

FOR LEASE > AVAILABLE COMMERCIAL LAND

# SWC Shaw & Sylmar Avenues

CLOVIS, CALIFORNIA



Monument Signage



Near 3 Hotels



Surf Thru Car Wash Next Door

## Property Features

- > Restaurant, Fast Food, Retail, Automotive, Office Uses!
- > All or Part Available.
- > Heavy Shaw Avenue Traffic.
- > Signalized Intersection!
- > Near CSU Fresno & Savemart Center.
- > Close to HWY 168.
- > Available Now.



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# Property Summary

**Location:** SWC Shaw Avenue and Sylmar Avenues, Clovis, California.

**Size:** 2.19 acres (95,396 SF)

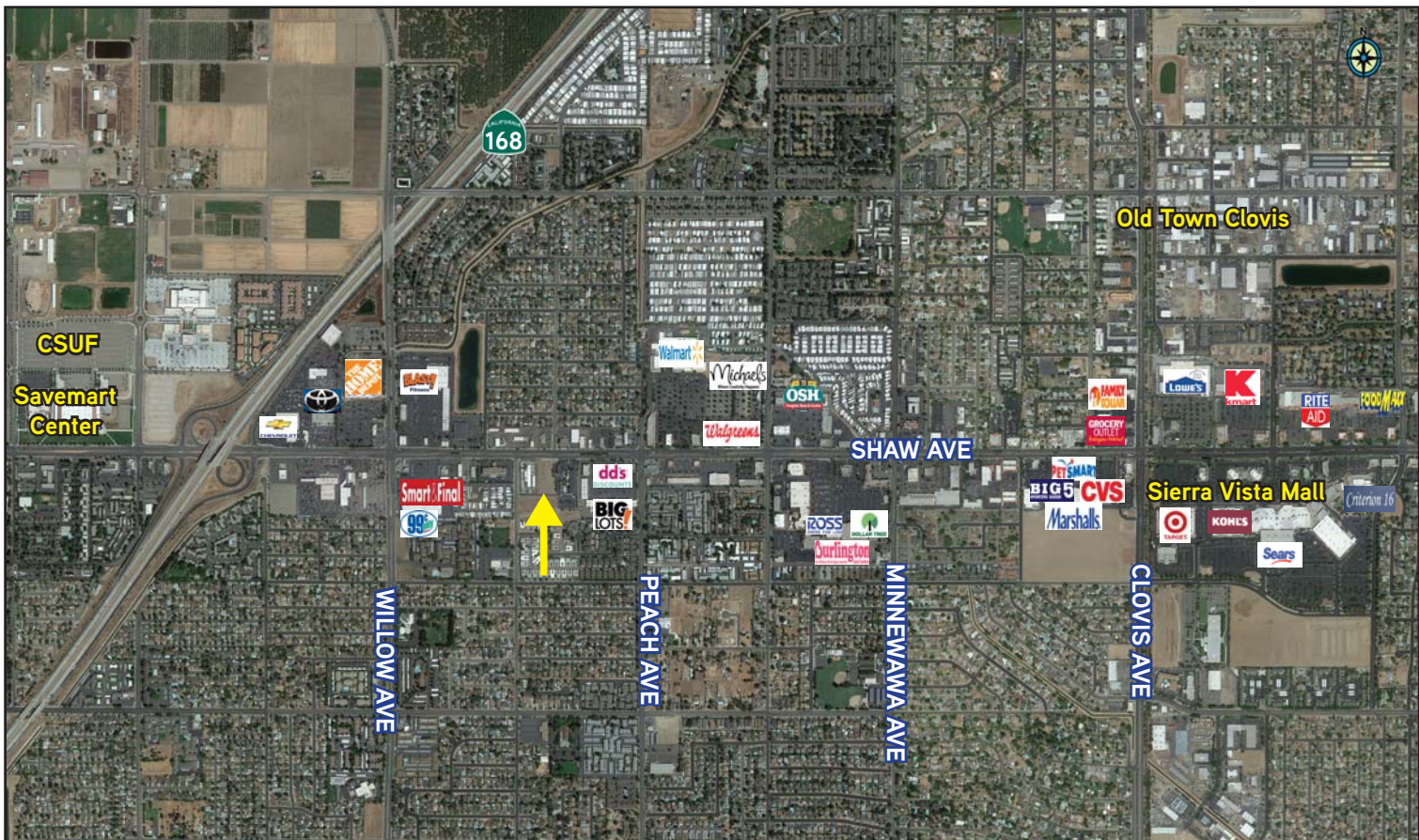
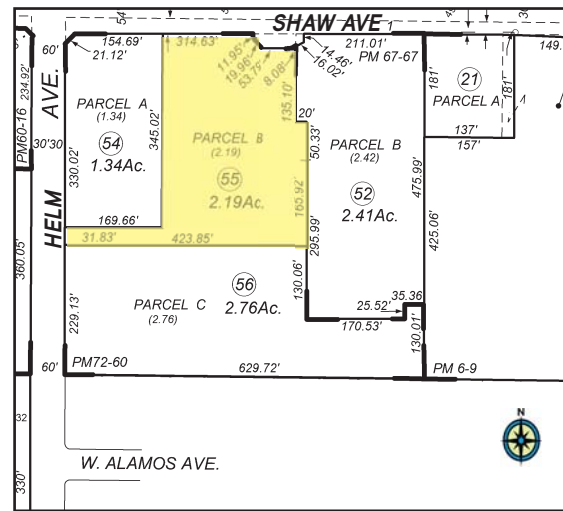
**APN:** 430-500-55 (County of Fresno)

**Zoning:** C-2: Commercial (Restaurant, Fast-Food drive through, Retail, Automotive, Financial/Banks, Office, Medical, Grocery, etc.)

**Customer Traffic:** Shaw Avenue - Approximately 70,000 cars per day.

Customer Demographics:	Population	Avg. HH Income
1 Mile:	22,336	\$44,912
2 Miles:	60,300	\$51,405
3 Miles:	135,289	\$60,256
4 Miles:	244,982	\$67,065
5 Miles:	353,317	\$68,420

**Terms:** Prices and Leases are Negotiable.



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