

Wild West Village Shopping Center: ±42,300 SF Available



Sale Price	\$6,995,000
Lease Rate	\$0.95 SF/MONTH (NNN)

PROPERTY HIGHLIGHTS

- Prime Retail Location on #1 Retail Corridor in Clovis
- High Exposure Community Center Space w/ Pylon Signage
- ±42,300 SF Available Surrounded with Quality Tenants
- Prime Corner Identity | Large Pylon Signage | Abundant Parking
- Two (2) Spot Truck Dock | 1,000 Amps 277/480 Volt 3 Phase Power
- Newest Retail Growth Corridor w/ High Income Demographics
- Very Generous Free Parking Allocation: 367 Spaces
- Located on High-Traffic Shaw Avenue w/ ±224,823 Cars Per Day
- Close Proximity to Major Traffic Generators & CA-168 Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Existing Front, Rear, & (2) Monument Signage's | Ample Parking
- Highly Visible Intersection w/ Ample Parking & Easy Access
- Densely Populated Trade Area w/ 355,604 People in 5-Miles
- \$93,743 Avg. Household Income & 120,610 Households (5 Miles)

OFFERING SUMMARY

Building Size:	42,300 SF
Available SF:	42,300/36,300/6,000 SF
Lot Size:	4.36 Acres
Year Built:	1982
Zoning:	C-2: Commercial Community
Market:	Fresno
Submarket:	Clovis
APN:	497-052-10

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PROPERTY DESCRIPTION

Prime "Wild West Village" Community Center well-located on a busy retail corridor - Shaw Avenue - in Clovis, historically serving the vast majority of Clovis & Fresno residents. The former Orchard Supply Hardware store offers ±42,300/36,300/6,000 SF of retail space on 4.36 acres with ample parking & multiple access points. The interior offers wide open retail space, (6) check-out aisles, large breakroom, loading area, restrooms, & storage. The building sits on a 10.84 acre lot with 367 parking stalls & (2) spot truck dock located in the back. The clear height to drop ceiling is 13' 7" & the bottom of the roof is 18'5" potential to have beams & fire sprinklers at 15'9". The shopping center is uniquely located to service the Clovis trade area and surrounding foothill communities. Front and side private parking lot with multiple entrance points, easy access, abundant parking, and direct signage/exposure the main east/west retail corridor. Over ±224,823 cars per day when combining both directions of Shaw Avenue.

LOCATION DESCRIPTION

Prominently located at the signalized intersection of Shaw & Villa, Wild West Village benefits from the influence of proven retailers and its ease of access to Shaw Ave, CA-168, the Clovis community and surrounding trade area. The Village Square Shopping Center located across the street ensures Herndon Avenue as Clovis' regional retail corridor, anchored by Burlington, Ross Dress for Less, and Vallarta Supermarket, including Dollar Tree, Harbor Freight, Kelley's Pets, Straw Hat Pizza Bar & Grill, and more.



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,000/42,300 SF	Lease Rate:	\$0.95 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
147 W Shaw Ave	Available	42,300 SF	NNN	\$0.95 SF/month

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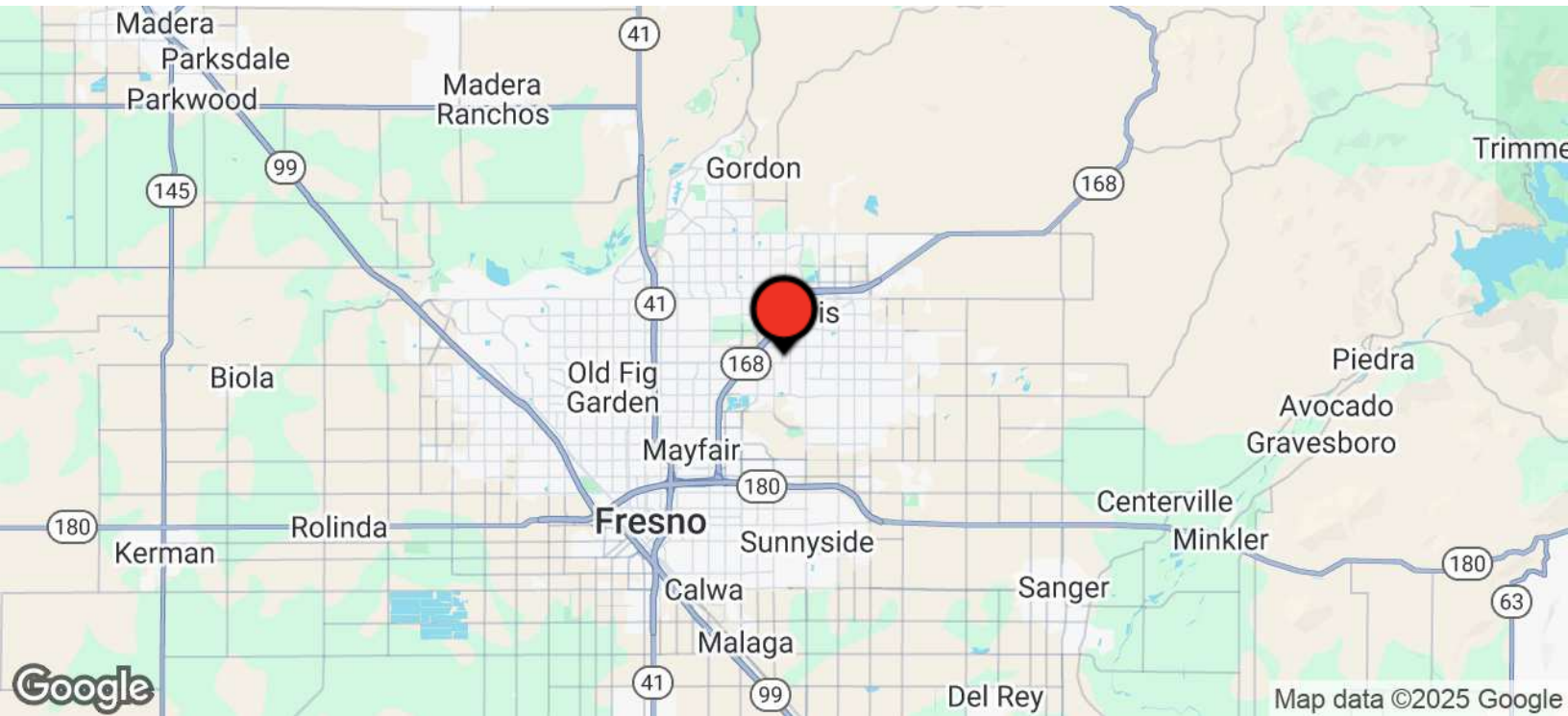
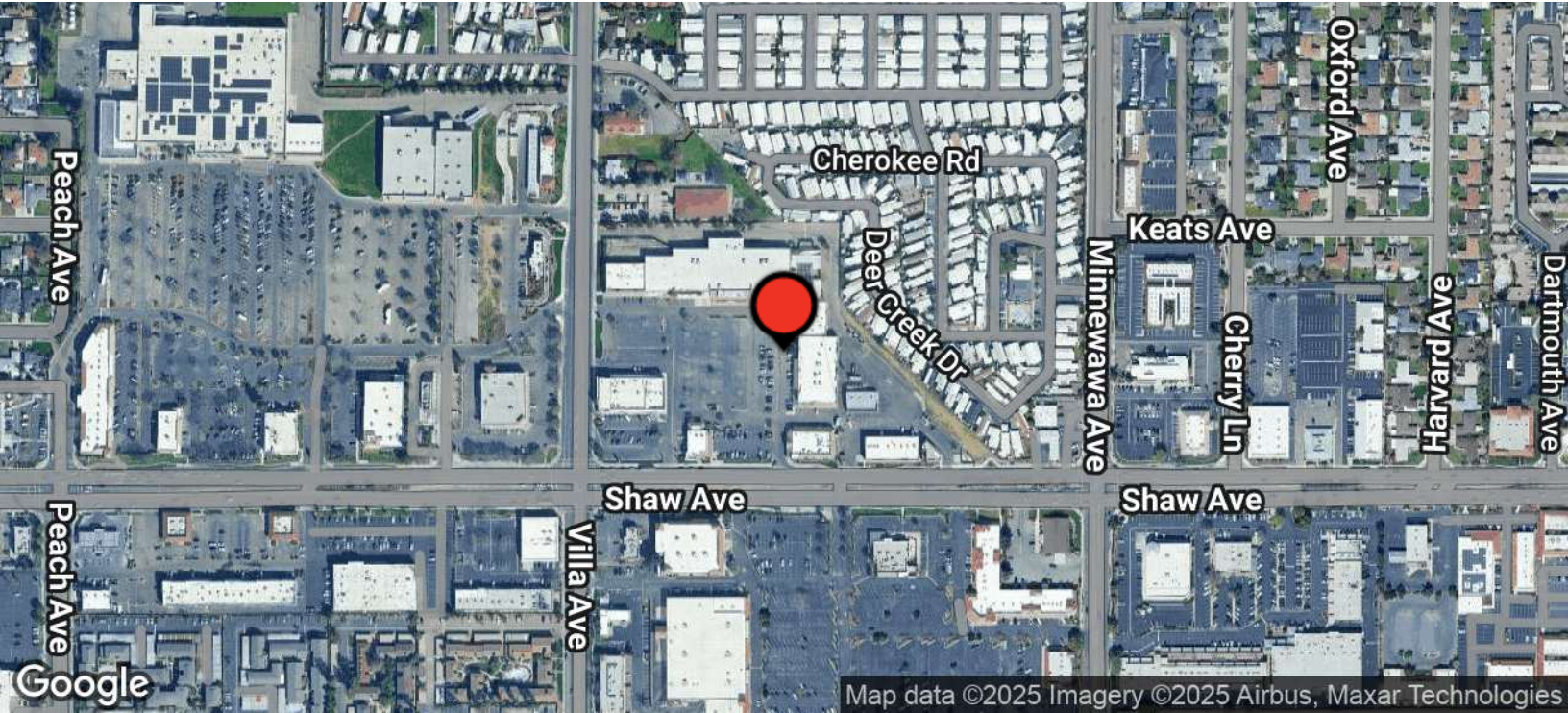
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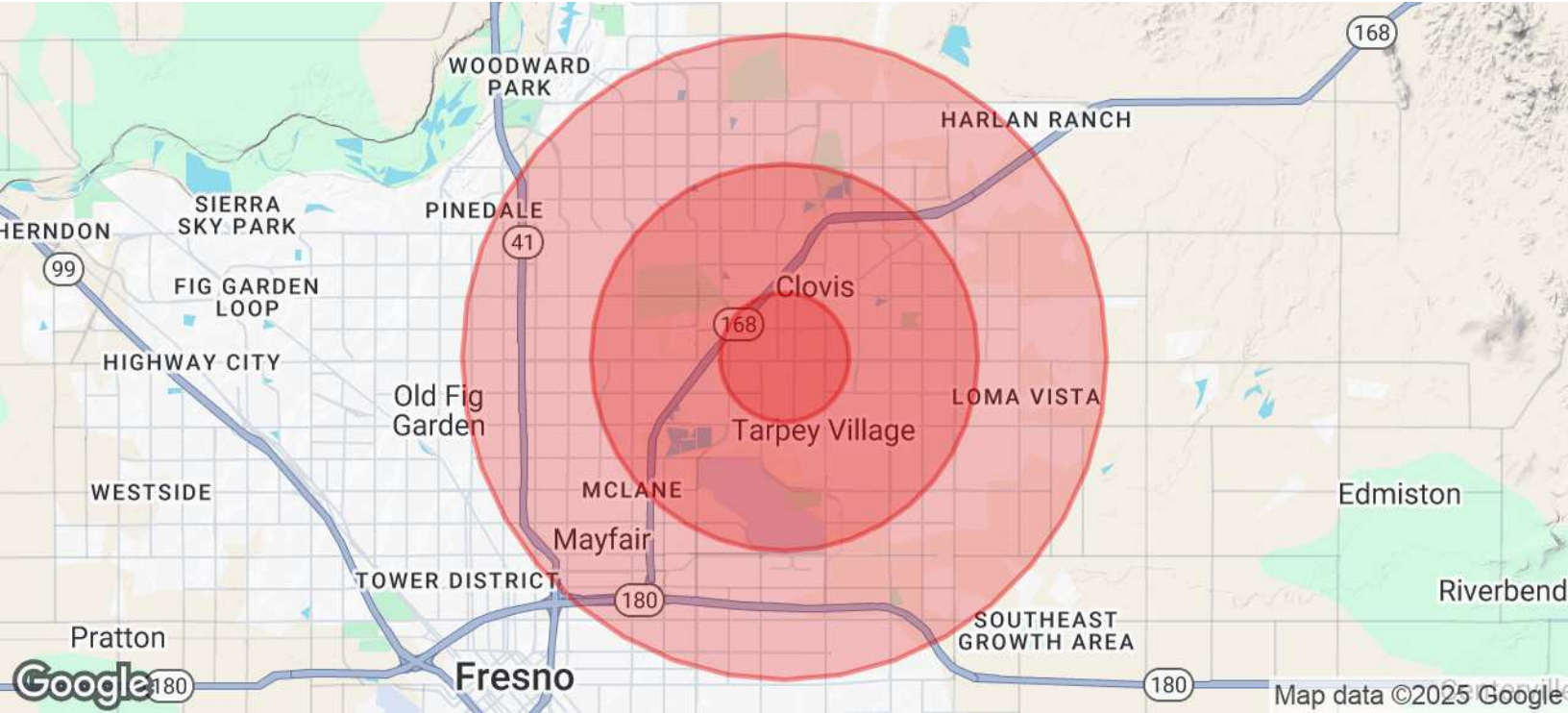
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,048	132,048	329,087
Average Age	38	37	37
Average Age (Male)	36	36	36
Average Age (Female)	39	38	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,915	47,882	113,946
# of Persons per HH	2.5	2.8	2.9
Average HH Income	\$69,060	\$96,517	\$105,740
Average House Value	\$321,664	\$411,141	\$430,856
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	46.0%	41.7%	42.3%

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