

— THE — AVENUE

AT HERITAGE GROVE



RETAIL
CALIFORNIA
PEARSON COMMERCIAL

NEWMARK
PEARSON COMMERCIAL

SEC SHEPHERD & WILLOW • CLOVIS, CA

— THE — AVENUE



Buildings 1 & 2 Front Elevation

CENTER HIGHLIGHTS

- Located in the City of Clovis, CA at the southeast corner of Shepherd & Willow Avenues
- Features 200 Luxury Multi-family Residential Units
- \$128,468 Median HH Income within a 1-Mile Radius
- 43,615± Average Daily Traffic Intersection
- Now Leasing Office and Retail space
- Located across the intersection from the newly developed Row at Heritage Grove

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SEC SHEPHERD & WILLOW, CLOVIS, CA 2025 DEMOGRAPHICS

	<u>1 MILE</u>	<u>2 MILES</u>	<u>3 MILES</u>
TOTAL POP:	14,940	51,271	94,602
TTL HOUSEHOLDS:	5,136	18,528	35,213
MED HH INCOME:	\$128,468	\$120,507	\$114,681
AVG HH INCOME:	\$161,778	\$152,346	\$151,081
MEDIAN AGE:	38.80	39.08	39.55
HOUSEHOLD GROWTH:			
2010-2020:	1.77%	2.73%	5.83%
2020-2025:	4.73%	6.11%	4.52%
2025-2030:	1.29%	1.82%	1.61%

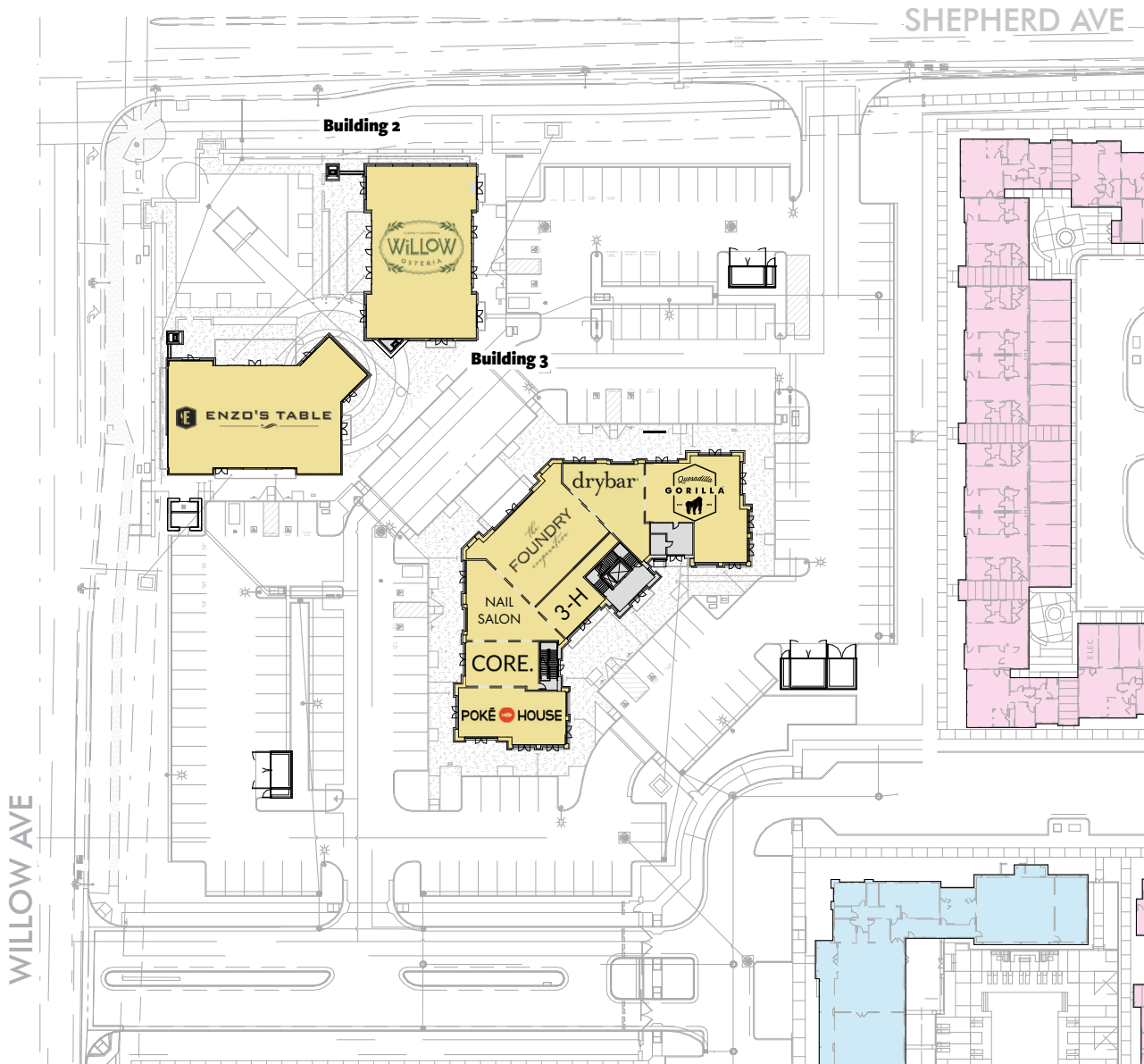
TRAFFIC COUNTS:

SHEPHERD & WILLOW TRAFFIC: 43,615± CARS PER DAY

SOURCES: CLARITAS, LLC & KALIBRATE TRAFFICMETRIX



— THE — AVENUE PHASE 1 • RETAIL SITE PLAN



BUILDING 1		
1-A	ENZO'S TABLE	5,605± SF

BUILDING 2		
2-A & B	WILLOW OSTERIA	5,675± SF

BUILDING 3		
3-A	QUESADILLA GORILLA	1,634± SF
3-B	QUESADILLA GORILLA	773± SF
3-C	DRYBAR	1,473± SF
3-D	THE FOUNDRY	2,675± SF
3-E	NAIL SALON	1,400± SF
3-F	CORE	956± SF
3-G	POKE HOUSE	1,665± SF
3-H	AVAILABLE*	903± SF

*CONTIGUOUS SPACES CAN BE COMBINED

KEY	
	RETAIL
	OFFICE
	CLUBHOUSE
	RESIDENTIAL

— THE —
AVENUE
ENZO'S TABLE REAR ELEVATION

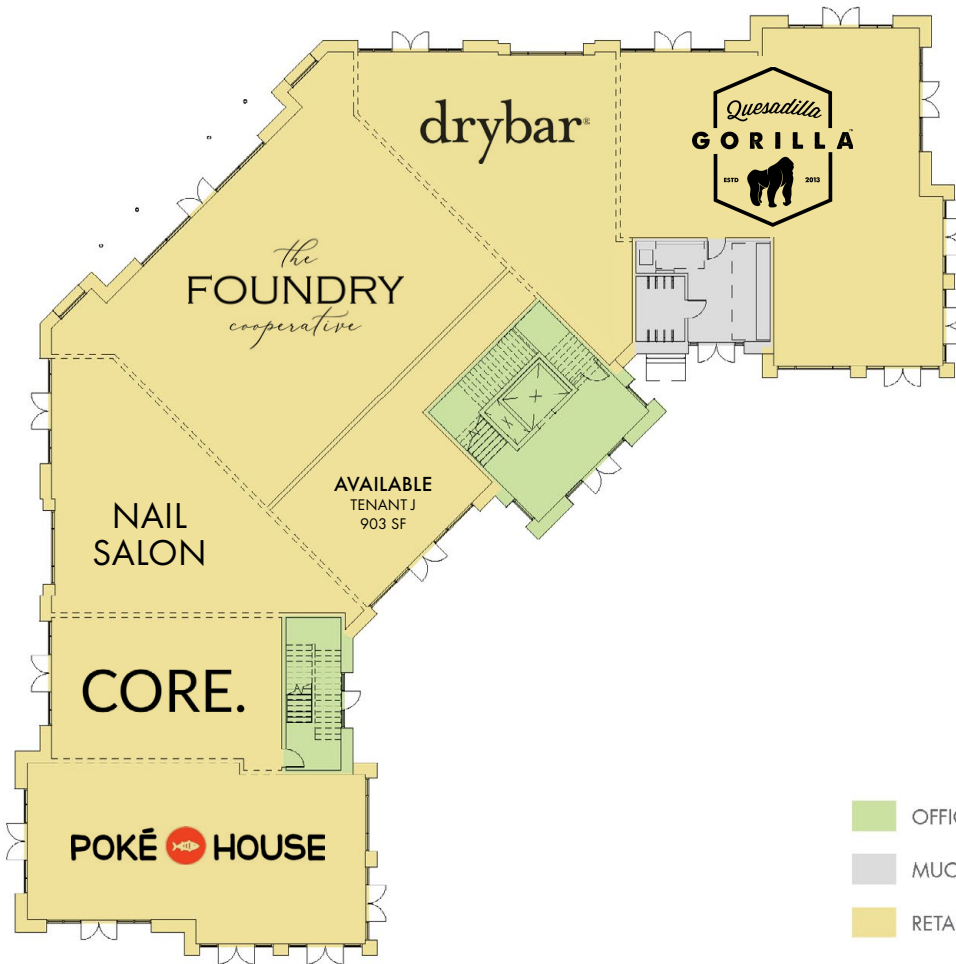


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BUILDING 3 FLOOR PLAN • LEVEL 1

THE AVENUE | PRELIMINARY LEASING DIAGRAMS – 25 AUGUST, 2022



CALCULATIONS

ROOM	MIXED-USE COMPONENT EGA		
	RETAIL	OFFICE	MUCA-A
FIRESTAIR		277 SF	
BIKE STORAGE			111 SF
QUESADILLA GORILLA	2,407 SF		
QUESADILLA GORILLA	773 SF		
DRYBAR	1,473 SF		
THE FOUNDRY	2,675 SF		
NAIL SALON	1,400 SF		
CORE	956 SF		
POKE HOSE	1,665 SF		
TENANT J - AVAILABLE	903 SF		
OFFICE LOBBY		746 SF	
ELECTRICAL ROOM			303 SF
TOTAL GLA	12,916 SF		

NOTICE: PRELIMINARY MEASUREMENTS SUBJECT TO REVIEW

- OFFICE
- MUCA - A
- RETAIL



— THE — AVENUE

BUILDING 3 FLOOR PLAN • LEVEL 2

THE AVENUE | PRELIMINARY LEASING DIAGRAMS – 25 AUGUST, 2022



<ul style="list-style-type: none"> BALCONY OFFICE MUCA - A 	<p>Available Space: 12,760± SF</p> <p>Lease Rate: \$2.75 PSF</p> <p>Improvement Allowance: \$60.00 USF</p>
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THE AVENUE • BUILDING 3 ELEVATIONS



SEC SHEPHERD & WILLOW • CLOVIS, CA

— THE —
AVENUE
BUILDINGS 1, 2, & 3

BUILDINGS 1 & 2

BUILDING 3



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AVENUE
 SEC SHEPHERD & WILLOW AVENUES • CLOVIS, CA



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— THE — AVENUE

AT HERITAGE GROVE

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