

SIERRA VISTA MALL

1050 Shaw Ave. Clovis, CA 93612

PROPERTY

| 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 |

HIGHLIGHTS

- 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

- 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

ANCHORS

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



MASON
ASSET MANAGEMENT

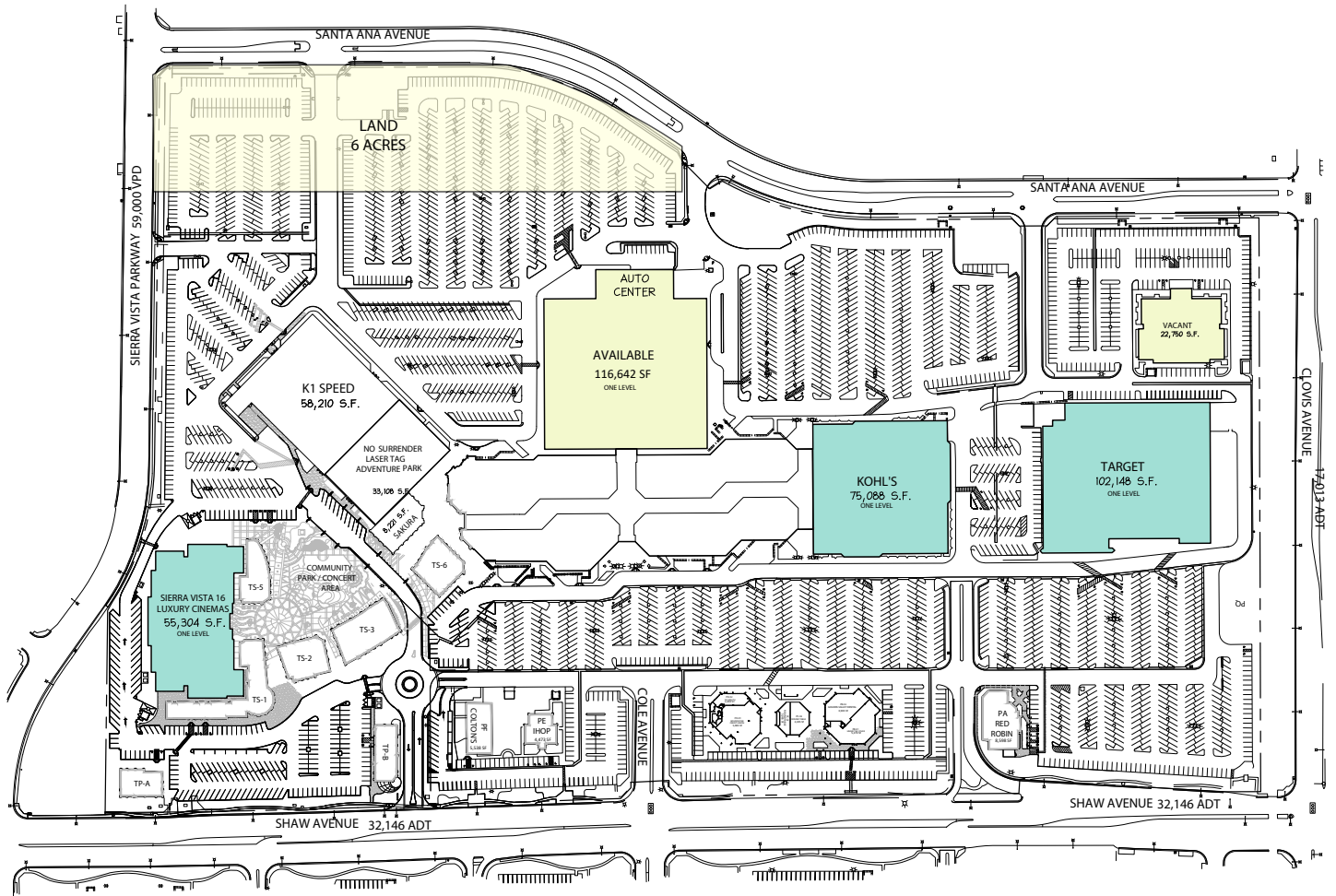
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Great Neck, NY, 11021
www.masonam.com

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SITE PLAN

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



*NOT OWNED

LEASED AVAILABLE



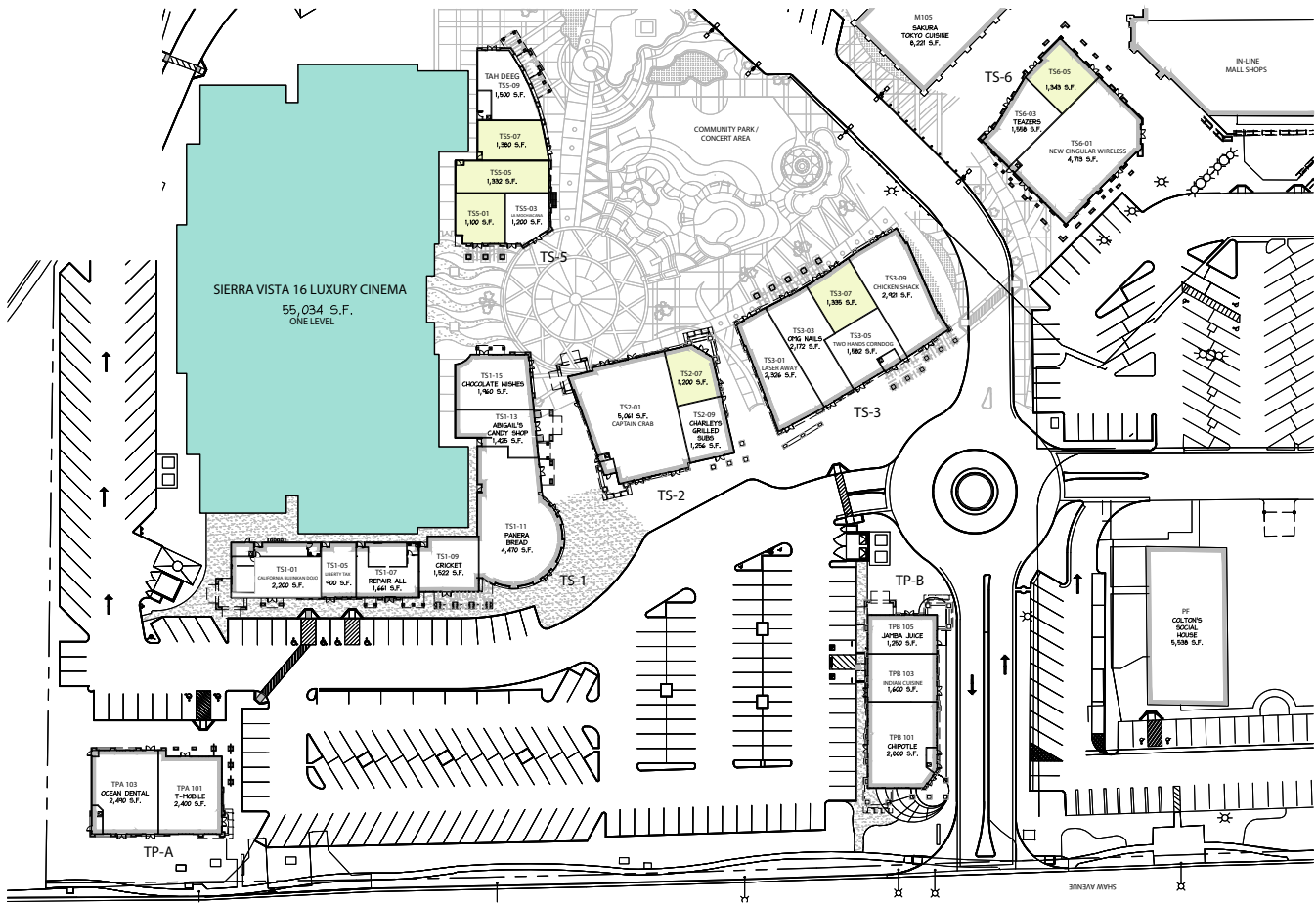
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LEASE PLAN SHOPS & PADS



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LEASED AVAILABLE



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RETAILER MAP



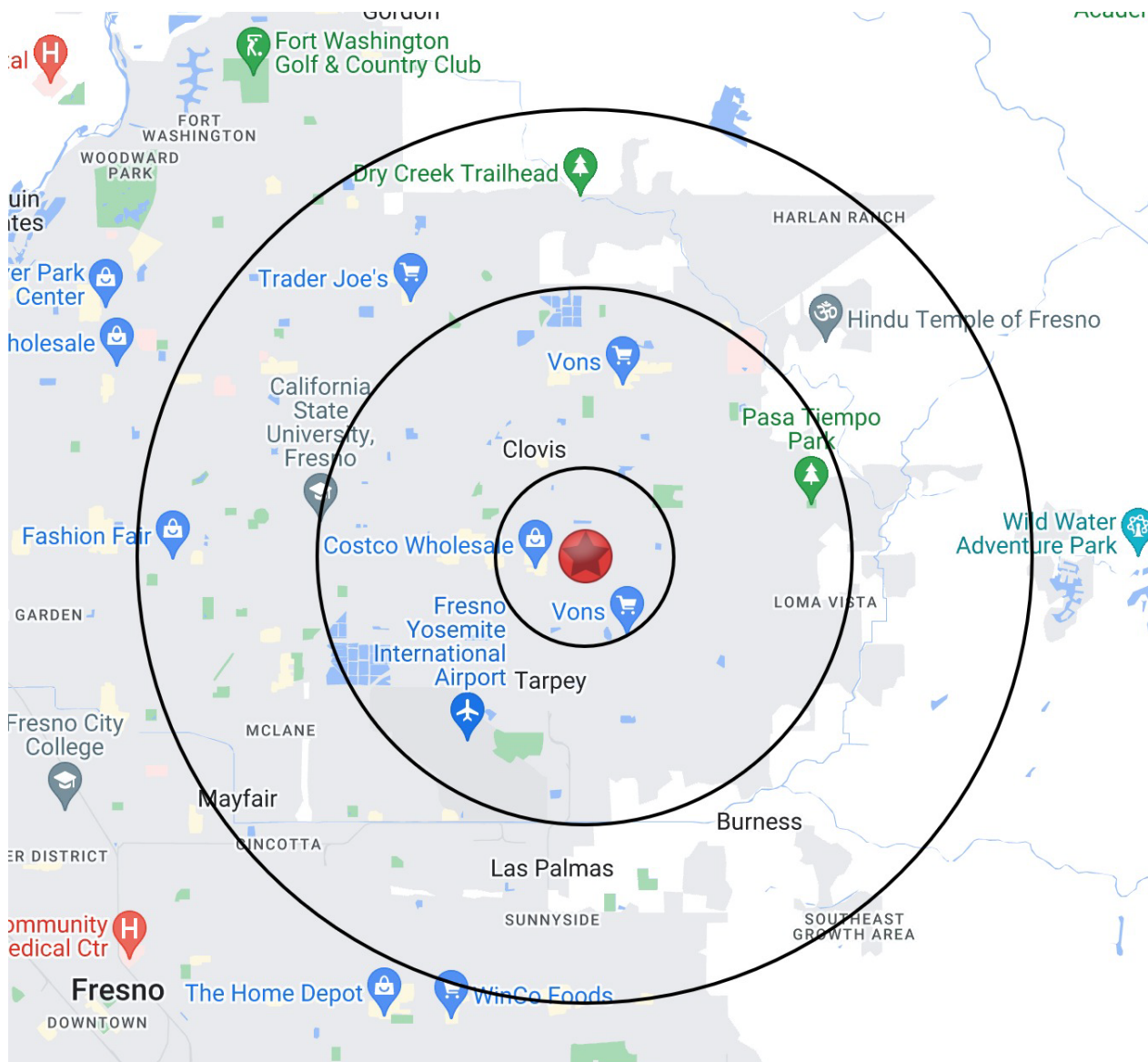
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RADIUS MAP



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