

Parcel Available for Sale, Ground Lease, or Build-to-Suit at the **Sunrise Pavilion**



Location: Southeast corner of Temperance Avenue and Owens Mountain Parkway at Highway 168 Clovis, California

Zoning: P-C-C (Planned Commercial Center, City of Clovis)

Traffic Counts: Hwy 168 @ Temperance: ±30,500 ADT (Caltrans, 2017)
Temperance Avenue: ±23,211 ADT (City of Clovis, 2019)
Owens Mountain Pkwy: ±3,511 ADT (City of Clovis, 2019)

Availability: APN 564 - 110 - 09 37,026 Sq.Ft.
(See Site Plan and Parcel Map)

Demographics:	1 Mile	3 Mile	5 Mile
Population	6,464	69,687	177,002
Avg HH Income	\$121,038	\$107,458	\$95,700
2000 to 2020 Pop Growth	63.1%	79.5%	60.8%

- Property Features:**
- Parcel available for sale, ground lease or built-to-suit
 - Situated between Clovis Community Hospital which is undergoing a \$300M expansion and the Clovis Research & Technology Park which recently added a new California Health Sciences University
 - Regional accessibility via Highway 168 with full interchange at Temperance Avenue
 - High growth northeast Clovis market, with 79.5% population growth since 2000 and an average household income of \$107,458 within 3 miles
 - Highway Pylon Sign Panel Available
 - Ideal opportunity for restaurant, retail, office or service uses



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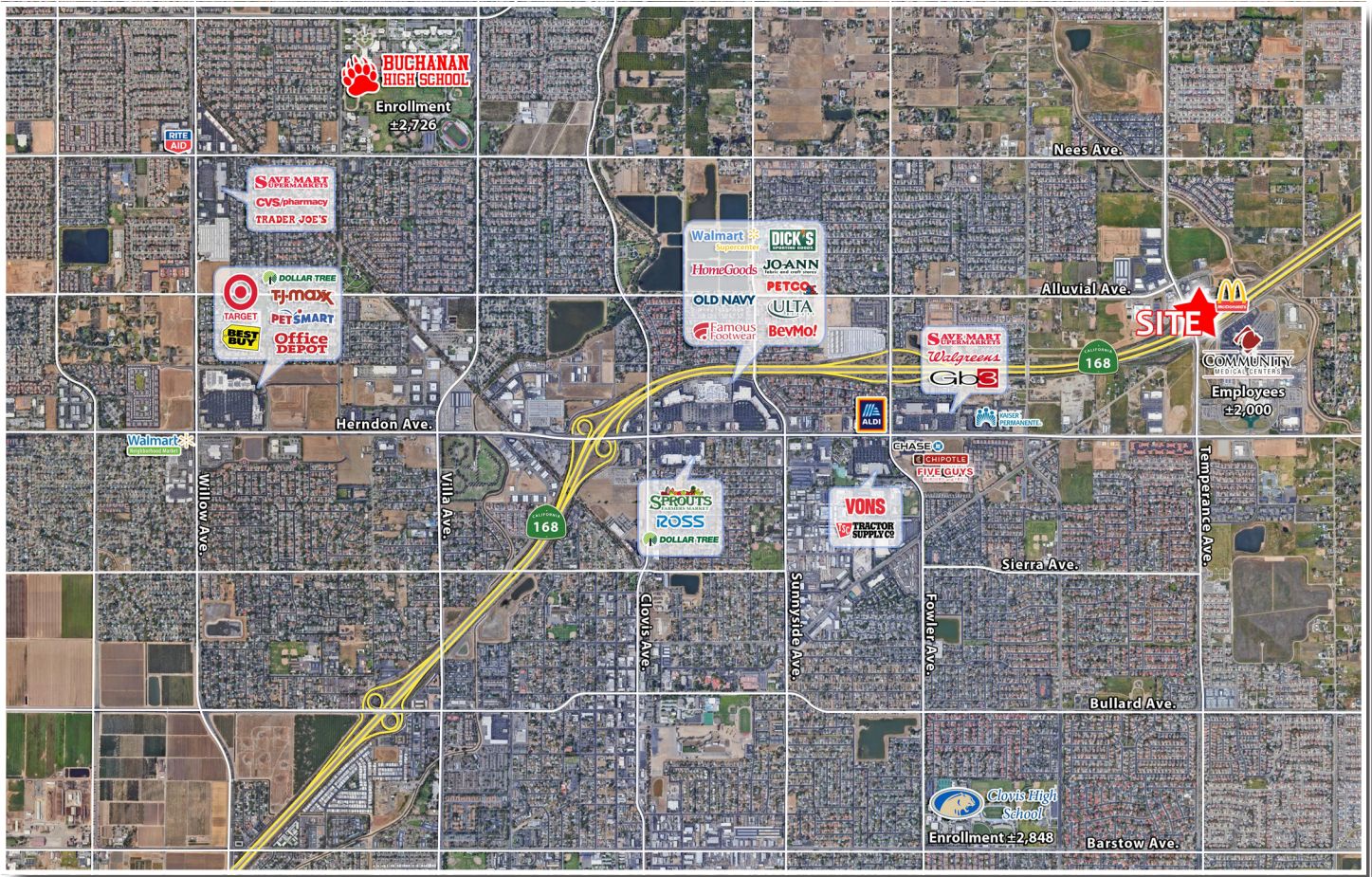
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Trade Area Aerial



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Subject Property Aerial



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Subject Property Aerial (cont.)



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Conceptual Site Plan



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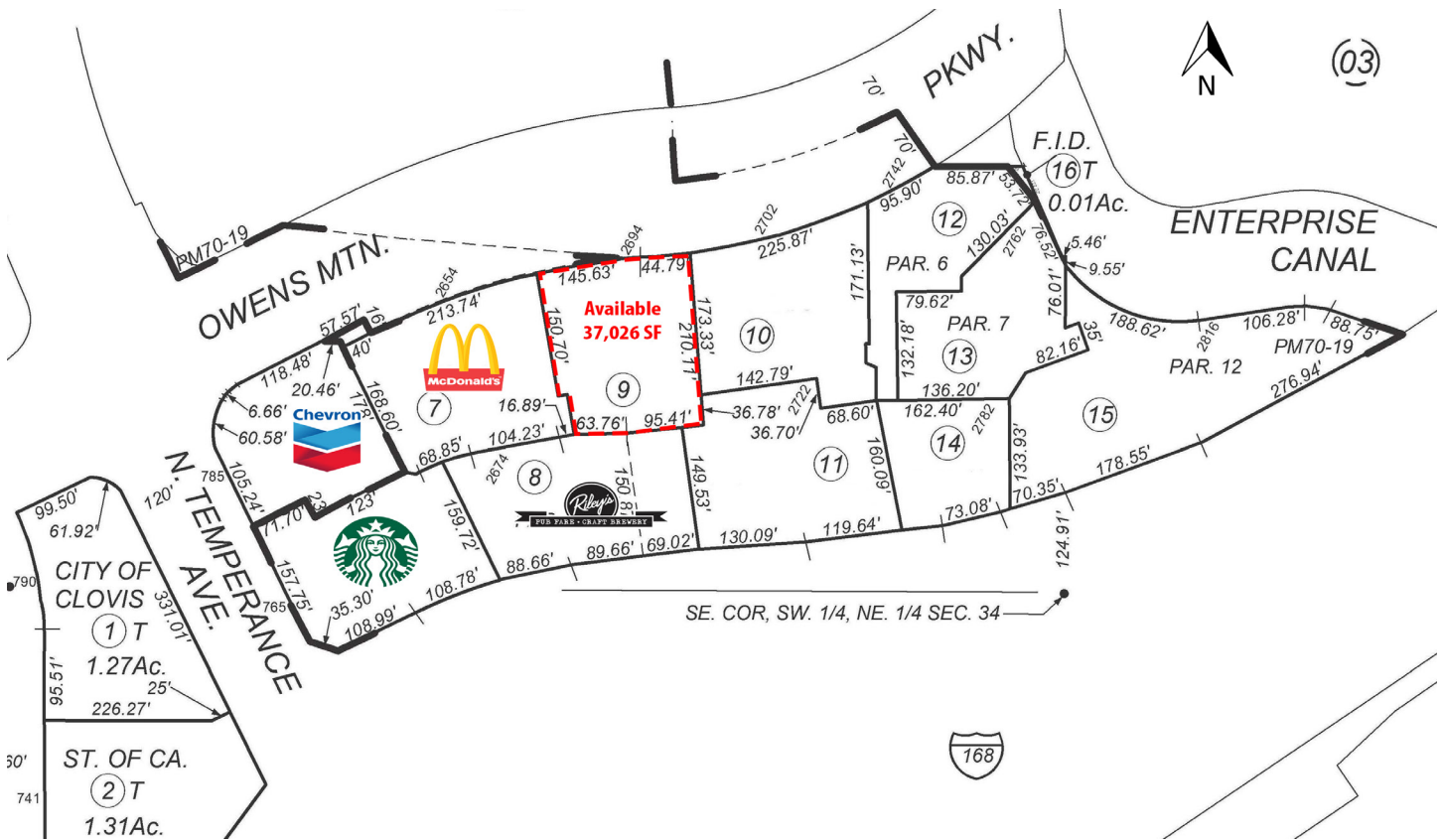
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Parcel Map



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Temperance Avenue and Owens Mountain Parkway Clovis, CA 93611		1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION	2020 Estimated Population	6,464	69,687	177,002	539,490
	2025 Projected Population	6,690	71,926	182,612	559,197
	2010 Census Population	5,955	56,782	148,172	490,848
	2000 Census Population	3,962	38,812	110,074	427,674
	Projected Annual Growth 2020 to 2025	0.7%	0.6%	0.6%	0.7%
	Historical Annual Growth 2000 to 2020	3.2%	4.0%	3.0%	1.3%
HOUSEHOLDS	2020 Estimated Households	2,192	24,056	63,103	186,497
	2025 Projected Households	2,264	24,759	64,928	192,767
	2010 Census Households	1,969	19,054	51,601	164,409
	2000 Census Households	1,262	12,936	39,002	145,529
	Projected Annual Growth 2020 to 2025	0.7%	0.6%	0.6%	0.7%
	Historical Annual Growth 2000 to 2020	3.7%	4.3%	3.1%	1.4%
AGE	2020 Est. Population Under 10 Years	15.4%	14.5%	14.3%	14.9%
	2020 Est. Population 10 to 19 Years	15.2%	14.7%	14.1%	14.6%
	2020 Est. Population 20 to 29 Years	11.3%	11.1%	13.1%	15.1%
	2020 Est. Population 30 to 44 Years	22.8%	21.8%	21.3%	19.9%
	2020 Est. Population 45 to 59 Years	18.8%	18.3%	17.5%	16.5%
	2020 Est. Population 60 to 74 Years	12.5%	14.1%	13.9%	13.2%
	2020 Est. Population 75 Years or Over	4.0%	5.4%	5.7%	5.8%
	2020 Est. Median Age	34.7	36.2	35.5	33.9
RACE	2020 Est. White	70.8%	68.6%	65.6%	54.1%
	2020 Est. Black	3.2%	2.8%	3.6%	5.9%
	2020 Est. Asian or Pacific Islander	12.7%	13.2%	14.0%	14.1%
	2020 Est. American Indian or Alaska Native	1.2%	1.3%	1.3%	1.5%
	2020 Est. Other Races	12.1%	14.1%	15.5%	24.4%
INCOME	2020 Est. HH Income \$200,000 or More	11.0%	10.7%	8.2%	6.1%
	2020 Est. HH Income \$150,000 to \$199,999	12.8%	11.2%	9.2%	6.3%
	2020 Est. HH Income \$100,000 to \$149,999	21.7%	22.1%	19.2%	14.7%
	2020 Est. HH Income \$75,000 to \$99,999	15.2%	13.8%	13.8%	11.8%
	2020 Est. HH Income \$50,000 to \$74,999	18.2%	15.7%	17.4%	17.7%
	2020 Est. HH Income \$35,000 to \$49,999	7.5%	9.9%	10.7%	12.0%
	2020 Est. HH Income \$25,000 to \$34,999	4.2%	5.8%	6.7%	8.4%
	2020 Est. HH Income \$15,000 to \$24,999	4.7%	5.7%	6.9%	10.8%
	2020 Est. HH Income Under \$15,000	4.7%	5.0%	7.9%	12.1%
	2020 Est. Average Household Income	\$121,038	\$107,458	\$95,700	\$82,471
	2020 Est. Median Household Income	\$92,553	\$91,421	\$81,987	\$65,716
2020 Est. Per Capita Income	\$41,062	\$37,119	\$34,171	\$28,586	
Business	2020 Est. Total Businesses	515	2,782	5,913	24,567
	2020 Est. Total Employees	3,034	20,114	45,114	222,104



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