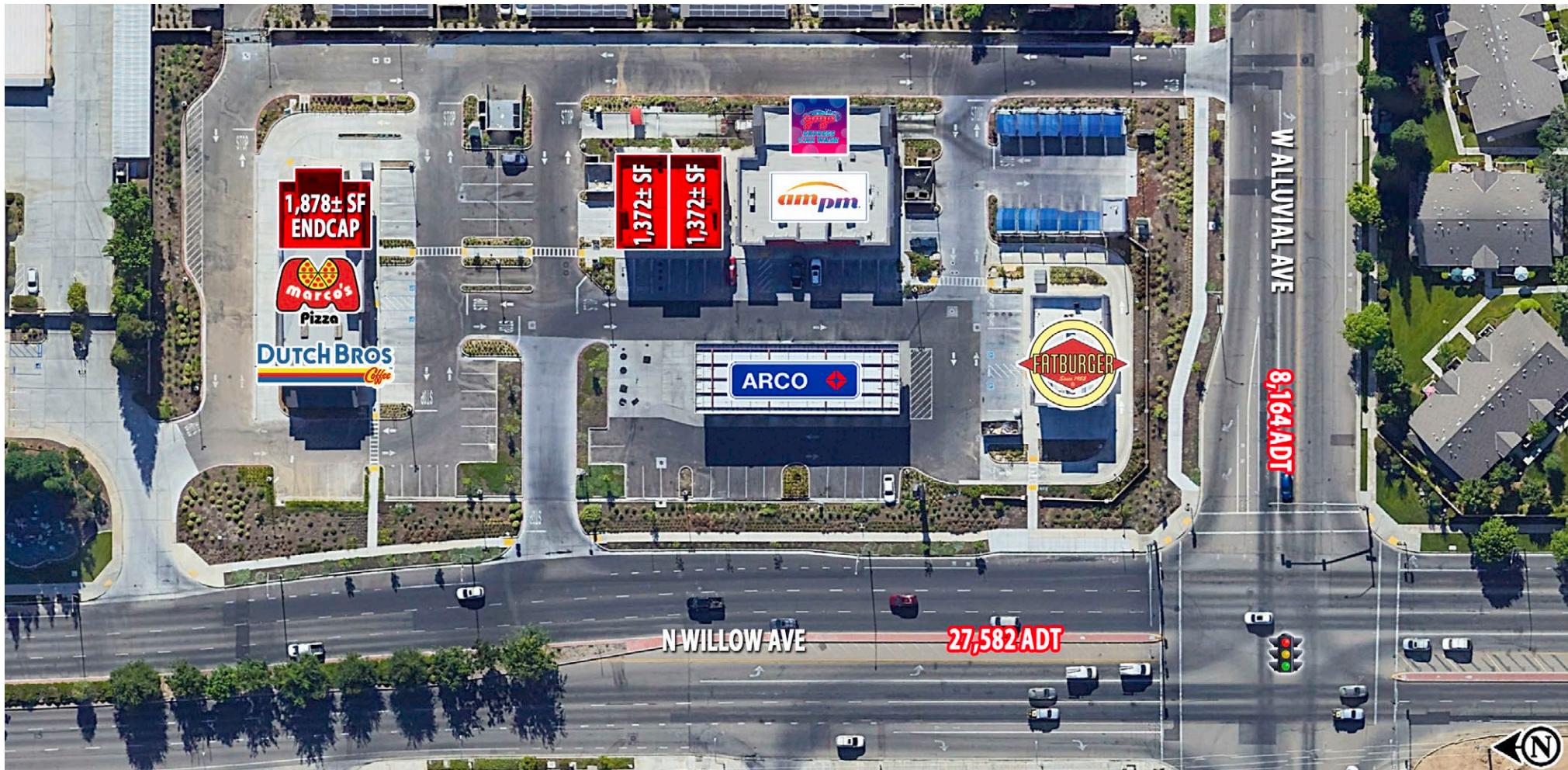


NORTH CLOVIS SHOP SPACE AVAILABLE

1,372± SF - 2,744± SF NEW CONSTRUCTION RETAIL FOR LEASE

825 N WILLOW AVE · CLOVIS, CA 93245



FOR INFORMATION, CONTACT:

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Property Description:

The available spaces for lease are located adjacent to an Arco fueling station and AM/PM Convenience store at the northeast corner of Alluvial and Willow avenues in Clovis, CA.

Property Highlights:

Other tenants in the center are Dutch Bros Coffee, Marco's Pizza, Fatburger, and GoGo Express Car Wash.

Available Spaces:

1,878± SF pad endcap next to Marco's Pizza and Dutch Bros Coffee;
Two adjacent 1,372± SF spaces next to AM/PM; These can be combined or demised.

Lease Rate: Please contact agent for more information.

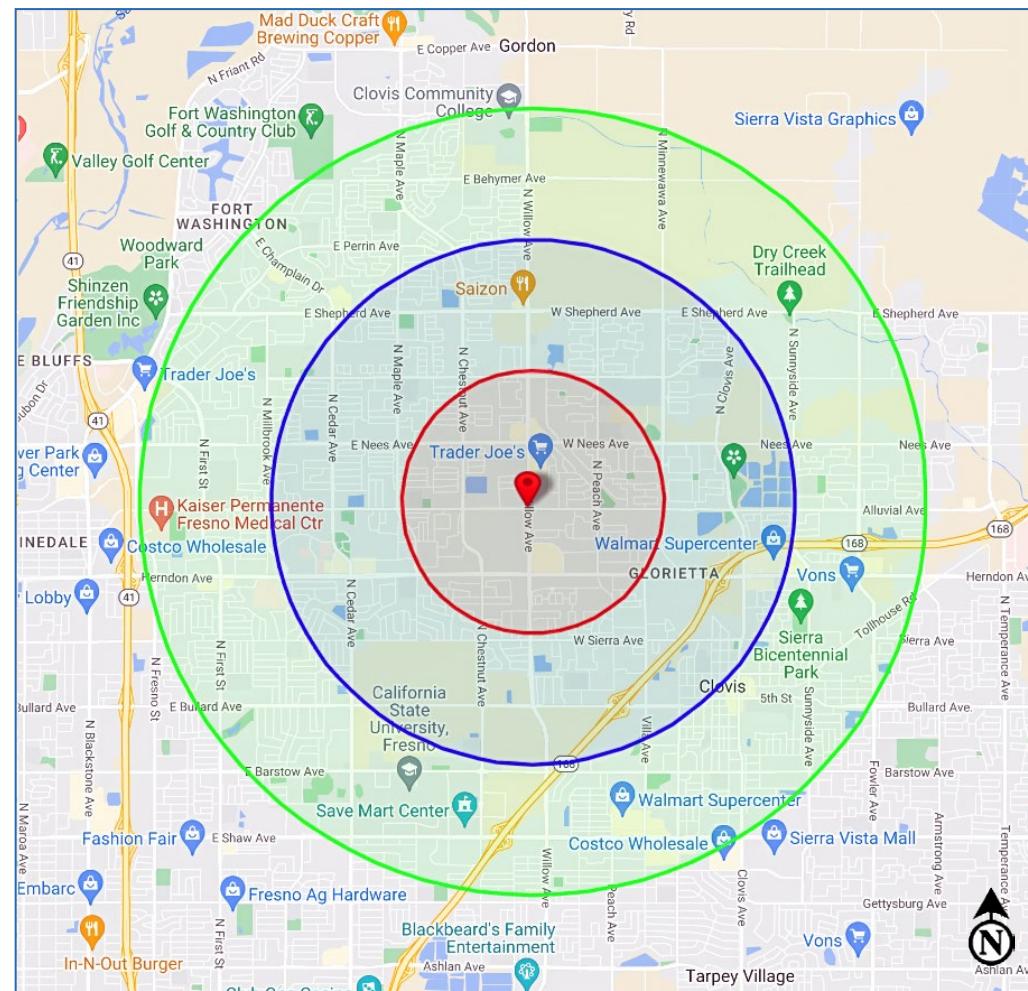
2024 Demographics:

	1 Mile	2 Miles	3 Miles
Total Population:	16,198	54,810	125,082
Total Households:	5,904	20,595	47,371
Avg. HH Income:	\$138,328	\$132,359	\$115,213
Total Daytime Pop:	15,973	57,052	174,679

2024 Traffic Counts:

N Willow Ave:	27,582 ADT
W Alluvial Ave:	<u>8,164 ADT</u>
Surface Street Total:	35,746 Avg Daily Traffic

Data Sources: Claritas, LLC;
Kalibrate TrafficMetrix



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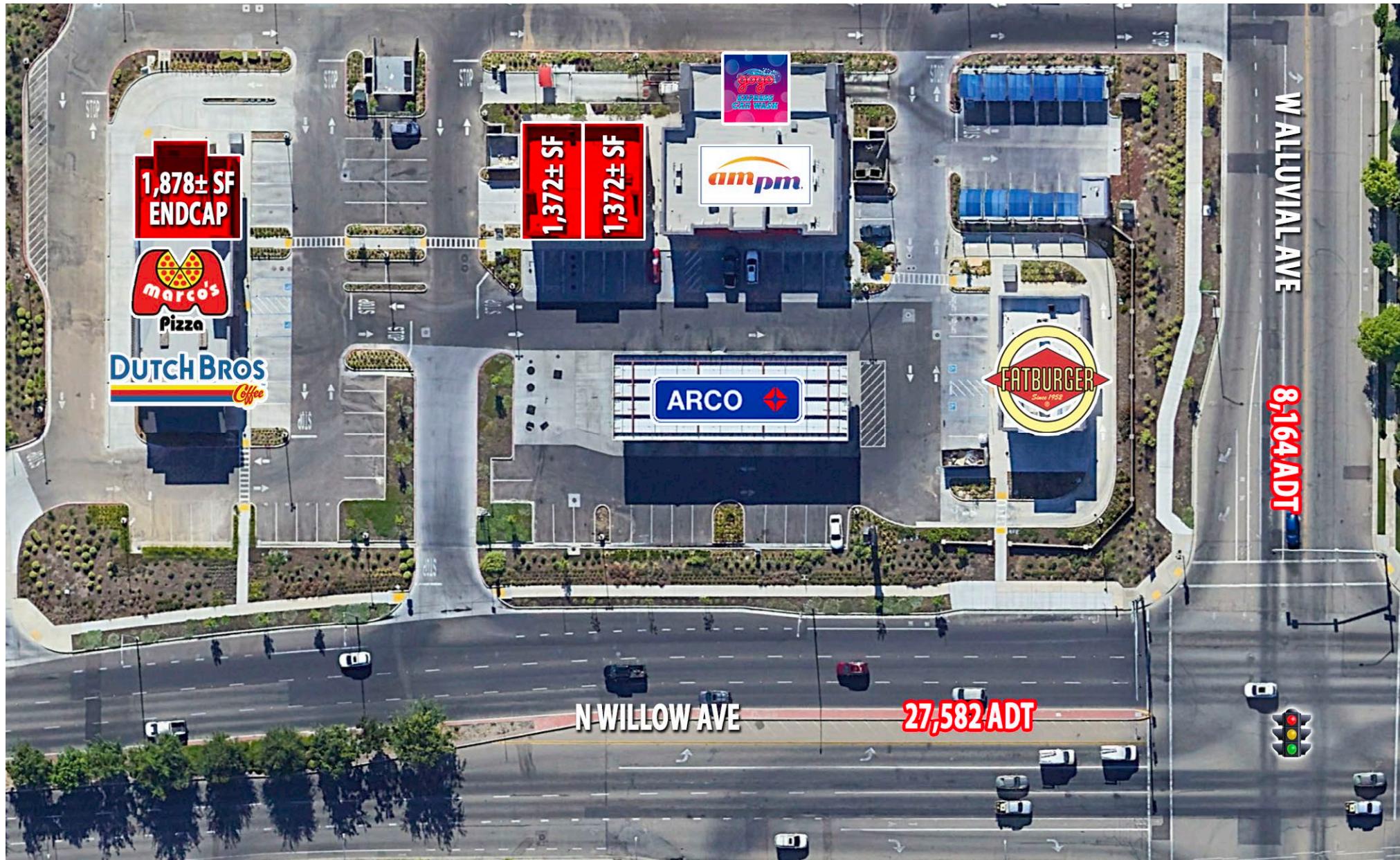
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