping and dining experiences. For more information regarding Loma Vista, please visit cityofclovis.com.

- Property: +/- 5.6 Acres Multifamily Development Land
- APN#s 554-053-58
- Location: 3497 Shaw Ave in the City of Clovis, CA
- General Plan: High Density Residential (15.1-25.0 DU/AC) City of Clovis

Purchase Price: \$2,240,000

**Property to the West (3.4 acres) is also available for sale*



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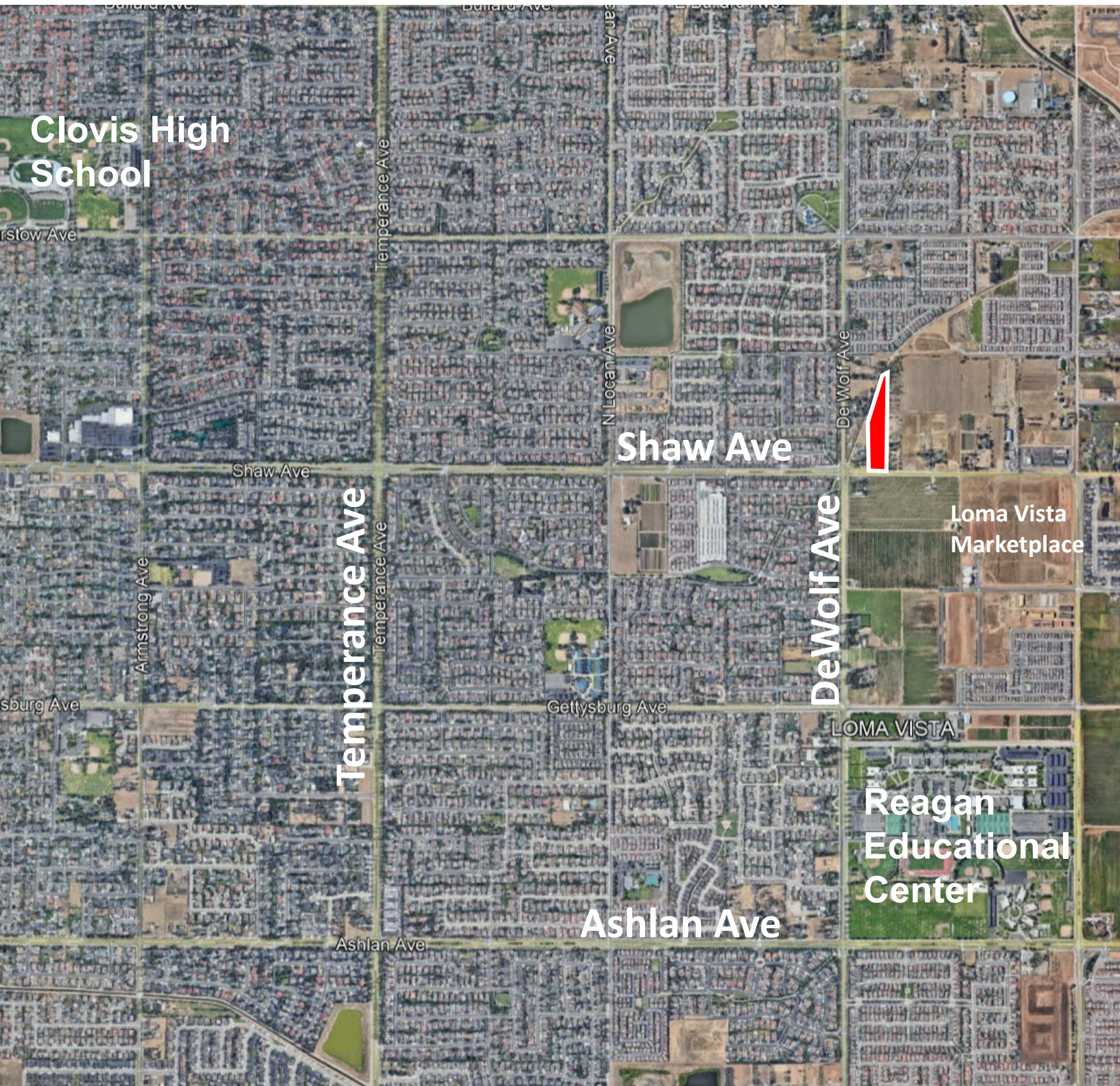
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