

FOR LEASE | SHOPS ON SHAW CENTER

300-380 W. Shaw Avenue

CLOVIS, CA 93612



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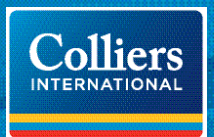
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SHOPS ON SHAW CENTER | PAD & SHOP SPACE FOR LEASE

SEC Shaw & Peach Avenues | 300-380 W. Shaw Avenue | Clovis, CA 93612

> Property Description

The Shops On Shaw center is well-positioned on Shaw Avenue, Clovis' primary retail corridor. The subject property is located at the southeast corner of Shaw and Peach Avenues, just east of Freeway 168 on/off-ramps and Fresno State University. The center has exceptional visibility with high traffic counts of $\pm 67,758$ cars per day.

> Property Highlights

The property is directly across the street from the Walmart Supercenter with Michael's, Boot Barn, FedEx, Autozone and Walgreens. Many major national retailers are in the immediate area including Home Depot, Smart & Final Extra!, 99 Cents Only, Big Lots, dd's Discounts, Ross, Burlington Coat Factory, Dollar Tree, OSH and AutoZone.

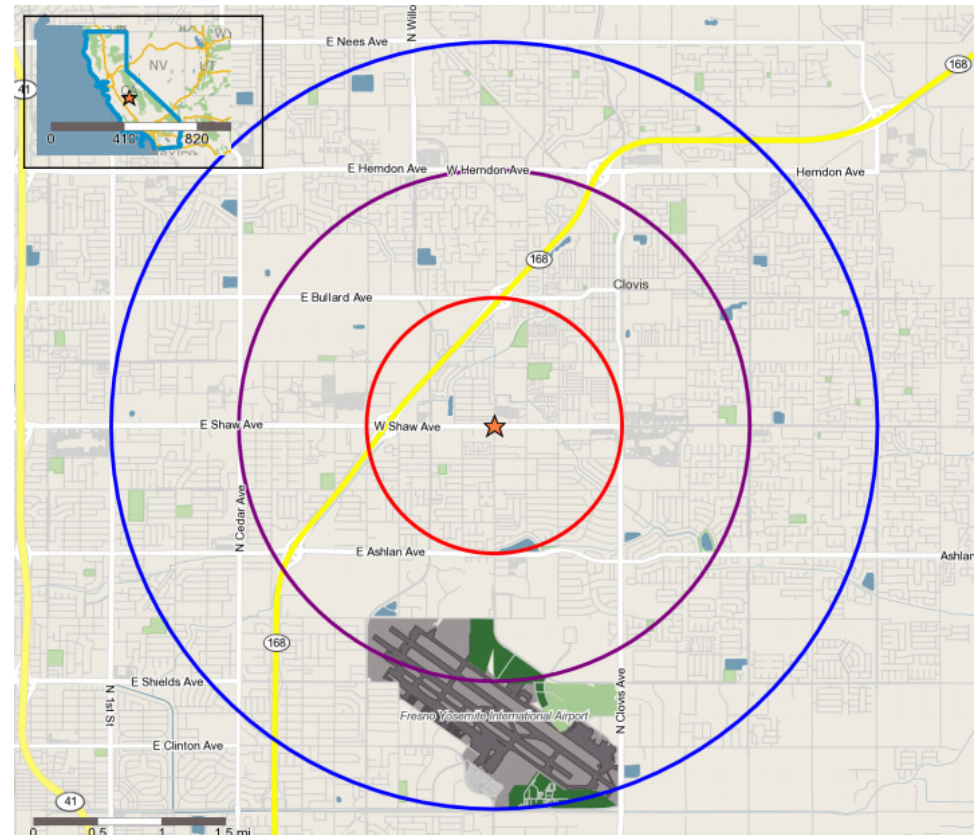
> Available Space

Shop Space: $\pm 1,000$ SF up to $\pm 6,670$ SF Available
Pad Space: Up to $\pm 4,095$ SF Available
New Pad Building: $\pm 3,640$ SF (can be divided)

> **Lease Rate:** Please contact agent for more information

> 2017 Traffic Counts Source: City of Clovis

Shaw Avenue:	53,499 ADT
Peach Avenue:	14,259 ADT
TOTAL:	67,758 ADT

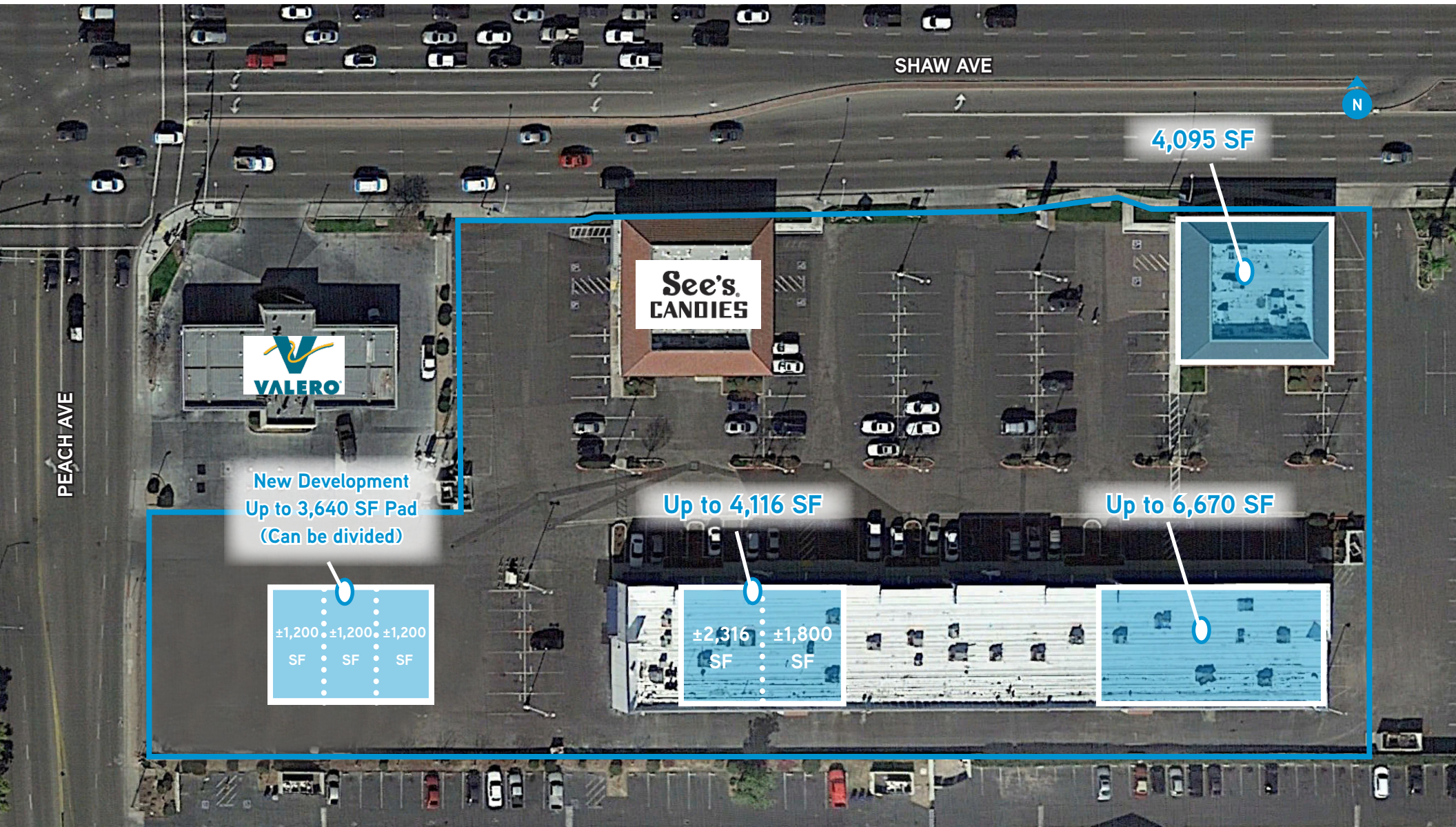


> 2018 Demographics Source: Alteryx.com

	1 Mile	2 Miles	3 Miles
Total Population:	23,589	58,005	132,449
Total Households:	9,575	21,856	47,845
Avg. HH Income:	\$46,652	\$55,094	\$48,604

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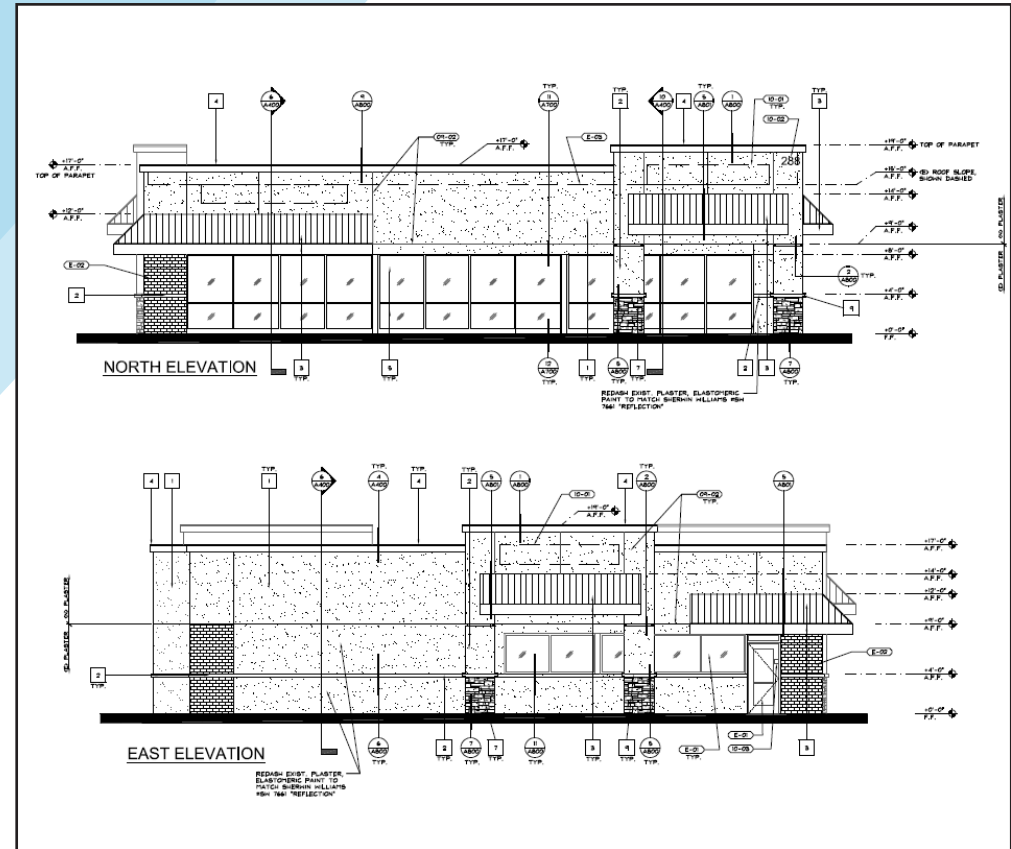
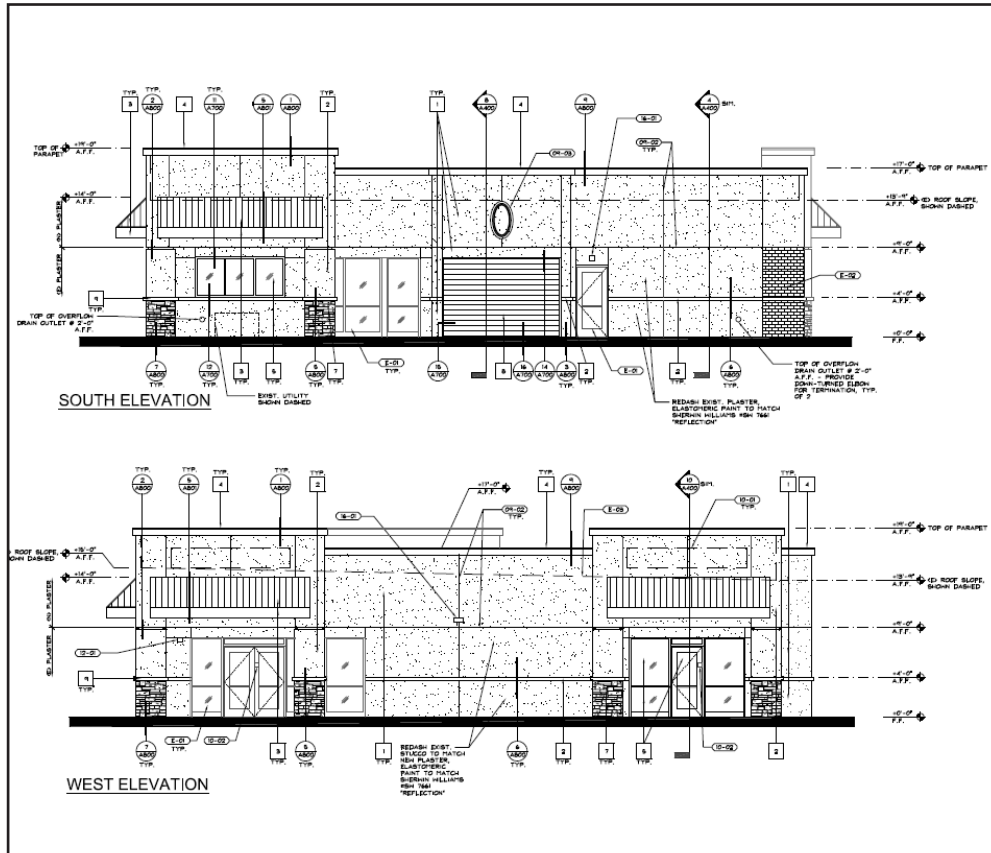
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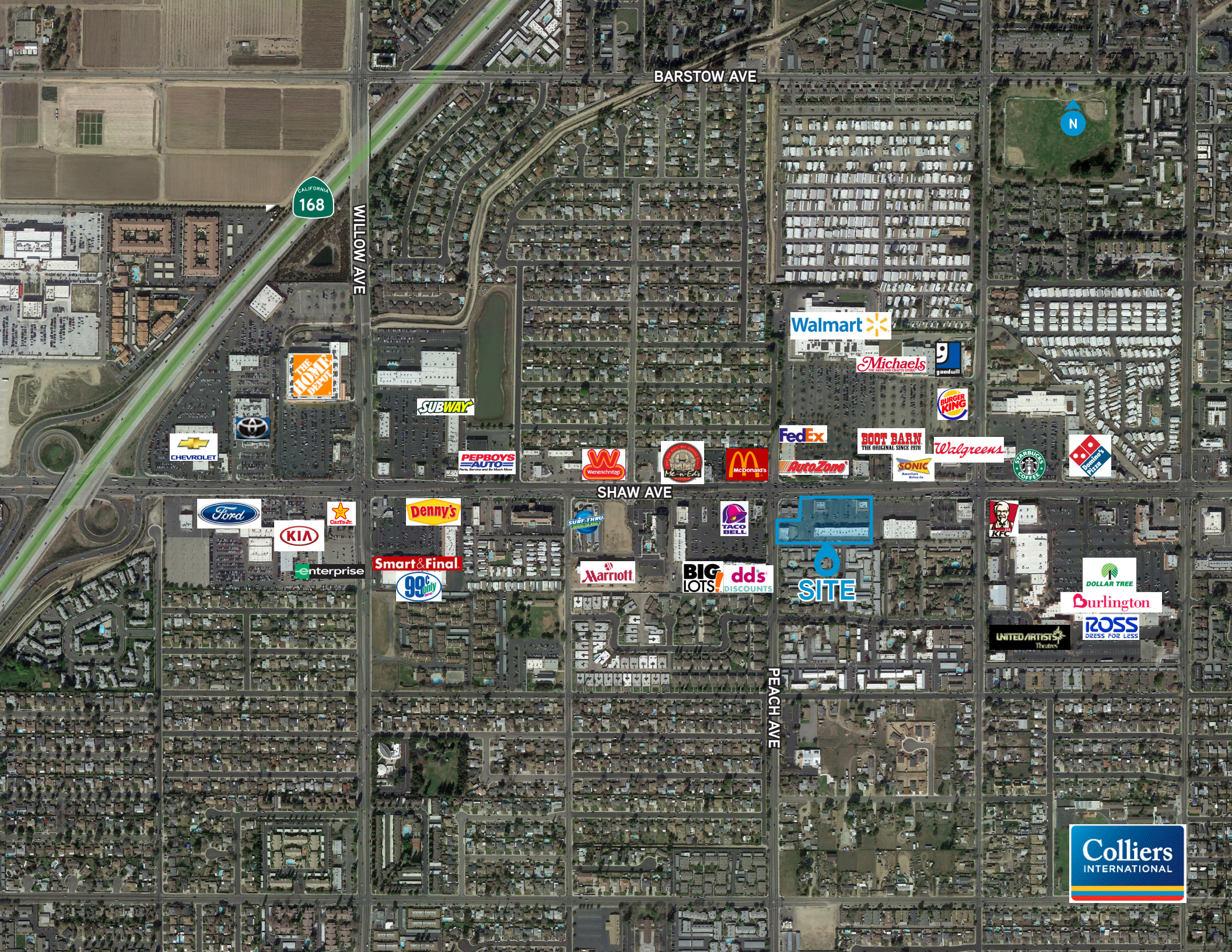
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ELEVATIONS



BARSTOW AVE

CALIFORNIA
168

WILLOW AVE

N

Walmart

Michaels

9
goodwill

BURGER KING

FedEx

BOOT BARN
THE ORIGINAL SINCE 1979

Walgreens

SONIC
American Drive-In

Dominos
PIZZA

STARBUCKS
COFFEE

McDonald's

AutoZone

McEls

Wienerschnitzel

PEPBOYS
AUTO

SUBWAY

THE HOME DEPOT

TOYOTA

CHEVROLET

SHAW AVE

SITE

TACO BELL

BIG LOTS
DISCOUNTS

dds

Marriott

SURF THRU
SHELLS ON SHORE

Denny's

Smart & Final

99¢ ONLY

OUTBACK

KIA

Enterprise

Ford

KFC

DOLLAR TREE

Burlington

ROSS
DRESS FOR LESS

UNITED ARTISTS
Theatres

PEACH AVE

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INTERNATIONAL

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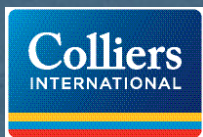
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