

FOR SALE OR LEASE > ±14,000 SF BUILDABLE PAD

# SWC Fowler & Shaw Avenues

1750 SHAW AVENUE, CLOVIS, CALIFORNIA



**Fully Improved Pad Available for Ground Lease or Built-to-Suit**

## Property Summary

> Location:	Located on the southwest corner of Shaw and Fowler Avenues in Clovis, California.		
> Available:	±14,000 SF		
> Total Land Area:	±1.49 acres		
> Traffic Counts:	Shaw Avenue -	28,024 ADT	
	Fowler Avenue -	15,168 ADT	
	<b>Total</b>	<b>43,192 ADT</b>	
> Demographics:		<u>Population</u>	<u>Avg. HH Income</u>
	1 Mile	16,512	\$82,042
	2 Miles	66,801	\$74,818
	3 Miles	100,348	\$73,059

CO-TENANT:

**Walgreens**

- Excellent Shaw Avenue location
- Across from New Walmart Neighborhood Market
- Great demographics and traffic counts

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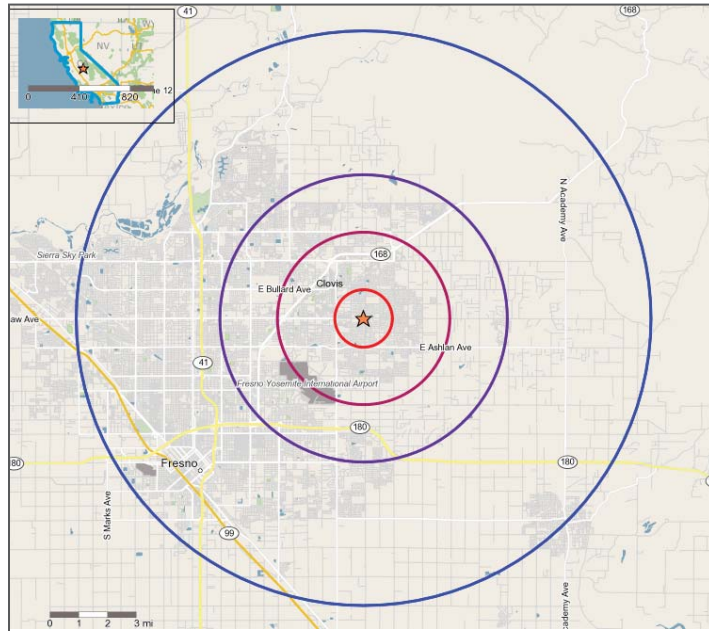




# FOR SALE OR LEASE > ±14,000 SF Building Pad

SWC SHAW & FOWLER AVENUES, CLOVIS, CA

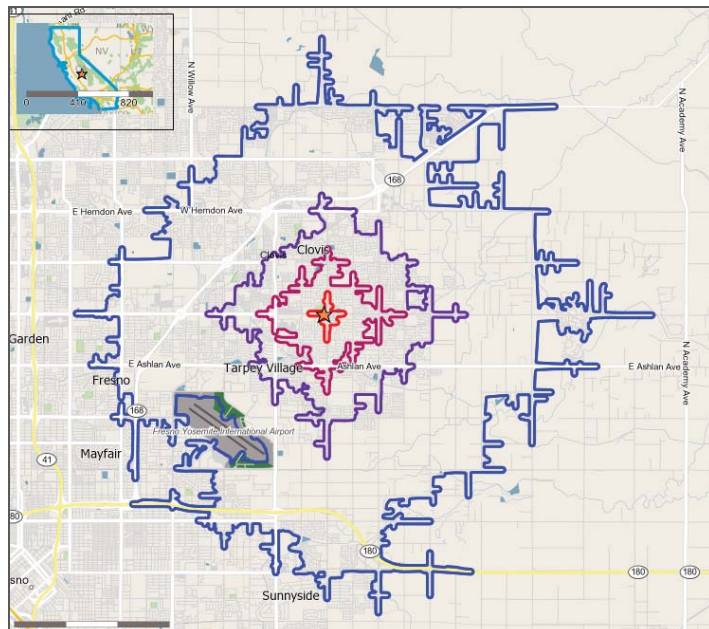
## Property Demographic Summary



### 2016 Estimated Radius Ring Demographics

	1 Mile	3 Miles	5 Miles	10 Miles
Population	15,857	100,712	229,029	636,586
Population Growth 5-yr Projection	2.2%	6.2%	6.5%	4.7%
Median Age	38.8	33.8	31.9	31.6
Avg. HH Income	\$80,523	\$72,999	\$73,162	\$67,892
Median HH Income	\$64,262	\$55,295	\$52,438	\$45,792
HH with Income Over \$50,000	25.0%	19.7%	18.0%	17.6%
HH with Income Over \$75,000	14.0%	13.5%	12.9%	11.0 %
Population College Educated or Higher	10,512	63,514	138,760	382,447
Daytime Population (Employees)	4,366	28,922	59,248	197,441
Business Establishments	554	3,426	6,940	20,717

Source: Alteryx, 2015



### 2016 Estimated Drive Time Demographics (In Minutes)

	1 Mile	3 Miles	5 Miles	10 Miles
Population	249	12,476	48,891	145,880
Population Growth 5-yr Projection	3.3%	2.8%	7.3%	6.8%
Median Age	45.6	37.8	35.0	32.6
Avg. HH Income	\$99,091	\$80,239	\$82,004	\$74,005
Median HH Income	\$73,223	\$63,251	\$64,415	\$54,435
HH with Income Over \$50,000	21.9%	24.8%	21.1%	18.6%
HH with Income Over \$75,000	15.5%	14.1%	15.6%	13.2%
Population College Educated or Higher	177	8,199	30,775	89,494
Daytime Population (Employees)	197	3,906	12,835	40,940
Business Establishments	29	488	1,526	4,755

Source: Alteryx, 2015