

FOR LEASE > SHOP AND OFFICE SPACE

Crossroads Shopping Center

SWC BULLARD & MINNEWAWA AVENUES, CLOVIS, CALIFORNIA



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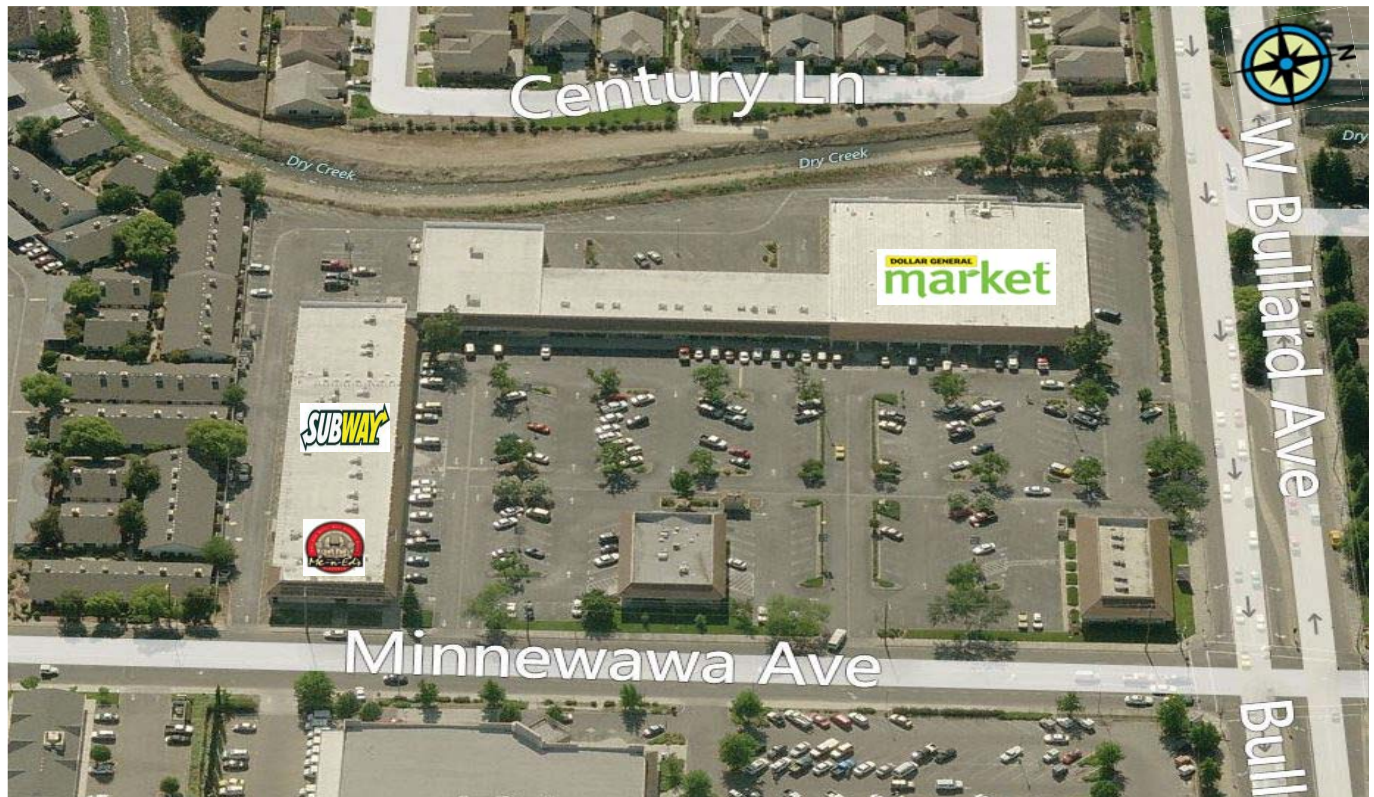
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Crossroads Shopping Center > Property Overview

- > Location: SWC Bullard and Minnewawa Avenues, Clovis, CA
- > Gross Leasable Area: 83,325± square feet
- > Lease Rate: \$0.90 - \$1.10 PSF, NNN
- > Space Available: From 810 SF up to 9,730 SF
- > Traffic Counts:

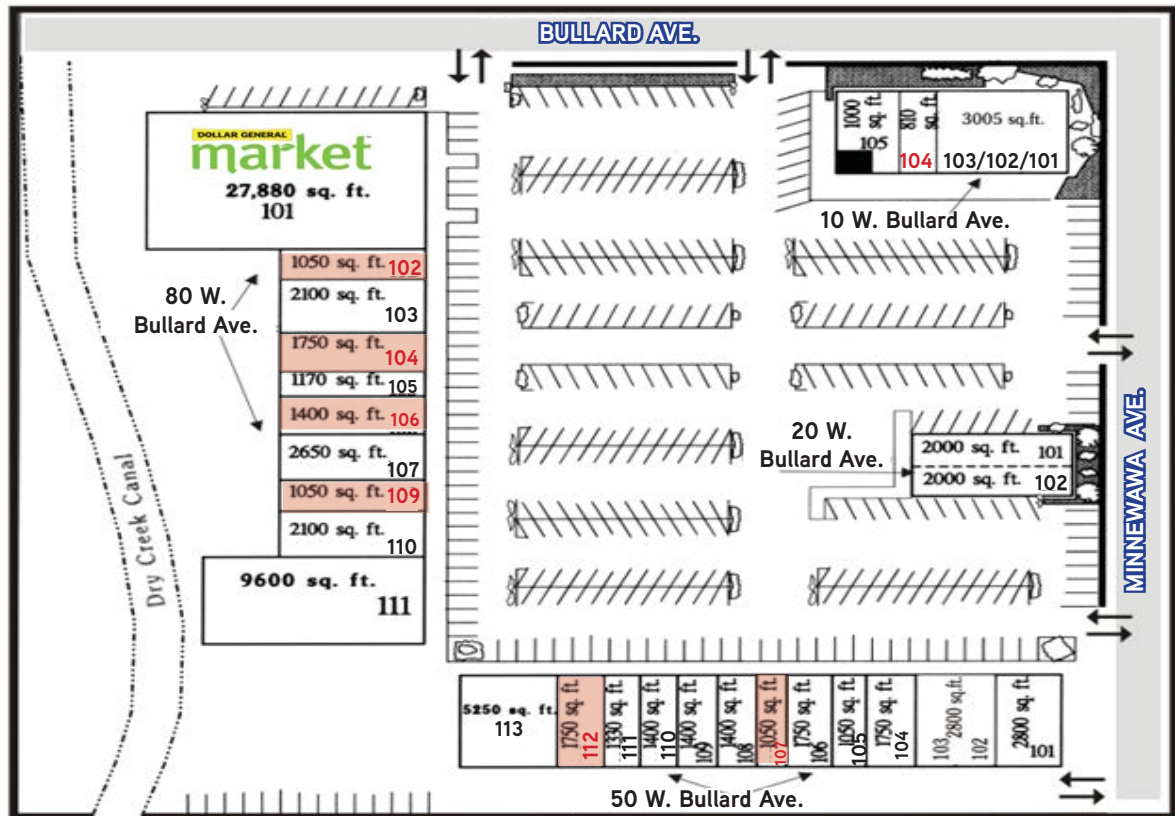
Highway 168:	39,057 ADT
Bullard Avenue:	14,784 ADT
Minnewawa Avenue:	8,813 ADT
- > Customer Demographics:

	<u>Population</u>	<u>Avg. HH Income</u>
1 Mile:	16,812	\$49,316
2 Miles:	57,953	\$62,428
3 Miles:	127,189	\$72,657

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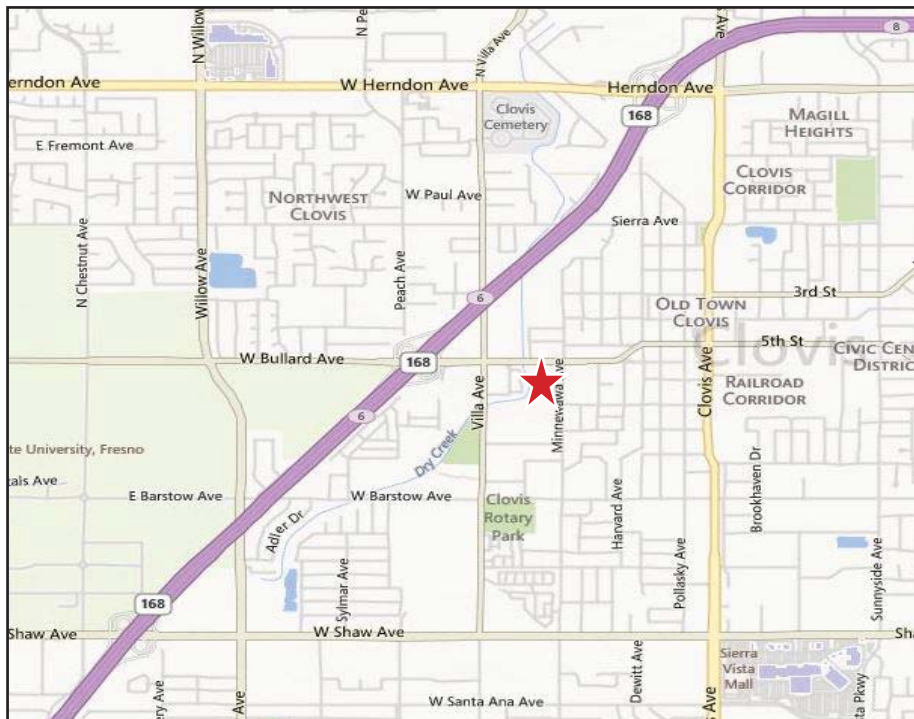
> Site Plan

Unit	Tenant	SF	Unit	Tenant	SF
10 W. Bullard, #101	Energy Concepts	1,150	50 W. Bullard, #109	CJSL	1,400
10 W. Bullard, #102	Energy Concepts	975	50 W. Bullard, #110	CJSL	1,400
10 W. Bullard, #103	Energy Concepts	880	50 W. Bullard, #111	Sweet Delicates	1,330
10 W. Bullard, #104	A Plus Massage	810	50 W. Bullard, #112	AVAILABLE	1,750
10 W. Bullard, #105	MVP Cash Advance	1,000	50 W. Bullard, #113	A Different Bent	5,250
20 W. Bullard, #101	Ernie's Liquor	2,000	80 W. Bullard, #101	Dollar General Market	27,880
20 W. Bullard, #102	Salontastic	2,000	80 W. Bullard, #102	AVAILABLE	1,050
50 W. Bullard, #101	Me-N-Ed's Pizza	2,800	80 W. Bullard, #103	Fresno Wildlife Rescue	2,100
50 W. Bullard, #102	Cosmo Prof	1,400	80 W. Bullard, #104	AVAILABLE	1,750
50 W. Bullard, #103	Cosmo Prof	1,400	80 W. Bullard, #105	Xtreme Scooters	1,170
50 W. Bullard, #104	The TV Shop	1,750	80 W. Bullard, #106	AVAILABLE	1,400
50 W. Bullard, #105	Unlock Escape Room	1,050	80 W. Bullard, #107	The Camp Transformation Ctr	2,650
50 W. Bullard, #106	The Cut Above	1,750	80 W. Bullard, #109	AVAILABLE	1,050
50 W. Bullard, #107	AVAILABLE	1,050	80 W. Bullard, #110	Empire Nutrition	2,100
50 W. Bullard, #108	Subway Sandwich	1,400	80 W. Bullard, #111	Bingo Innovations	9,600

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