

Clovis Country Shopping Center

2133-2167 W. SHAW AVENUE • CLOVIS, CALIFORNIA

FOR LEASE
PRIME RETAIL SPACE

AVAILABLE SPACE & RENT

- Suite *108: 2,400[±] sf
- \$1.50 psf/mo.
- NNN Lease

** Please do not disturb occupants; call Agent for appointment*

FEATURES & DETAILS

- Neighborhood shopping center; anchored by Save Mart & CVS
- Surrounded by residential neighborhoods; growth area
- 5 driveways to/from 3 streets
- Ample parking
- Outlying pad users include Valero, Taco Bell, Deli Delicious & Foster's Freeze
- Co-Tenants include: CVS, Save Mart, Jackson-Hewitt, Mail Depot, Florentina's Pizza & Pasta, Los Rancheros Restaurant, Groomer, Karate, Pho Viet 101 Restaurant, Nail Salon, Dance Studio, Vallee Liquor Store & more!

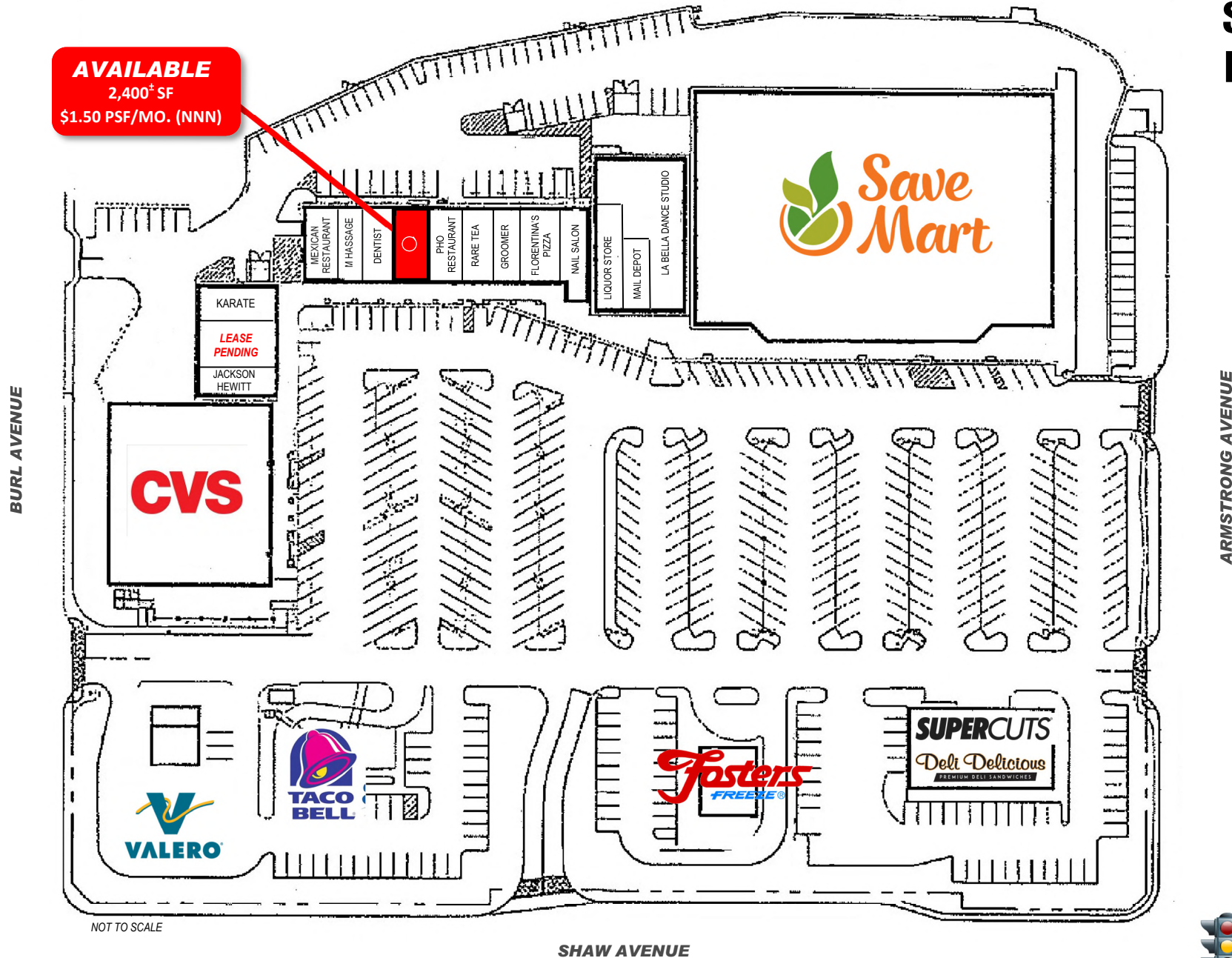


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Site Plan



NOT TO SCALE

SHAW AVENUE



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RETAIL SPACE FOR LEASE



Any, or all, tenants/occupants named on a building, or buildings, depicted on this flyer are for reference purposes only and in no way constitute a representation or warranty by Landlord, or Landlord's Broker, as to the continued occupancy of such tenant(s)/occupant(s).

LOCATION MAP



POPULATION

1 MILE	3 MILE	5 MILE
17,363	120,892	243,568



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$134,802	\$113,328	\$109,748



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
6,069	41,894	82,688



SHAW TRAFFIC COUNTS (Average Daily Total)

@ Armstrong Ave. (East).....24,251 ADT
 @ Armstrong Ave. (South).....8,437 ADT



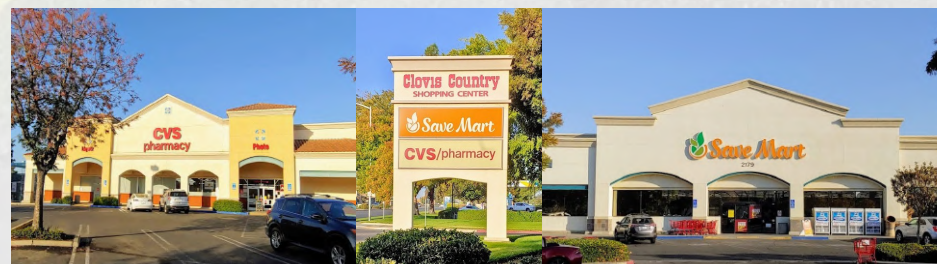
DISTANCES

To Fresno 11 Miles
 To Merced 62 Miles
 To Bakersfield 116 Miles
 To Sacramento 180 Miles
 To San Francisco 198 Miles
 To Los Angeles 240 Miles

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,651	73,369	154,860
2010 Population	16,364	89,200	193,673
2023 Population	17,363	120,892	243,568
2028 Population	17,417	125,390	250,395
2023 African American	320	3,516	9,864
2023 American Indian	214	1,880	3,928
2023 Asian	2,303	18,625	39,803
2023 Hispanic	5,319	42,360	91,407
2023 Other Race	1,946	17,413	41,070
2023 White	9,742	60,011	111,147
2023 Multiracial	2,796	19,079	37,198
2023-2028: Population: Growth Rate	0.30 %	3.65 %	2.75 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	186	2,843	7,761
\$15,000-\$24,999	181	2,030	4,768
\$25,000-\$34,999	276	2,546	5,079
\$35,000-\$49,999	509	4,134	7,877
\$50,000-\$74,999	891	6,945	13,170
\$75,000-\$99,999	898	6,079	11,182
\$100,000-\$149,999	1,217	7,535	14,363
\$150,000-\$199,999	1,052	5,448	9,904
\$200,000 or greater	858	4,335	8,585
Median HH Income	\$102,514	\$83,365	\$79,788
Average HH Income	\$134,802	\$113,328	\$109,748

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,494	27,061	56,164
2010 Total Households	5,462	31,159	65,534
2023 Total Households	6,069	41,894	82,688
2028 Total Households	6,166	43,680	85,515
2023 Average Household Size	2.85	2.88	2.91
2000 Owner Occupied Housing	3,662	15,830	30,450
2000 Renter Occupied Housing	805	10,271	23,212
2023 Owner Occupied Housing	4,538	27,079	50,133
2023 Renter Occupied Housing	1,531	14,815	32,555
2023 Vacant Housing	239	1,923	3,649
2023 Total Housing	6,308	43,817	86,337
2028 Owner Occupied Housing	4,616	28,730	52,893
2028 Renter Occupied Housing	1,550	14,950	32,622
2028 Vacant Housing	249	1,714	3,431
2028 Total Housing	6,415	45,394	88,946
2023-2028: Households: Growth Rate	1.60 %	4.20 %	3.35 %



DEMOGRAPHICS

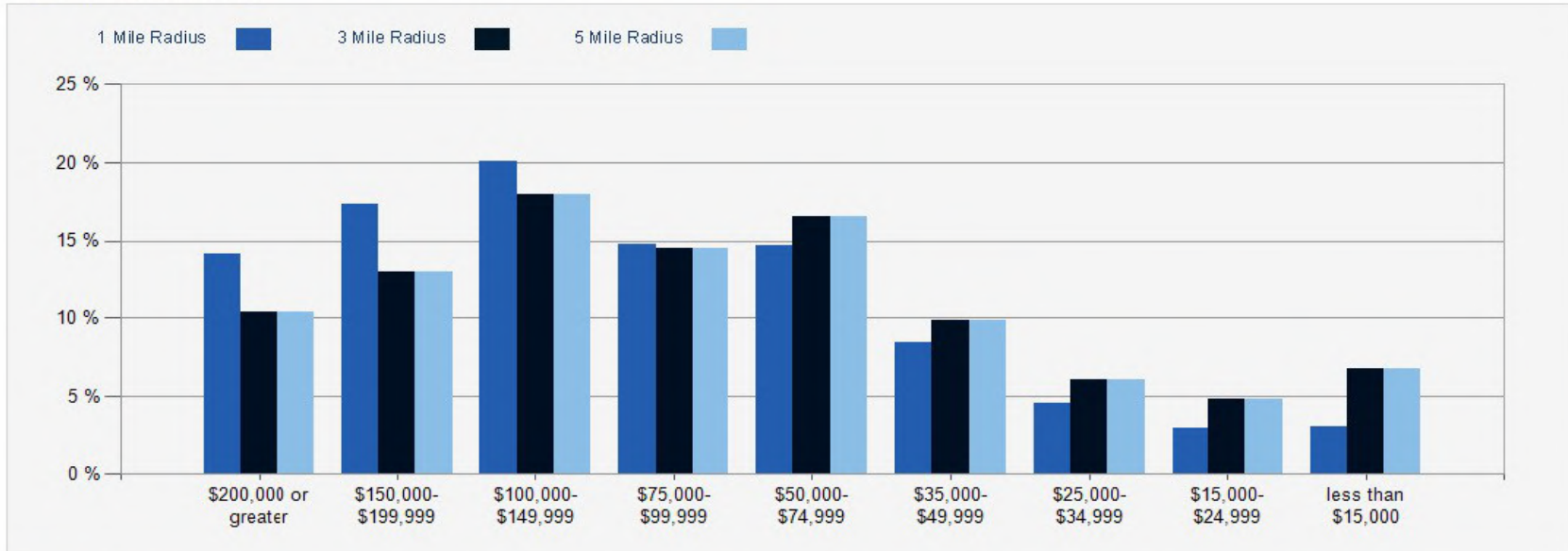
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,346	9,645	19,476
2023 Population Age 35-39	1,143	8,881	17,269
2023 Population Age 40-44	1,123	8,165	15,638
2023 Population Age 45-49	982	6,769	12,949
2023 Population Age 50-54	990	6,657	12,758
2023 Population Age 55-59	1,111	6,756	12,982
2023 Population Age 60-64	1,143	6,828	12,654
2023 Population Age 65-69	1,078	6,159	11,322
2023 Population Age 70-74	867	5,166	9,353
2023 Population Age 75-79	536	3,366	6,122
2023 Population Age 80-84	340	2,107	3,822
2023 Population Age 85+	443	2,068	3,907
2023 Population Age 18+	13,627	91,460	182,717
2023 Median Age	40	36	34

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$104,219	\$82,764	\$77,842
Average Household Income 25-34	\$134,413	\$109,233	\$101,069
Median Household Income 35-44	\$129,349	\$104,796	\$100,126
Average Household Income 35-44	\$163,018	\$134,693	\$128,542
Median Household Income 45-54	\$131,785	\$105,925	\$105,522
Average Household Income 45-54	\$161,834	\$136,693	\$137,471
Median Household Income 55-64	\$119,046	\$92,429	\$91,157
Average Household Income 55-64	\$154,041	\$124,797	\$124,808
Median Household Income 65-74	\$86,941	\$69,526	\$68,834
Average Household Income 65-74	\$116,638	\$96,620	\$96,457
Average Household Income 75+	\$79,089	\$69,904	\$70,172

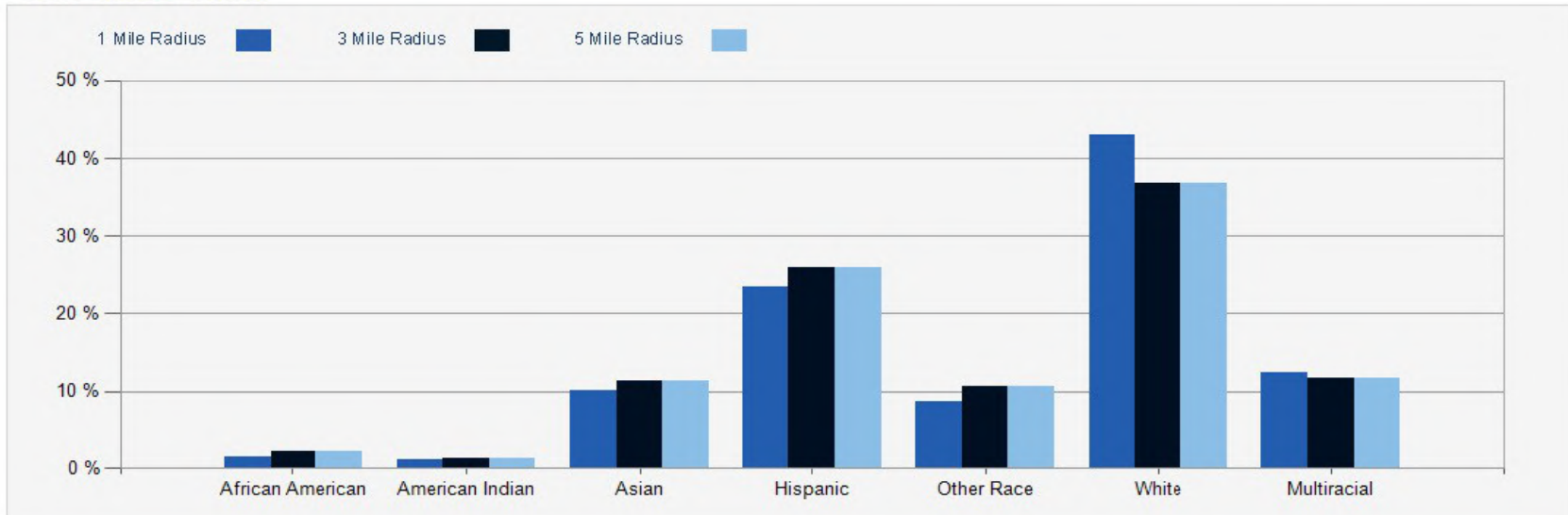
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,286	10,024	20,245
2028 Population Age 35-39	1,582	10,884	21,147
2028 Population Age 40-44	1,201	9,098	17,323
2028 Population Age 45-49	1,070	7,731	14,745
2028 Population Age 50-54	915	6,262	11,877
2028 Population Age 55-59	946	6,103	11,508
2028 Population Age 60-64	958	6,025	11,418
2028 Population Age 65-69	1,031	6,204	11,166
2028 Population Age 70-74	903	5,489	9,930
2028 Population Age 75-79	748	4,410	7,778
2028 Population Age 80-84	463	2,776	4,919
2028 Population Age 85+	516	2,540	4,560
2028 Population Age 18+	13,733	95,051	188,135
2028 Median Age	40	37	35

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$117,792	\$95,965	\$89,328
Average Household Income 25-34	\$154,309	\$129,010	\$119,537
Median Household Income 35-44	\$146,872	\$116,932	\$110,611
Average Household Income 35-44	\$182,003	\$154,878	\$147,352
Median Household Income 45-54	\$150,612	\$118,847	\$116,787
Average Household Income 45-54	\$182,635	\$156,596	\$155,169
Median Household Income 55-64	\$138,134	\$107,338	\$105,821
Average Household Income 55-64	\$175,085	\$145,688	\$145,112
Median Household Income 65-74	\$101,248	\$82,891	\$81,944
Average Household Income 65-74	\$138,239	\$116,403	\$115,496
Average Household Income 75+	\$103,575	\$87,952	\$87,404

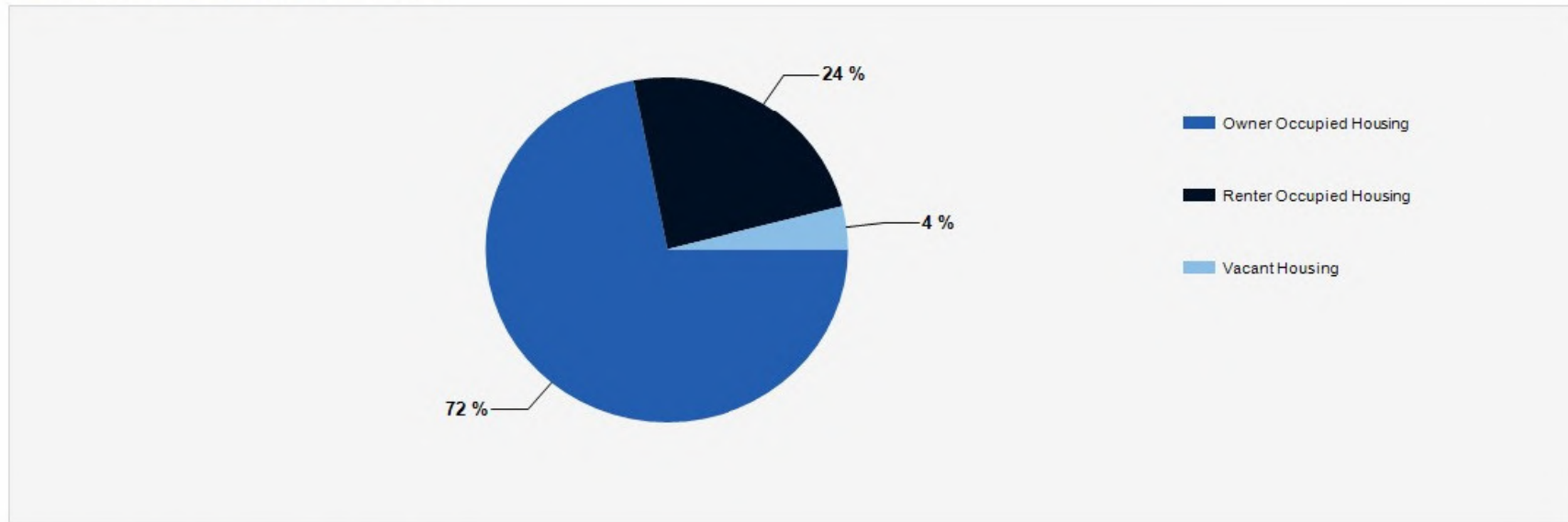
2023 Household Income



2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median

