

SIERRA VISTA MALL

1050 Shaw Ave. Clovis, CA 93612

PROPERTY

HIGHLIGHTS

Demographics	1 mile	3 miles	5 miles
Population	18,162	119,440	290,556
Avg. HH Income	\$78,145	\$111,398	\$106,984
Total Households	6,404	42,257	99,429

- Sierra Vista Mall is ideally located at the intersection of Shaw and Clovis Avenues, approximately two miles from State Route 168
- In close proximity to the Mall are both Fresno State University (enrollment north of 24K students) and Fresno Yosemite International Airport.
- 260 unit multi-family development site

NOTES

ANCHORS

- GLA: 688,725 SF
- Availabilities: In-line, Outparcel
- Traffic Count: Sierra Freeway 59,000 VPD
Shaw Ave. 32,146 ADT
Clovis Ave. 17,013 ADT

- Kohl's, Target, Sierra Vista Cinema, No Surrender Laser Tag & K1 Speed



MASON
ASSET MANAGEMENT

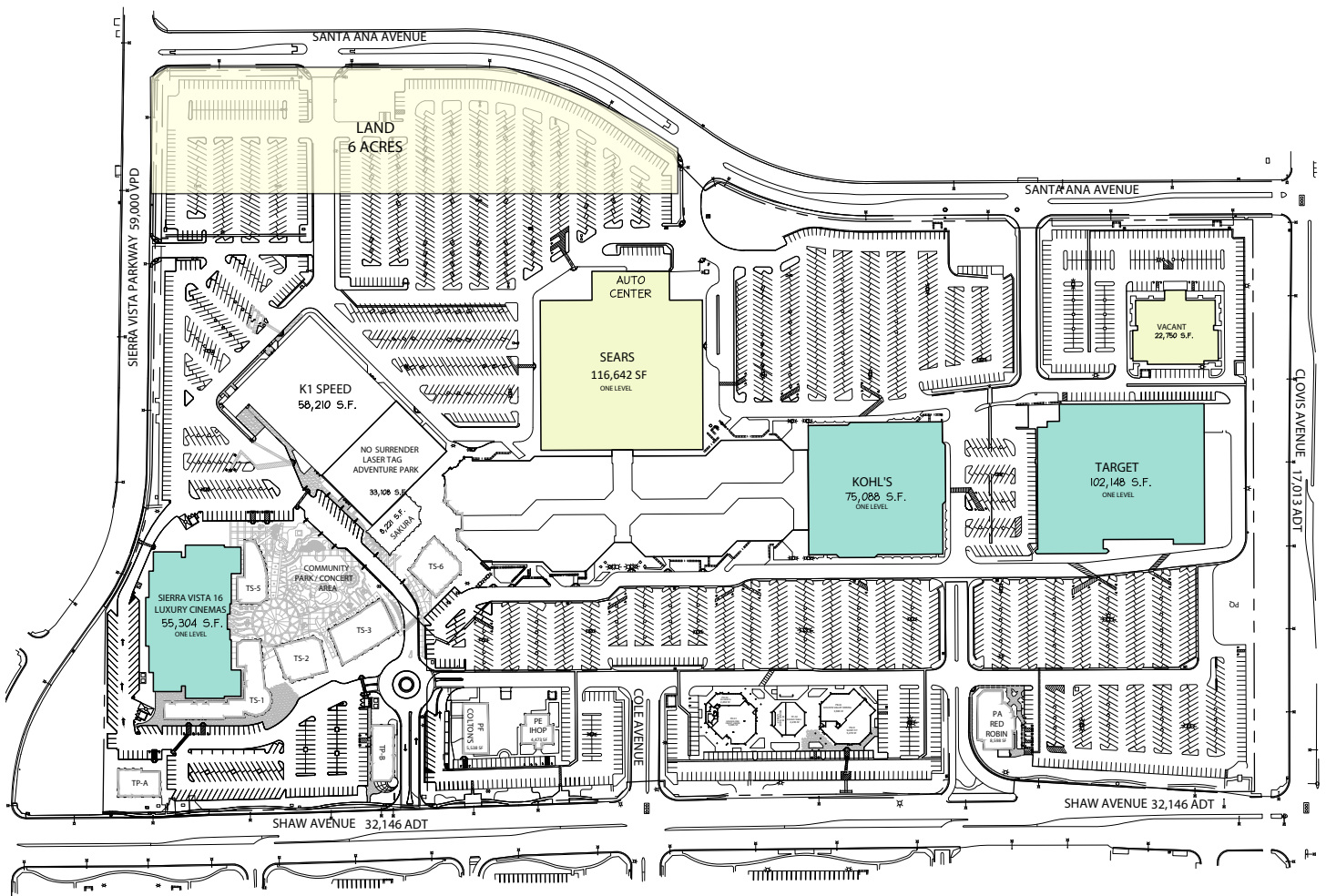
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150 Great Neck Road Suite 402
Great Neck, NY, 11021
www.masonam.com

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SITE PLAN

THE EMERSON MULTI-FAMILY DEVELOPMENT SITE
83 SINGLE FAMILY UNITS & 216 MULTI-FAMILY UNITS



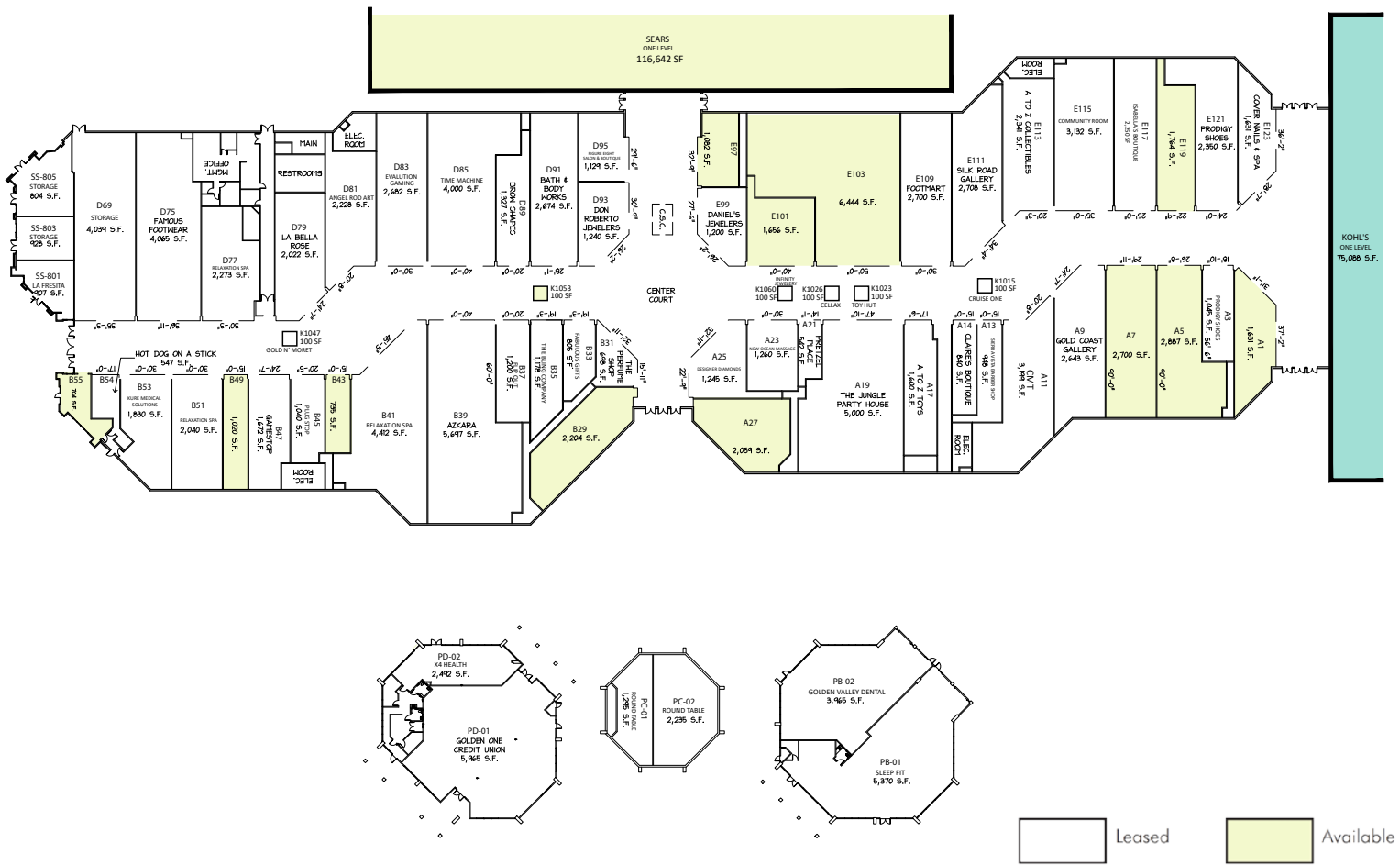
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LEASE PLAN



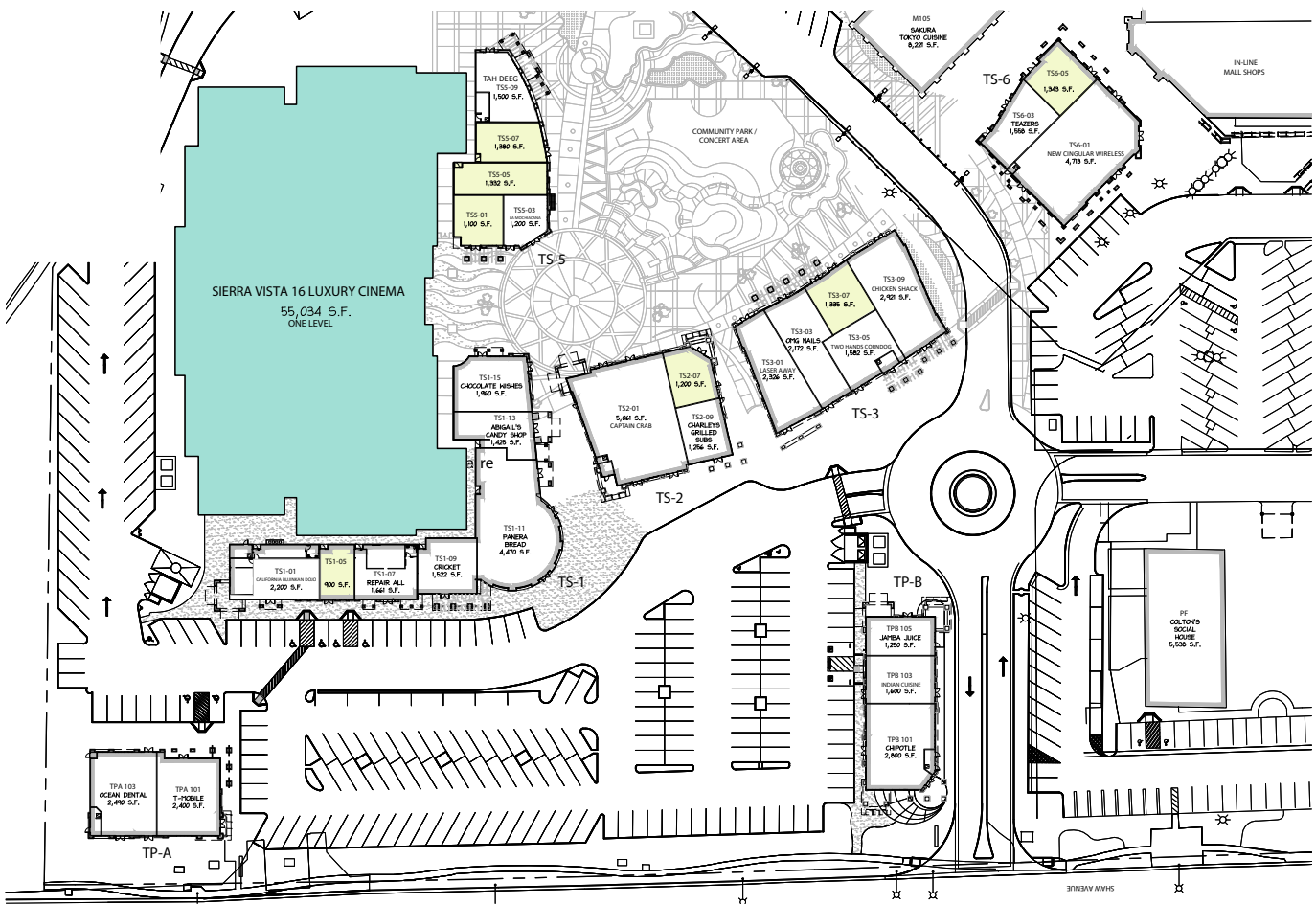
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LEASE PLAN SHOPS AND PADS



Leased Available



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C O N C E P T S I T E P L A N



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RETAILER MAP



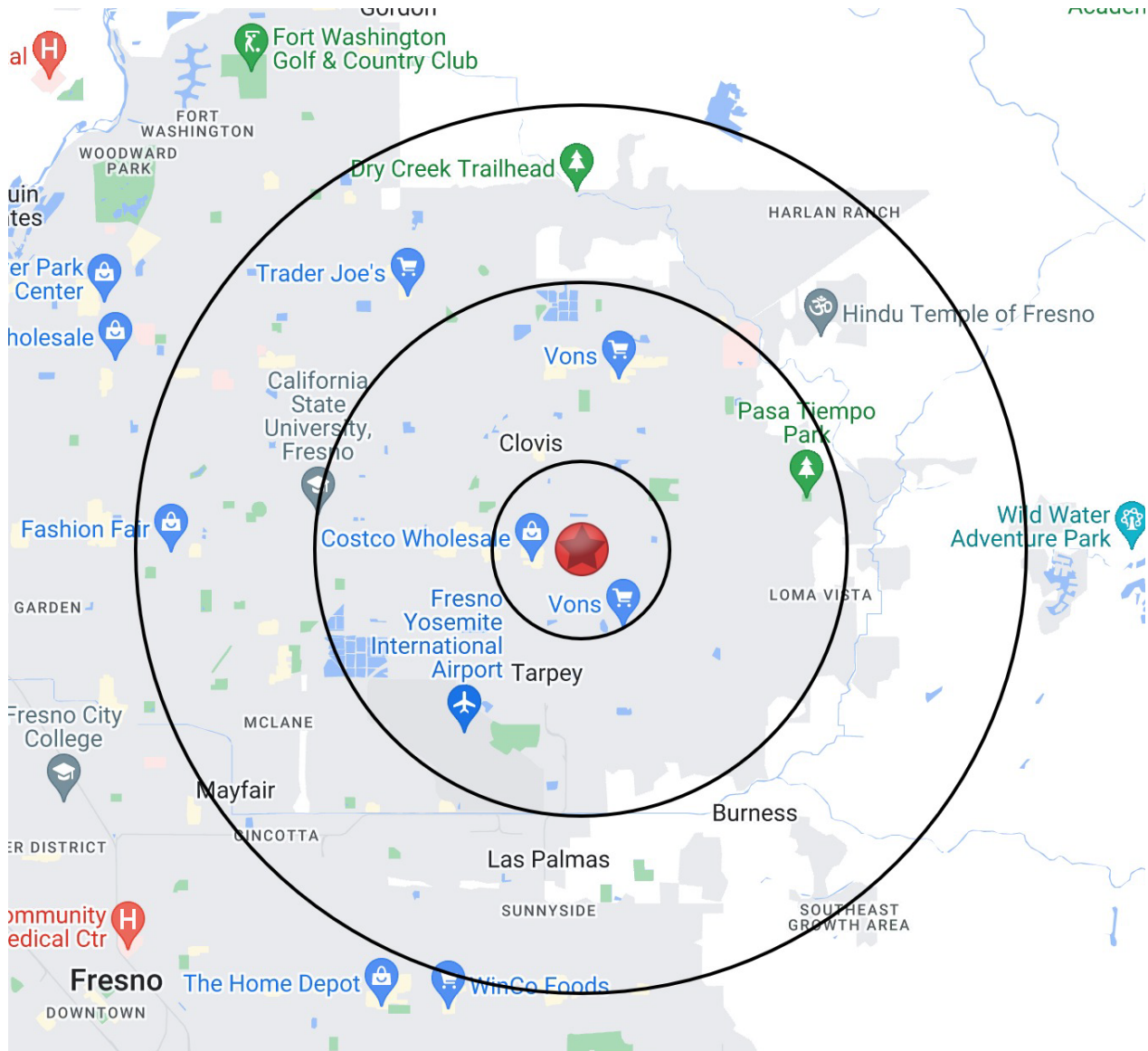
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RADIUS MAP



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