

Tuscan Plaza Shopping Center: Prime Retail End Cap & Shop Space



OFFERING SUMMARY

| | |
|------------------------|-------------------------------------|
| Lease Rate: | \$2.25 SF/month (NNN's @ \$0.55/SF) |
| Available SF: | 3,500 - 6,997 SF |
| Lot Size: | 3.23 Acres |
| Building Size: | 27,481 SF |
| Frontage: | Herndon: 335' & Clovis: 455' |
| Zoning: | C-2 Community Commercial |
| Market: | Herndon-Clovis Retail |
| Submarket: | North Clovis |
| Year Built: | 2005 |
| Year Remodeled: | 2023 |
| Parking Spaces: | 100 free Surface Spaces |
| Traffic Counts: | ±180,232 Cars Per Day |
| APN: | 562-143-03 & -05 |

PROPERTY HIGHLIGHTS

- Prime Retail Location on #1 Retail Corridor in Clovis
- High Exposure End Cap & Spaces Available
- ±3,500-6,997 SF Available Surrounded with Quality Tenants
- Newest Retail Growth Corridor w/ High Income Demographics
- High-Traffic Signalized Intersection @ ±87,000 ADT
- Close Proximity to Major Traffic Generators & CA-168 Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Existing Front, Rear, & (2) Monument Signage's | Ample Parking
- Highly Visible Intersection w/ Ample Parking & Easy Access
- Densely Populated Trade Area | Excellent Herndon Ave Exposure
- Great Exposure from CA-168, Herndon and Clovis Avenues

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PROPERTY DESCRIPTION

Prime "Tuscan Plaza" Neighborhood Center well-located on Clovis' busiest #1 Retail destination corridor - Herndon Ave - historically, serving the vast majority of Clovis and Fresno residents. Newly painted center offers inline and endcap units of 3,500 SF to 6,997 SF on a high-traffic intersection with 335' of Herndon exposure, monument signage & lit sign boxes. #109 is a wide open unit with 2 existing restrooms and a storage / data closet; #111 features 1 additional restroom and various plumbing connections. Units can be reconfigured, combined, or demised with TI's available for retail or office uses. The shopping center is uniquely located to service the Clovis trade area and surrounding foothill communities. Front and side private parking lot with multiple entrance points, easy access, abundant parking, and direct signage/exposure the main east/west retail corridor.

LOCATION DESCRIPTION

Prominently located at the signalized intersection of Clovis and Herndon, Tuscan Plaza benefits from the influence of proven retailers and its ease of access to Herndon Ave, CA-168, the Clovis community and surrounding trade area. The Trading Post & Clovis Crossing Regional Shopping Centers located across the street ensures Herndon Avenue as Clovis' regional retail corridor, anchored by Sprouts Farmers Market, Walmart Supercenter and Dick's Sporting Goods, including Ace Hardware, Homegoods, AAA, Ross, Kirkland's, Sketchers, Ulta Beauty, Petco, Old Navy, Maurice's, Ulta, BevMo!, Eureka!, Dry Creek Business Park, ITT Technical Institute, IN-N-OUT, and more. This strategic intersection experiences steady, high traffic volumes and provides great visibility with easy access from both streets.



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LEASE INFORMATION

| | | | |
|--------------|-------------------|-------------|-----------------|
| Lease Type: | NNN's @ \$0.55/SF | Lease Term: | Negotiable |
| Total Space: | 3,500 - 6,997 SF | Lease Rate: | \$2.25 SF/month |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------|-----------|------------------|-------------------|-----------------|---|
| #109 | Available | 3,500 - 6,997 SF | NNN's @ \$0.55/SF | \$2.25 SF/month | ±3,500 SF, ±4,997 SF, or ±6,997 SF available. Existing layout features an open environment with 3 existing restrooms and a storage / data closet. Spaces can be combined or divided. LL is willing to buildout the interior and TI's are available. |
| #111 | Available | 3,500 - 6,997 SF | NNN's @ \$0.55/SF | \$2.25 SF/month | ±3,500 SF, ±4,997 SF, or ±6,997 SF available. Existing layout features an open environment with 3 existing restrooms and a storage / data closet. Spaces can be combined or divided. LL is willing to buildout the interior and TI's are available. |

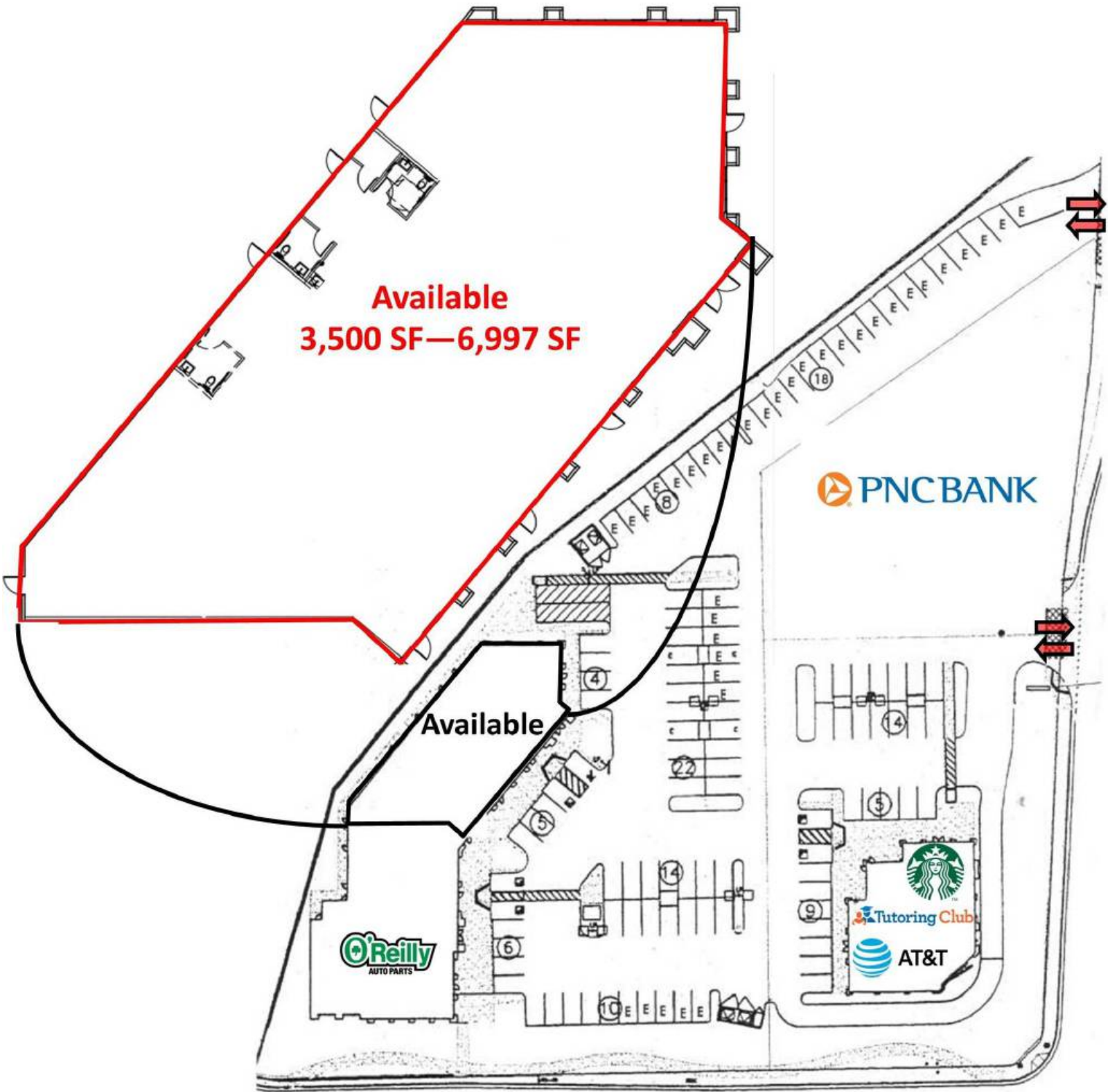
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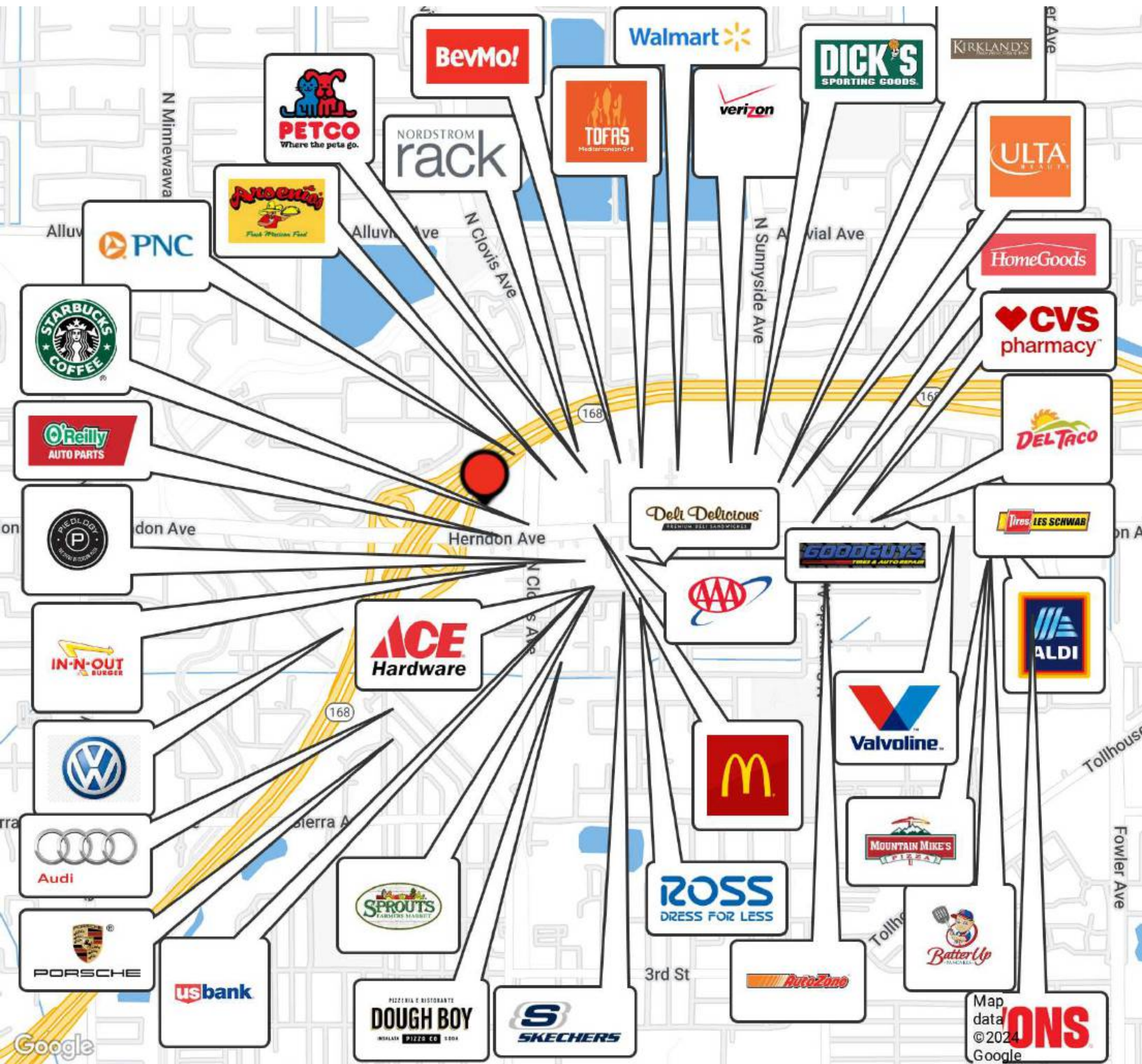


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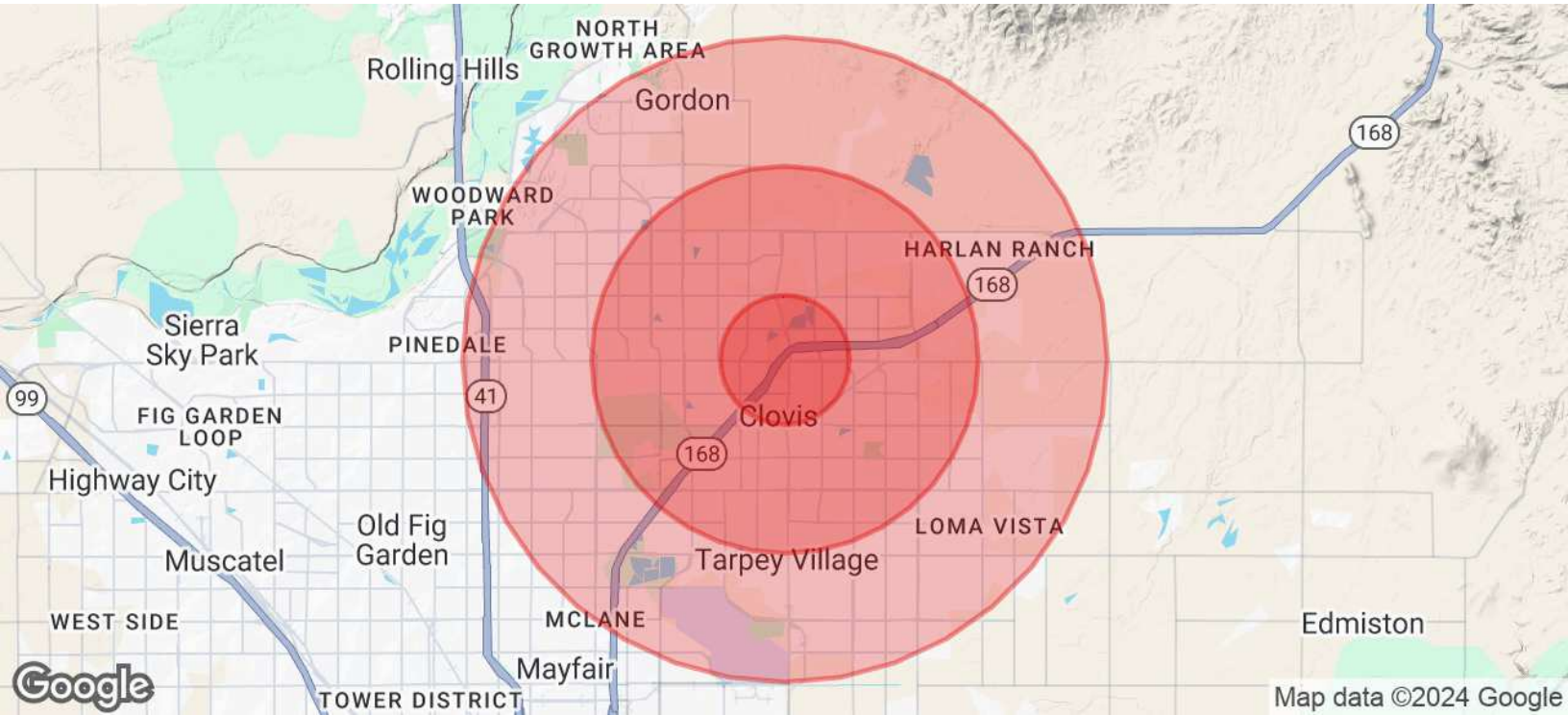
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 9,527 | 114,504 | 276,906 |
| Average Age | 41 | 39 | 38 |
| Average Age (Male) | 39 | 38 | 37 |
| Average Age (Female) | 42 | 40 | 39 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 3,603 | 41,740 | 98,897 |
| # of Persons per HH | 2.6 | 2.7 | 2.8 |
| Average HH Income | \$134,029 | \$123,908 | \$120,341 |
| Average House Value | \$547,336 | \$491,296 | \$486,293 |

| ETHNICITY (%) | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Hispanic | 28.4% | 32.9% | 36.0% |

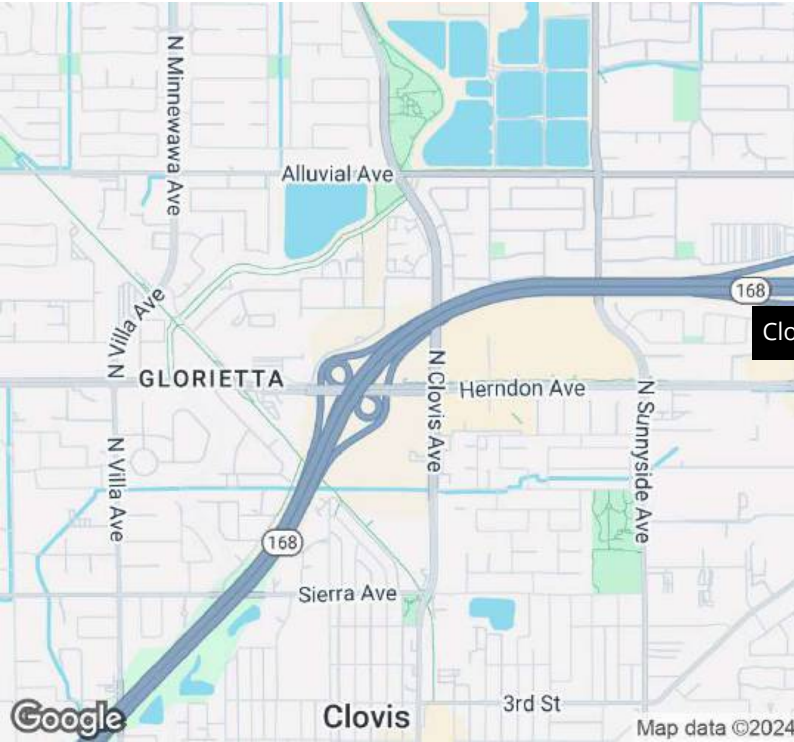
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ABOUT CLOVIS

Clovis combines an accessible small town feel with the amenities offered by the Fresno metropolitan area. Our community boasts multiple cultural landmarks, a highly educated workforce with some of the highest paying jobs in the region and a diverse real estate stock with a variety of commercial, industrial and retail space. Overall, Clovis is one of the best places to live and work in the Central Valley.

It's no secret that Clovis boasts a higher quality of life than any other city in the Central Valley. Maybe it's because of the low crime rate; maybe it's because of the higher household income; maybe it's because of the nationally recognized school district. No matter the reason, the numbers tell the story.

Located midway between Los Angeles and San Francisco and less than three hours from the coast, Clovis, California is a strategically located business destination. Couple that with the city's great quality of life and supportive business community and you have a recipe for success.

LOCATION DETAILS

| | |
|---------------------|--------------------------------|
| Market | Herndon-Clovis Retail |
| Sub Market | North Clovis |
| County | Fresno |
| Cross Streets | Clovis Avenue |
| Street Parking | Yes Northwest Side of Street |
| Signal Intersection | Yes |
| Road Type | Highway Interchange |
| Market Type | Large |
| Nearest Highway | CA-168 |
| Nearest Airport | Fresno Yosemite International |

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SITE DESCRIPTION

Located in the heavily traveled San Joaquin Valley, Clovis is the second largest city in Fresno County. Lying at the foot of the Sierra Nevada Mountain Range which includes Yosemite, Kings Canyon and Sequoia National Parks, Clovis is known as the "Gateway to the Sierras". Tuscan Plaza Shopping Center is situated in fast-growing north Clovis and is near the largest power center in Clovis. This shopping center is strategically positioned adjacent to Highway 168 at the signalized intersection of Herndon and Clovis Avenues, near upscale residential developments, top -tier schools, business parks and retail centers. Tuscan Plaza benefits from prominent visibility and immediate access via Herndon and Clovis Avenues, which carry approximately 87,002 cars per day in addition to the 93,230 cars per day on Highway 168.

2023 Traffic Counts:

Herndon @ Clovis (E/W): 60,642 ADT
Clovis @ Herndon: 26,360 ADT
Surface Street Total: 87,002 ADT
State Hwy 168 @ Clovis Ave: 93,230 ADT
Total Traffic Exposure: 180,232 Avg Daily Traffic

THE SHOPPER

The average person is 30 years old and earns an average household income of \$104,178 within 5 miles of the shopping center. 318,216 people live within 7 miles of the shopping center, with 25.05% population growth from 2013 to 2023.

THE CENTER

± 27,481 Sq. Ft. of shopping center GLA consisting of retail, lifestyle, convenience, fast-service restaurants and services on ± 3.23 acres.

Strategically located adjacent to Highway 168, at the northwest quadrant of Herndon and Clovis Avenues in Clovis, California. Incredible visibility and access from Herndon Avenue, a major east/west corridor with connections to Freeways 99, 41 and 168.

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