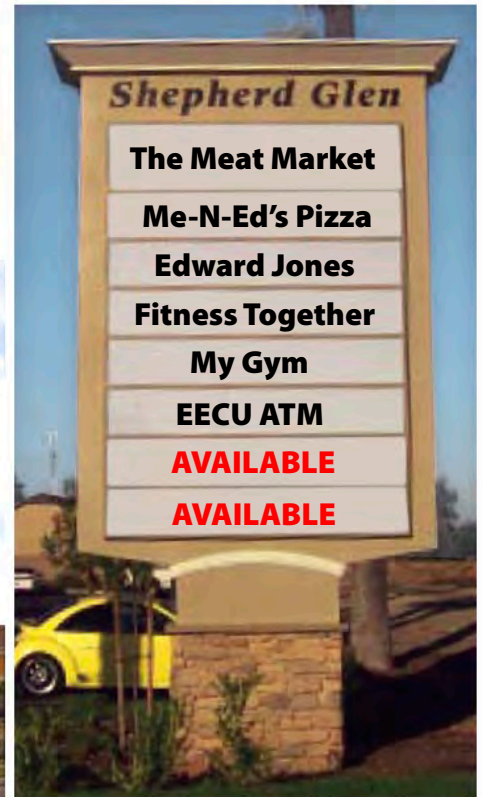


Prime Commercial Retail Space Available



*The Shops at
Shepherd Glen*



**SWC Shepherd & Fowler Avenues
Clovis, CA 93619**

For Additional Information Please Contact:

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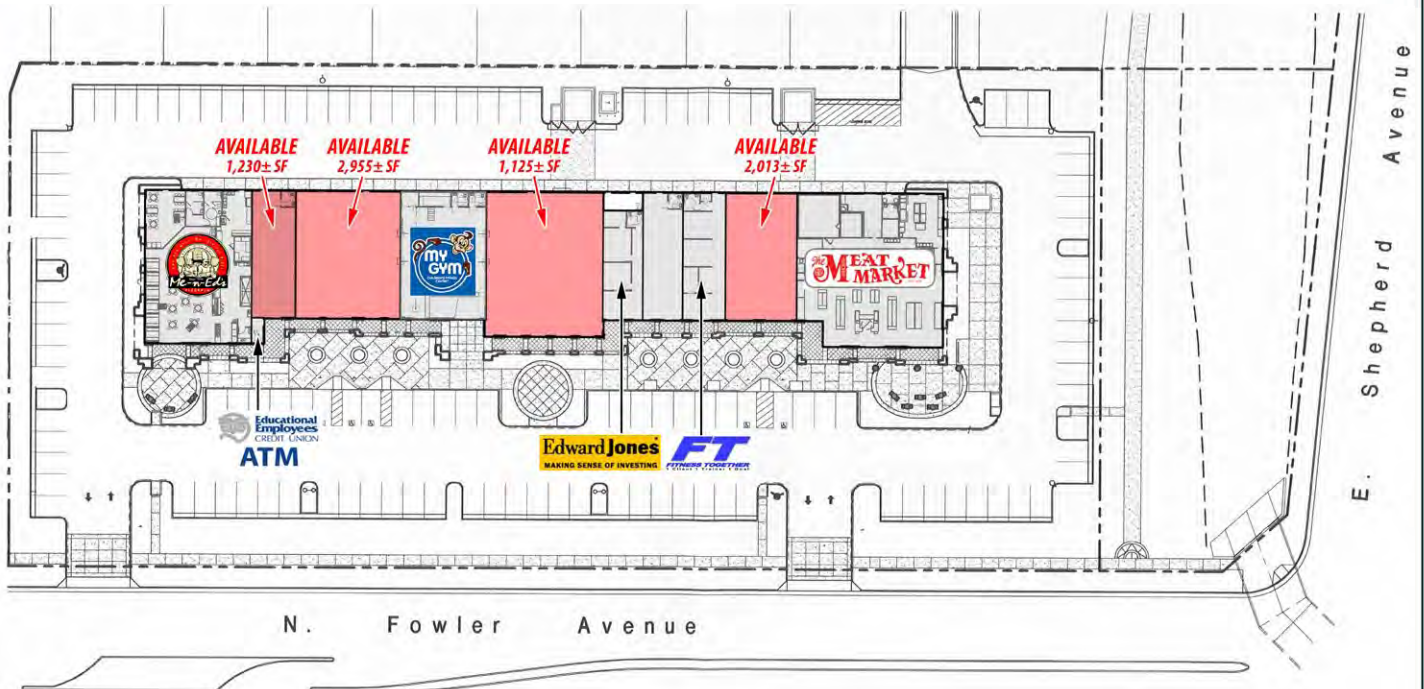
Kim Hamilton

559.447.6255

kim@retailcalifornia.com

DRE Lic. # 01904639

SITE PLAN



FACT SHEET

Description: This specialty retail shopping center is located at the southwest corner of Shepherd and Fowler Avenues in Clovis' prestigious northeast area. The location of this retail development is very significant in that it services the entire Northeast Clovis trade area, and many new planned and currently under construction homes in the area will be directed to this center. This location offers a distinct advantage for convenience oriented businesses. The Shops at Shepherd Glen provides over ±24,228 square feet of specialty retail shop space featuring attractive architectural design, excellent parking and great street visibility.

Lease Type: NNN

Rental Rate: \$1.65 PSF - **REDUCED!**

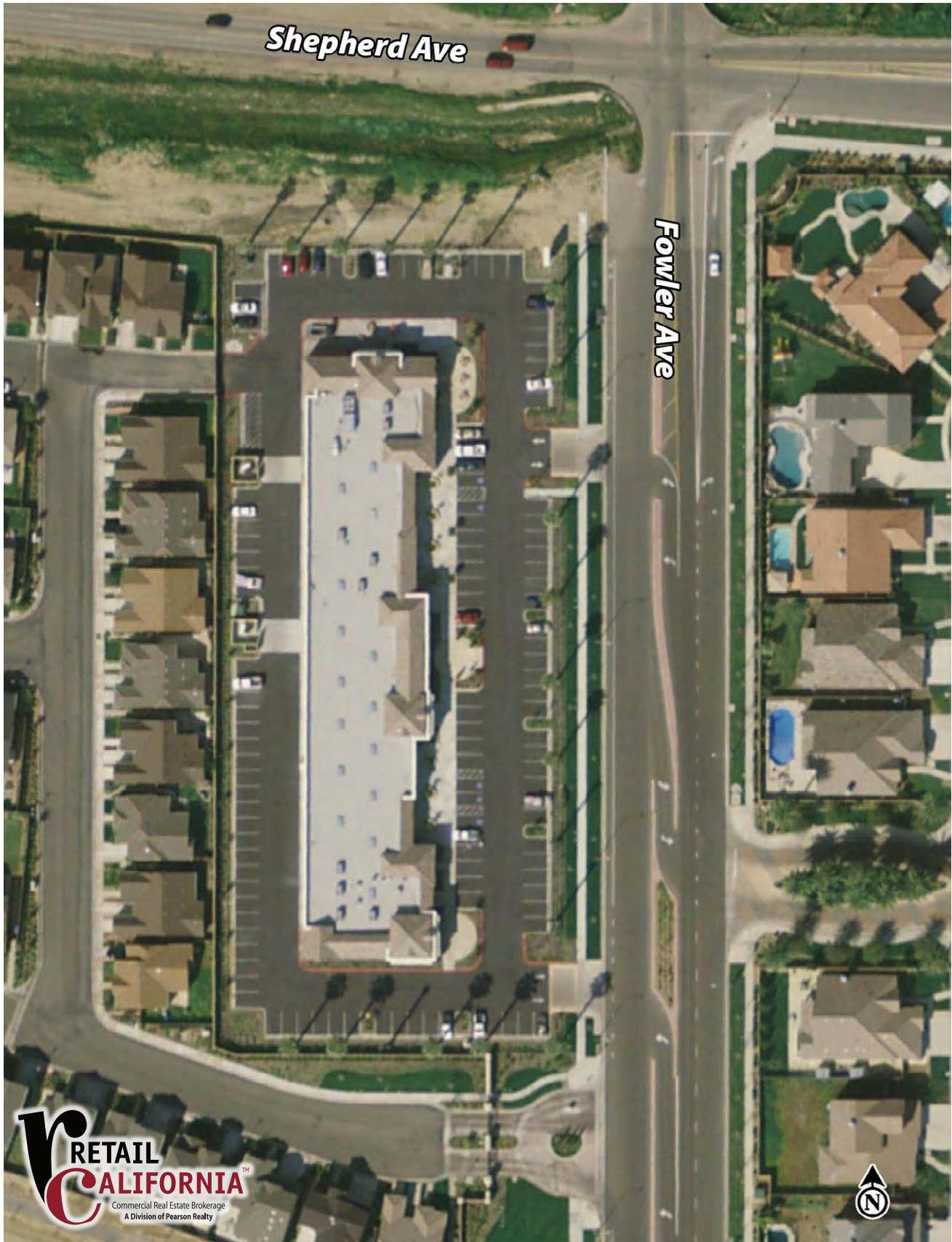
Parking: 5± Stalls per 1,000± SF of retail space

Clovis Area Medium Home Price: \$300,000

Zoning: C-1, Community Neighborhood Commercial

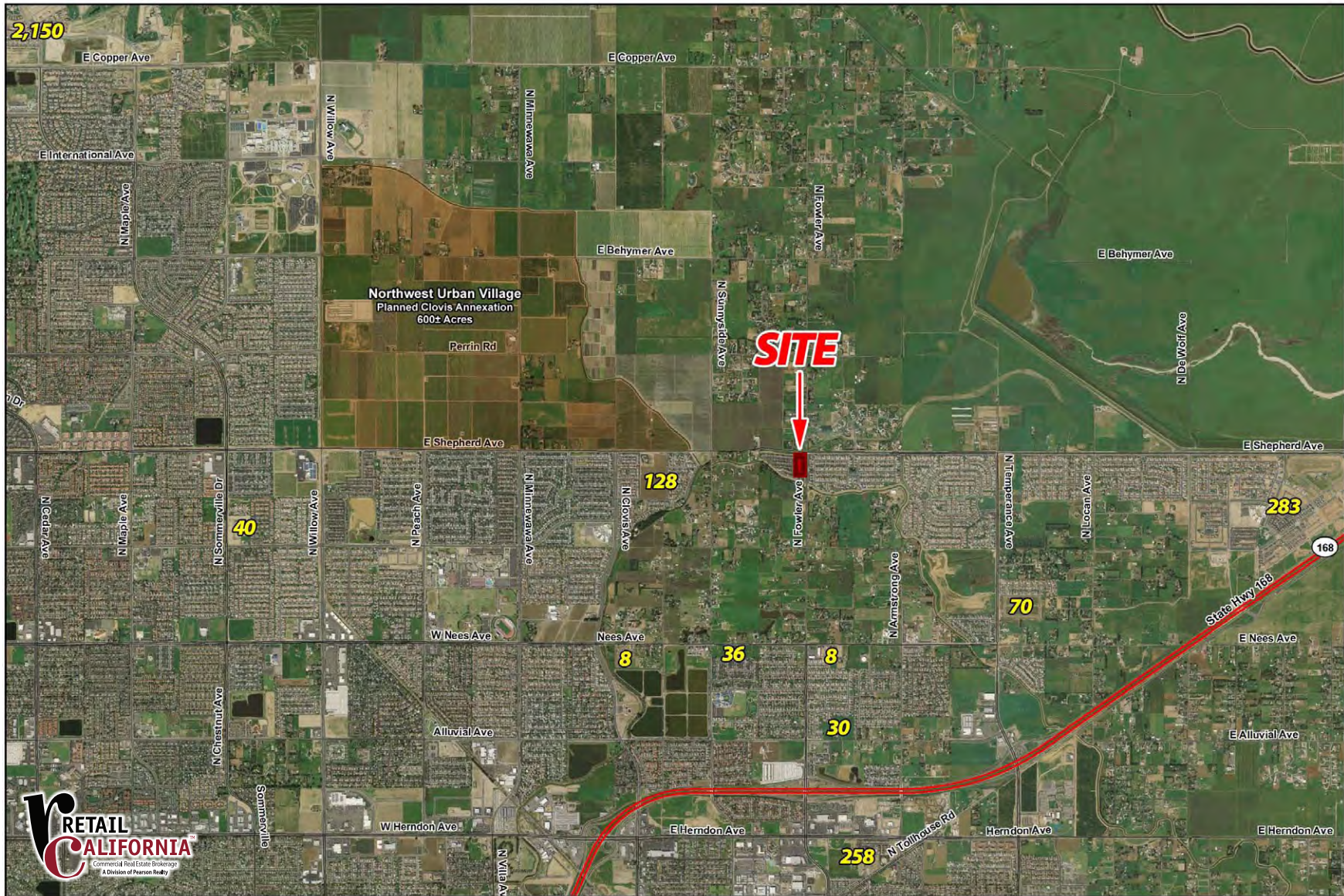
Available Shop Space: 9,099± SF - Divisible to 1,200± SF; 1,230± SF; 1,125± SF; 2,040± SF

Site Aerial



2011 Housing Activity - Northern Clovis, CA Area

Number of Lots Pending Shown



Custom Trade Area Clovis, CA



Pitney Bowes MapInfo Basic Updated Summary Report (%)

Prepared by: AnySite



4664 E Shepherd Ave & 9001 N Sunnyside Ave Clovis, CA 93619

25 February 2011

Coordinates Longitude: -119.693070

Latitude: 36.866570

CUSTOM
BOUNDARY
18.20 SQ/MI

POPULATION

1990 Total Population	3,599
2000 Total Population	12,586
2010 Total Population	24,444
2015 Total Population	30,386
% Population Change 1990-2000	249.71%
% Population Change 2000-2010	94.22%
% Population Change 2010-2015	24.31%

HOUSEHOLDS

1990 Total Households	1,153
2000 Total Households	3,929
2010 Total Households	7,451
2015 Total Households	9,305
% Households Change 1990-2000	240.76%
% Households Change 2000-2010	89.64%
% Households Change 2010-2015	24.88%

2010 RACE

% 2010 White Population	82.18%
% 2010 Black Population	1.69%
% 2010 American Indian/Alaska Native	0.78%
% 2010 Asian/Hawaiian/Pacific Islander	9.02%
% 2010 Other Population (Incl 2+ Races)	6.33%

% 2010 Hispanic Population	14.18%
% 2010 Non-Hispanic Population	85.82%

INCOME

2010 Per Capita Income	\$28,425
2010 Median Household Income	\$73,586
2010 Average Household Income	\$93,251

% 2010 Household Income < \$10,000	0.83%
% 2010 Household Income \$10,000-\$14,999	1.93%
% 2010 Household Income \$15,000-\$19,999	6.05%
% 2010 Household Income \$20,000-\$24,999	1.74%
% 2010 Household Income \$25,000-\$29,999	2.86%
% 2010 Household Income \$30,000-\$34,999	1.83%

Pitney Bowes MapInfo Basic Updated Summary Report (%)

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25 February 2011

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CUSTOM
BOUNDARY
18.20 SQ/MI

% 2010 Household Income \$35,000-\$39,999	1.36%
% 2010 Household Income \$40,000-\$44,999	2.36%
% 2010 Household Income \$45,000-\$49,999	1.77%
% 2010 Household Income \$50,000-\$59,999	6.16%
% 2010 Household Income \$60,000-\$74,999	25.50%
% 2010 Household Income \$75,000-\$99,999	29.34%
% 2010 Household Income \$100,000-\$124,999	10.23%
% 2010 Household Income \$125,000-\$149,999	4.90%
% 2010 Household Income \$150,000-\$199,999	1.57%
% 2010 Household Income \$200,000-\$249,999	0.54%
% 2010 Household Income \$250,000-\$499,999	1.02%
% 2010 Household Income \$500,000+	0.00%
2010 Average Household Size	3.2
2010 Total Daytime Population	19,995
2010 Total Daytime Work Population	8,021