

MARKET PLACE SHOPPING CENTER

AVAILABLE SPACE FOR LEASE NEXT TO HOBBY LOBBY

1445 Shaw Ave, Clovis, CA 93611 · NEC of Shaw & Sunnyside Avenues



- Join Hobby Lobby, Office Max and Yosemite Falls Cafe
- Availability next to Hobby Lobby
- 42,882 cars per day Intersection
- \$94.8K Income Level within a one-mile radius

FOR INFORMATION, CONTACT:

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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, is secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2024 Retail California. All rights reserved.

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Property Description:

Market Place Shopping Center is located at the northeast corner of Shaw and Sunnyside avenues, a high-traffic signalized intersection in Clovis, CA. Shaw Avenue is Clovis' primary retail corridor with many national retailers and restaurants nearby. Tenants in the center include Hobby Lobby, Office Max, and Yosemite Falls Cafe.

Property Highlights:

Clovis Market Place is across the intersection from the the 690,000± SF Sierra Vista Mall and FoodsCo Shopping Center contributing to this high-traffic intersection. Nearby national tenants include Lowe's, Hobby Lobby, Kohl's, FoodMaxx, Target, Big Lots, Sierra Vista Mall, Cinemas 16, and many more.

Available Space: 7,740± SF next to Hobby Lobby

Lease Rate: Please contact agent for more information.

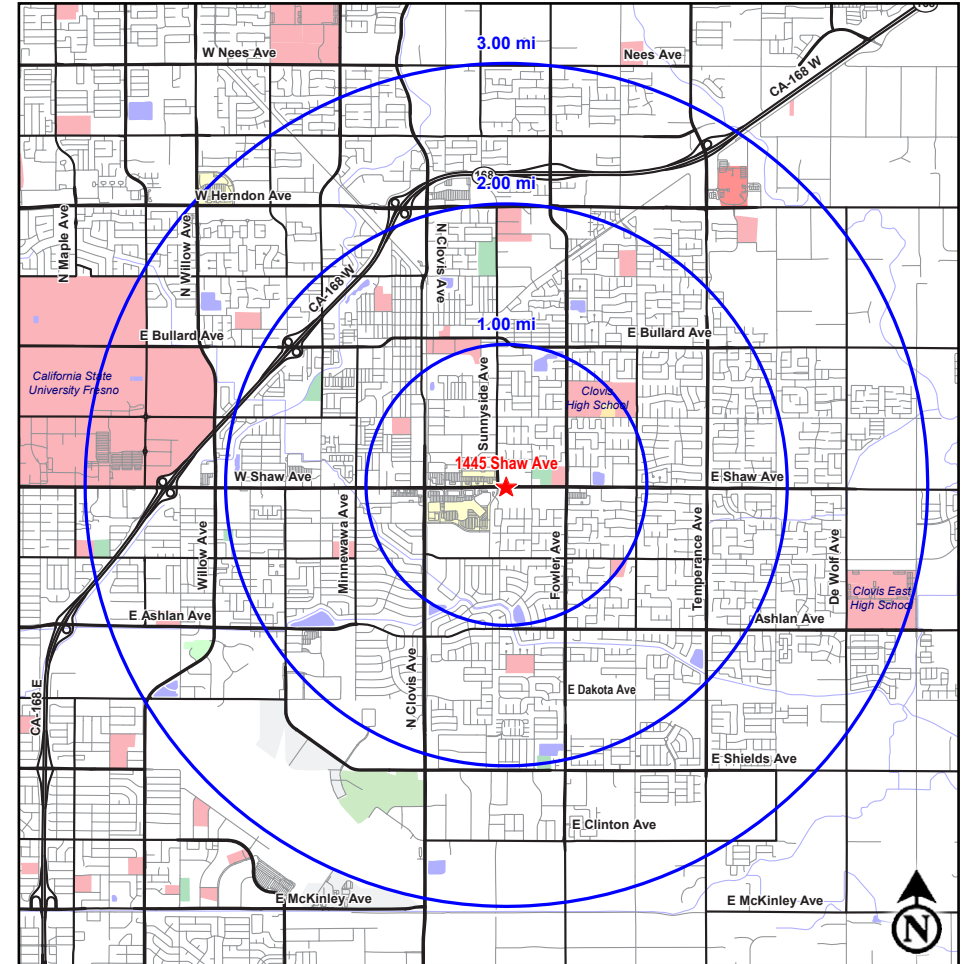
2024 Demographics:

	1-Mile Radius	2-Mile Radius	3-Mile Radius
Total Population:	21,939	76,611	135,802
Total Households:	5,899	25,566	44,401
Avg. HH Income:	\$94,795	\$104,032	\$113,102
Daytime Population:	16,201	70,315	126,812

2024 Traffic Counts:

North Sunnyside Ave:	12,362 ADT
East Shaw Ave:	30,520 ADT
Total:	42,882 Avg Daily Traffic

Data Sources: Claritas, LLC; Kalibrate TrafficMetrix



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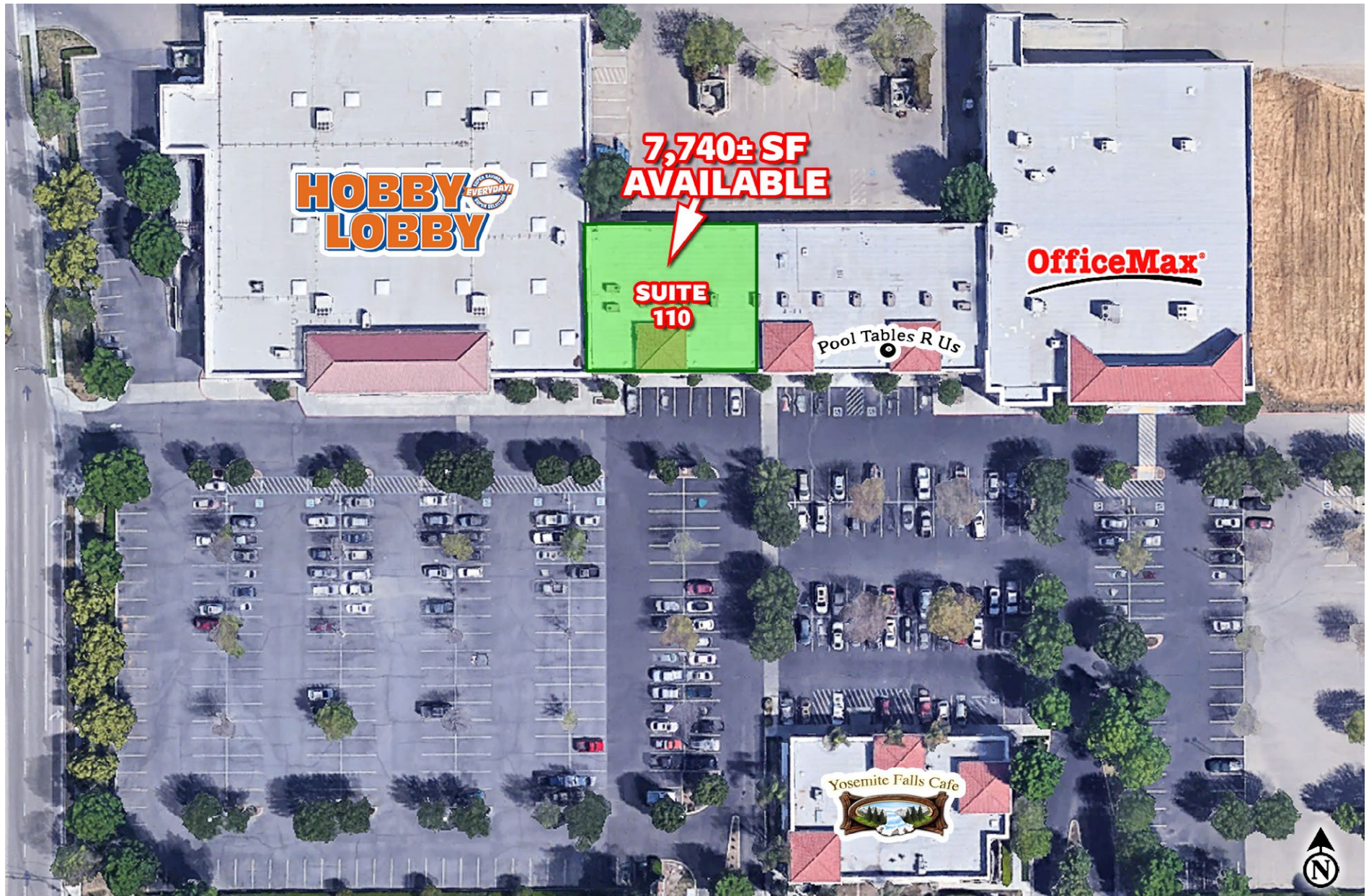


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The map displays a commercial corridor in San Jose, CA, with various retail and commercial establishments. Key locations include Walmart, Target, Costco, Sears, and several smaller businesses like CVS, Walgreens, and Home Depot. The map is overlaid with a grid of streets and color-coded zones. Traffic volume data (ADT) is provided for several intersections, indicating high traffic volume in this area. A red box labeled 'SUBJECT' is located at the intersection of Shaw Ave and Sunrise Ave.

Intersection	ADT
Shaw Ave / Minnewawa Ave	48,844
Shaw Ave / Clavis Ave	37,662
Shaw Ave / Barstow Ave	29,750
Shaw Ave / Sunrise Ave	30,520
Shaw Ave / Armstrong Ave	27,180
Santa Ana Ave / Clavis Ave	22,106
Santa Ana Ave / Gettysburg Ave	4,831
Sierra Vista Ave / Gettysburg Ave	8,079
Gettysburg Ave / Armstrong Ave	14,569

