

AVAILABLE FOR SALE  
SWC OF SHAW & VILLA AVENUES

# 240 W. SHAW AVENUE

CLOVIS, CA



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**NEWMARK**  
PEARSON COMMERCIAL

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Investment Properties

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## 240 W. SHAW AVENUE

CLOVIS, CA

## PROPERTY INFORMATION

### PROPERTY DESCRIPTION

240 W. Shaw Avenue in Clovis, California is a 12,250± square foot building consisting of nine successful tenants. With its C2 zoning, the building offers a versatile platform for a diverse array of businesses, from boutique shops to service providers.

Boasting a steady stream of rental income, this asset represents a secure and rewarding investment opportunity in Clovis' thriving retail sector.

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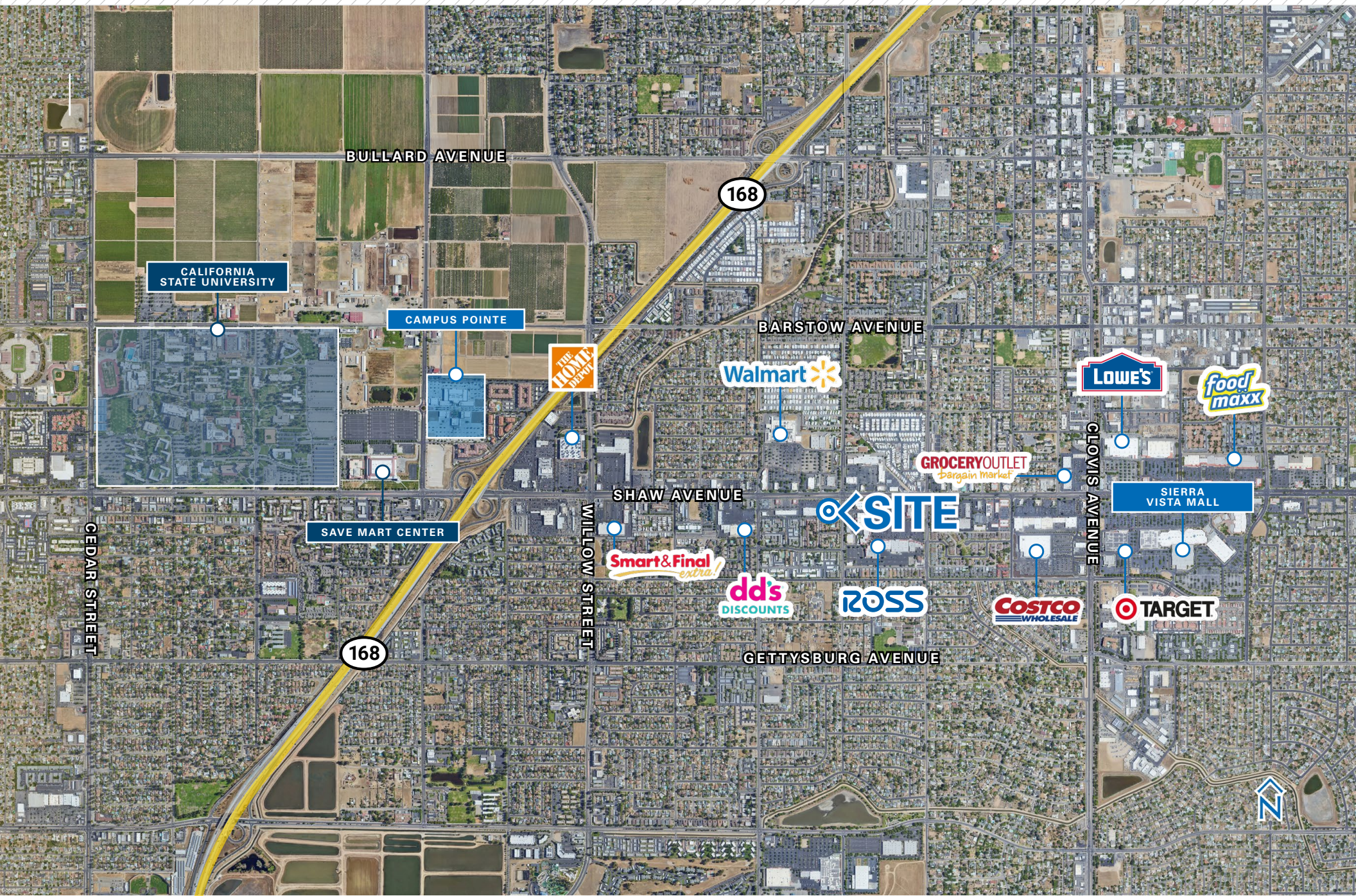
|                          |                                 |
|--------------------------|---------------------------------|
| <b>Price:</b>            | \$4,310,000                     |
| <b>Building Size:</b>    | 12,250± SF                      |
| <b>Occupancy:</b>        | 100%                            |
| <b>Tenancy:</b>          | Multiple                        |
| <b>Property Use:</b>     | NNN Investment                  |
| <b>Property Subtype:</b> | Strip Center                    |
| <b>Year Built:</b>       | 1988                            |
| <b>Zoning:</b>           | C2 ( <i>Commercial/Retail</i> ) |





240 W. SHAW AVENUE  
CLOVIS, CA

AERIAL  
MAP





# 240 W. SHAW AVENUE

CLOVIS, CA

## AREA DEMOGRAPHICS

### POPULATION

|                                    | 1 MILE<br>RADIUS | 3 MILE<br>RADIUS | 5 MILE<br>RADIUS |
|------------------------------------|------------------|------------------|------------------|
| 2028 Projection                    | 23,872           | 139,099          | 367,738          |
| 2023 Estimate                      | 23,636           | 135,742          | 356,521          |
| Growth 2023-2028                   | 1.00%            | 2.47%            | 3.15%            |
| Growth 2020-2023                   | 2.56%            | 2.86%            | 3.33%            |
| Growth 2020-2020                   | 4.93%            | 7.21%            | 10.30%           |
| 2028 Projection                    | 9,542            | 50,287           | 125,073          |
| 2023 Estimate                      | 9,420            | 48,877           | 120,982          |
| Growth 2023-2028                   | 1.29%            | 2.88%            | 3.38%            |
| Growth 2020-2023                   | 3.72%            | 3.21%            | 3.59%            |
| Growth 2010-2020                   | 3.44%            | 7.54%            | 9.85%            |
| <i>2023 Est. Average HH Income</i> | \$62,883         | \$86,125         | \$93,188         |

*Source: Claritas 2024*

### HOUSEHOLDS



### TRAFFIC COUNTS

*(Within a One Mile Radius)*

# 93,267± ADT

Villa Avenue at Shaw Avenue  
(North, South, East, & Westbound)

*Source: Kalibrate TrafficMetrix 2024*

## Rent Roll

| SUITE  | TENANT NAME                         | SF           | LEASE TYPE |
|--|-------------------------------------|--------------|------------|
| #103   | Triangle Burger                     | 3,000        | NNN        |
| #104   | Fiesta Auto Insurance               | 1,000        | NNN        |
| #105 - #106                                  | Labor Max                           | 2,100        | NNN        |
| #107   | Total Wireless                      | 1,150        | NNN        |
| #108   | Threading                           | 1,000        | NNN        |
| #110   | Clovis Orthodontics                 | 2,098        | NNN        |
| #112   | Grizzly Citizen Barbershop          | 758          | NNN        |
| #114   | Northern Thai Massage               | 1,144        | NNN        |
| KIOSK  | Fresno Country Federal Credit Union | ATM          | NNN        |
| TOTALS                                       |                                     | 12,250       |            |
| Monthly Base Rent <i>(As of May 1, 2025)</i> |                                     | \$20,653.02  |            |
| Annual Total                                 |                                     | \$247,836.24 |            |
| CAP Rate                                     |                                     | 5.75%        |            |
| Value  |                                     | \$4,310,000  |            |

**240 W. SHAW AVENUE**  
CLOVIS, CA

**CURRENT**  
TENANTS



#### Triangle Burger

Triangle Burger has been a tenant at 240 W. Shaw #103 since 2018. Triangle Burger has seven locations throughout the central Valley and was voted Best Hamburger in Fresno by the California Restaurant Association.



#### Fiesta Auto Insurance

Fiesta Auto Insurance franchisee has been a tenant at 240 W. Shaw #104 since 2012. Fiesta Auto Insurance Corporation has nine locations in Fresno, 168 locations in California, and 252 nationwide.



#### Labor Max Staffing

Labor Max Staffing has been a tenant at 240 W. Shaw #105 & #106 since 2010. Labor Max Staffing has twelve locations in California and 132 nationwide.



#### Noble Credit Union

Noble Credit Union has been a tenant at 240 W. Shaw since 2003. Noble Credit Union has eight branch locations within the Central Valley with 15 ATM locations.



#### Total Wireless by Verizon

Total Wireless has been a tenant at 240 W Shaw #107 since 2024. This Total Wireless franchisee has several location throughout the Central Valley of California.



### ABOUT CITY OF CLOVIS

Located in the northeast quadrant of the Fresno-Clovis Metropolitan Area, Clovis is situated in the midst of the agriculturally rich San Joaquin Valley. Since its incorporation in 1912, Clovis has been the “Gateway to the Sierra.” Dedicated to promoting planned growth while retaining its unique western atmosphere, the City’s population has more than doubled since 1985, reaching the current level of close to 114,000, and encompassing over 23 square miles in area.



**117,003**  
POPULATION



**92%**  
H.S. GRAD OR HIGHER



**35.6**  
MEDIAN AGE

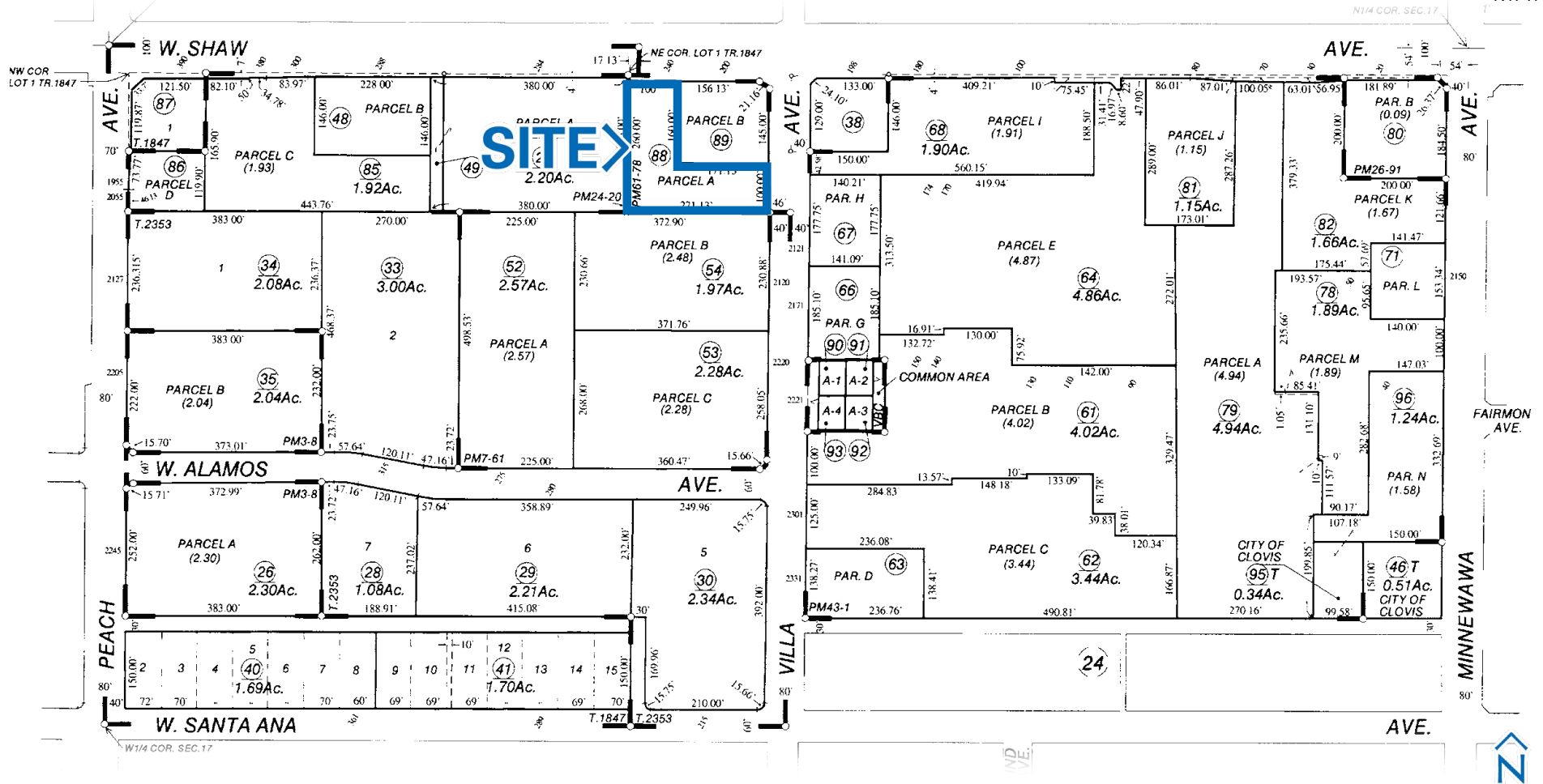


**\$75,413**  
MED. HH INCOME

Source: City of Clovis



# PARCEL MAP



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