

RETAIL/RESTAURANT PAD FOR SALE

Prime Shaw Avenue Location SEC of Shaw and Fowler Avenues



1850 Shaw Avenue Clovis, CA 93611

- Close to Sierra Vista Regional Mall at Shaw/Sunnyside
- Ideal for Retail or Casual Dining Restaurant
- Close Proximity to New Housing Growth & Schools
- Former Boston Market Location

REDUCED PRICE \$750,000



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Location, demographics and site plan information is supplied by sources believed to be reliable. However, we can not guarantee its accuracy and make no warranty or representation as to its veracity. It is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and these may not represent current or future performance of the property.

Retail California Commercial Real Estate • 7480 North Palm Avenue, Suite 101 • Fresno, California 93711 • P 559 256-1700 • F 559 432-2938

Retail / Restaurant Pad For Sale

1850 Shaw Avenue Clovis, CA 93611

| | |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LOCATION: | Located at the signalized intersection of Shaw and Fowler avenues in Clovis, CA. It is an outparcel of the Mountain View Shopping Center, which was a former Boston Market location. Other major neighboring tenants include Walgreens, JP Morgan Chase Bank (ATM), Fresh & Easy, and the Dept. of Motor Vehicles. |
| APN: | 552-020-07s |
| BUILDING SIZE: | 3,359± SF |
| LAND SIZE: | .67 Acres or 29,254 SF |
| FRONTAGE: | 195 FT |
| PARKING: | 35 Spaces |
| 2011 TRAFFIC: | Fowler Ave. N/S: 15,831 ADT (Average Daily Traffic) (Source: City of Clovis) Shaw Ave. E/W: <u>29,937 ADT</u> TOTAL: 54,768 ADT |
| SALE PRICE: | \$750,000.00 |



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Site Aerial



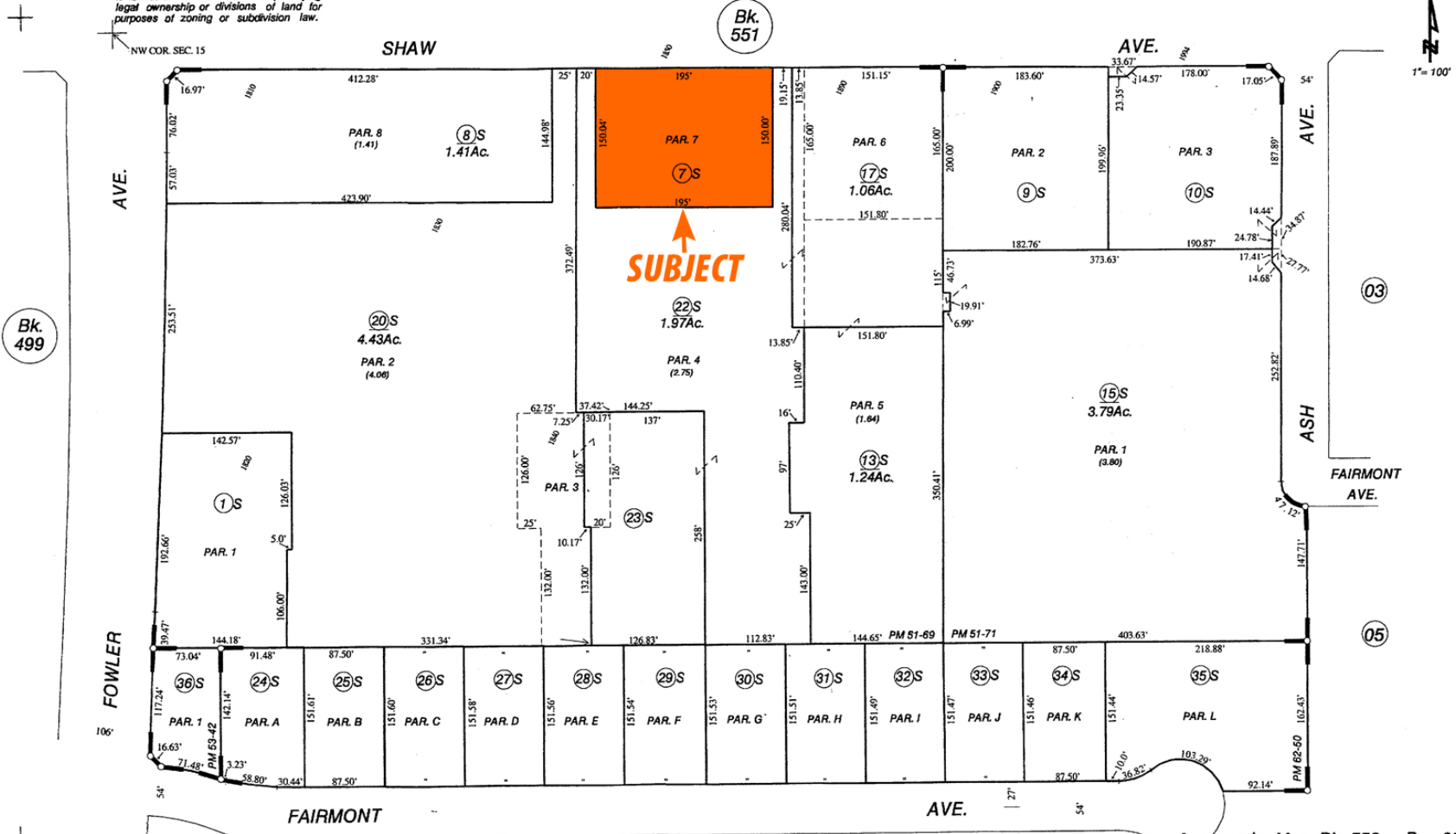
PARCEL MAP - SHAW AVE. & FOWLER AVE.

SUBDIVIDED LAND IN POR. SEC. 15, T. 13S., R. 21E., M.D.B.&M.

Tax Rate Area
1-003

552-02

--- NOTE ---
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.



Parcel Map No. 89-9 - Bk. 51, Pgs. 69-70
Parcel Map No. 89-10 - Bk. 51, Pgs. 71-72
Parcel Map No. 90-08 - Bk. 53, Pgs. 42-43
Parcel Map No. 2000-2 - Bk. 62, Pg. 50

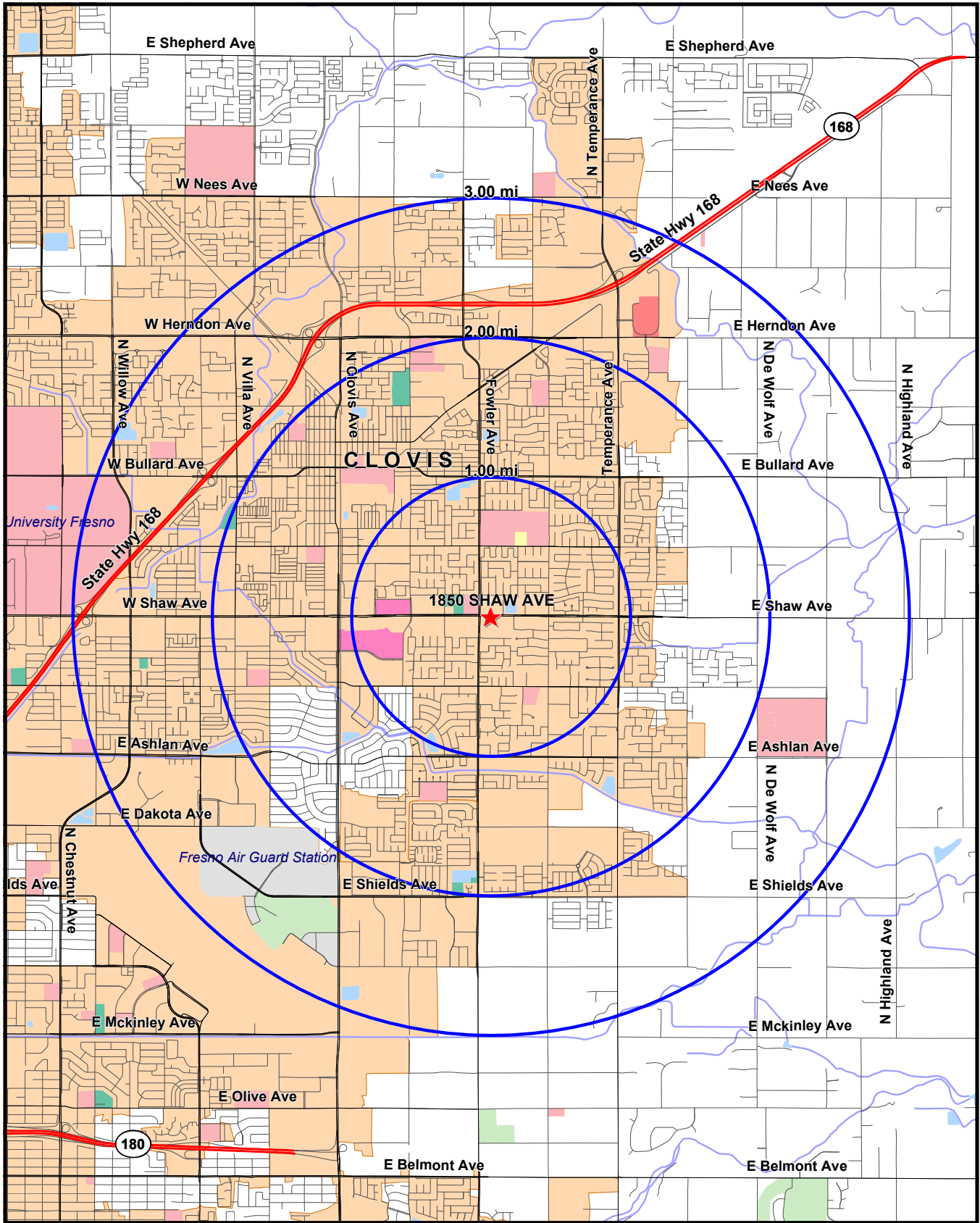
NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 552 - Pg. 02
County of Fresno, Calif.

JUN 12 2003

04-24-03

1850 Shaw Ave Clovis, Ca 93611



Print Date: 14 June 2011

Data Source:

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Site Coordinates Longitude/X: -119.680463 Latitude/Y: 36.808444

Retail California Demographics Study Basic Updated Summary Report (%)

Prepared by: AnySite



1850 Shaw Ave Clovis, CA 93611

14 June 2011

Coordinates Longitude: -119.680463

Latitude: 36.808444

| | 1 MILE RING 3.14 SQ/MI | 2 MILE RING 12.56 SQ/MI | 3 MILE RING 28.27 SQ/MI |
|-------------------------------------------|------------------------------|-------------------------------|-------------------------------|
| POPULATION | | | |
| 1990 Total Population | 12,168 | 42,448 | 63,059 |
| 2000 Total Population | 15,483 | 50,512 | 76,097 |
| 2010 Total Population | 17,861 | 60,302 | 90,139 |
| 2015 Total Population | 18,962 | 65,091 | 97,284 |
| % Population Change 1990-2000 | 27.24% | 19.00% | 20.68% |
| % Population Change 2000-2010 | 15.36% | 19.38% | 18.45% |
| % Population Change 2010-2015 | 6.16% | 7.94% | 7.93% |
| HOUSEHOLDS | | | |
| 1990 Total Households | 3,748 | 14,300 | 22,668 |
| 2000 Total Households | 5,084 | 17,301 | 27,176 |
| 2010 Total Households | 5,853 | 20,525 | 31,781 |
| 2015 Total Households | 6,234 | 22,223 | 34,304 |
| % Households Change 1990-2000 | 35.65% | 20.99% | 19.89% |
| % Households Change 2000-2010 | 15.13% | 18.63% | 16.95% |
| % Households Change 2010-2015 | 6.51% | 8.27% | 7.94% |
| 2010 RACE | | | |
| % 2010 White Population | 80.64% | 75.81% | 75.86% |
| % 2010 Black Population | 1.66% | 1.74% | 2.09% |
| % 2010 American Indian/Alaska Native | 0.76% | 1.07% | 1.14% |
| % 2010 Asian/Hawaiian/Pacific Islander | 8.05% | 9.06% | 8.45% |
| % 2010 Other Population (Incl 2+ Races) | 8.90% | 12.32% | 12.46% |
| % 2010 Hispanic Population | 21.96% | 26.01% | 25.79% |
| % 2010 Non-Hispanic Population | 78.04% | 73.99% | 74.21% |
| INCOME | | | |
| 2010 Per Capita Income | \$25,341 | \$22,561 | \$22,931 |
| 2010 Median Household Income | \$59,999 | \$50,884 | \$49,522 |
| 2010 Average Household Income | \$77,330 | \$66,284 | \$65,037 |
| % 2010 Household Income < \$10,000 | 2.17% | 4.80% | 5.21% |
| % 2010 Household Income \$10,000-\$14,999 | 1.62% | 4.13% | 4.21% |
| % 2010 Household Income \$15,000-\$19,999 | 4.36% | 5.29% | 5.50% |
| % 2010 Household Income \$20,000-\$24,999 | 3.96% | 5.35% | 5.48% |
| % 2010 Household Income \$25,000-\$29,999 | 3.26% | 4.96% | 5.31% |
| % 2010 Household Income \$30,000-\$34,999 | 4.48% | 5.30% | 6.00% |

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| | 1 MILE RING 3.14 SQ/MI | 2 MILE RING 12.56 SQ/MI | 3 MILE RING 28.27 SQ/MI |
|---------------------------------------------|------------------------------|-------------------------------|-------------------------------|
| % 2010 Household Income \$35,000-\$39,999 | 4.05% | 5.60% | 5.91% |
| % 2010 Household Income \$40,000-\$44,999 | 5.31% | 7.24% | 6.56% |
| % 2010 Household Income \$45,000-\$49,999 | 7.07% | 6.34% | 6.43% |
| % 2010 Household Income \$50,000-\$59,999 | 13.72% | 11.06% | 11.04% |
| % 2010 Household Income \$60,000-\$74,999 | 14.72% | 15.41% | 15.31% |
| % 2010 Household Income \$75,000-\$99,999 | 21.05% | 16.58% | 15.51% |
| % 2010 Household Income \$100,000-\$124,999 | 8.35% | 4.97% | 4.32% |
| % 2010 Household Income \$125,000-\$149,999 | 4.34% | 1.91% | 2.02% |
| % 2010 Household Income \$150,000-\$199,999 | 0.92% | 0.59% | 0.61% |
| % 2010 Household Income \$200,000-\$249,999 | 0.14% | 0.06% | 0.11% |
| % 2010 Household Income \$250,000-\$499,999 | 0.48% | 0.40% | 0.47% |
| % 2010 Household Income \$500,000+ | 0.00% | 0.00% | 0.00% |
| 2010 Average Household Size | 3.0 | 2.9 | 2.8 |
| 2010 Total Daytime Population | 14,966 | 49,933 | 80,643 |
| 2010 Total Daytime Work Population | 6,638 | 23,005 | 38,728 |