

# WILD WEST SHOPPING CENTER AVAILABLE FOR LEASE

111-159 W. Shaw Avenue - Clovis, California



ANCHORED RETAIL CENTER - CLOVIS, CA

## HIGHLIGHTS

- ♦ NEC of Shaw & Villa Avenues
- ♦ Prime Clovis Location with Excellent Visibility on Shaw Avenue
- ♦ Monument & Space Signage Available
- ♦ Desirable Demographics and High Traffic Counts
- ♦ In-Line Spaces Ideal for Office or Retail Use



For Additional Information Please Contact:

**Troy McKenney**  
Senior Vice President - Investment Division  
559.447.6277  
tmckenney@pearsonrealty.com  
DRE #00952671

**Craig Holdener**  
Vice President - Retail Division  
559.447.6293  
choldener@pearsonrealty.com  
DRE #01904352



FRESNO OFFICE 7480 N Palm Ave #101, Fresno CA 93711 559.432.6200  
VISALIA OFFICE 3447 S Demaree St, Visalia CA 93277 559.732.7300

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111-159 W. SHAW AVENUE - CLOVIS, CA

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## PROPERTY INFORMATION

The Wild West Shopping Center is located on the prime Shaw Avenue Retail corridor, with excellent street visibility and access from Shaw and Villa Avenues near Freeway 168. Monument and space signage are available.

**Lease Rate:** \$1.25 per square foot per month NNN (NNN estimated at \$0.30± PSF - subject to change)

**Zoning:** C-2, City of Clovis

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Population Estimated 2015	21,608	59,764	128,078
Population Projection 2020	22,091	61,211	132,057
Average HH Income 2015	\$43,984	\$51,219	\$57,771

Source: Claritas 2014

## TRAFFIC VOLUME

Approximately 59,384± cars per day travel through the intersection of Shaw & Villa Avenues.

Source: City of Clovis Planning & Development Services 2011. Estimated 2012 ADT traffic counts calculated using 3% annual multiplier.



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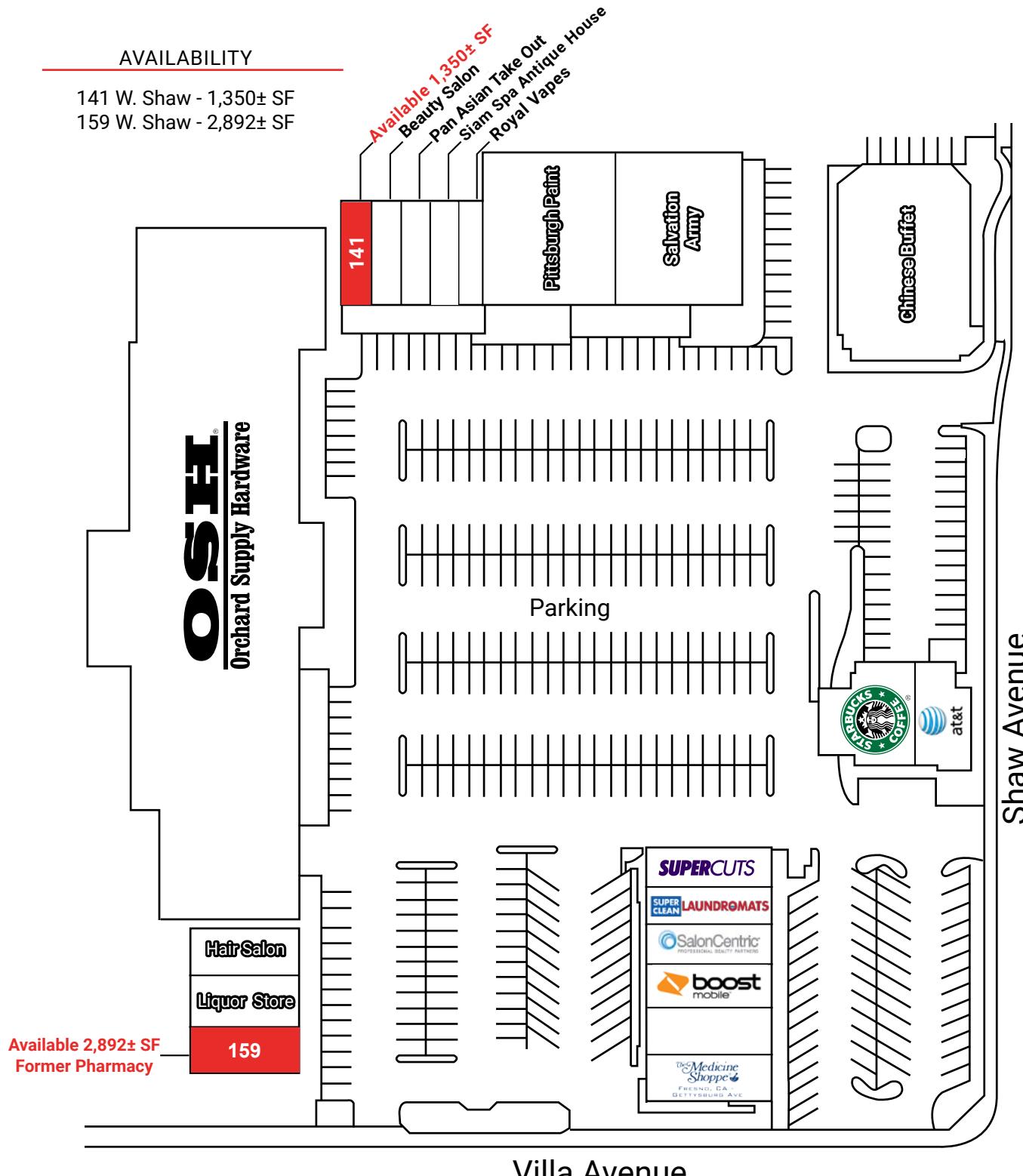
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## SITE PLAN

### AVAILABILITY

141 W. Shaw - 1,350± SF  
159 W. Shaw - 2,892± SF



**Newmark  
Pearson Commercial**

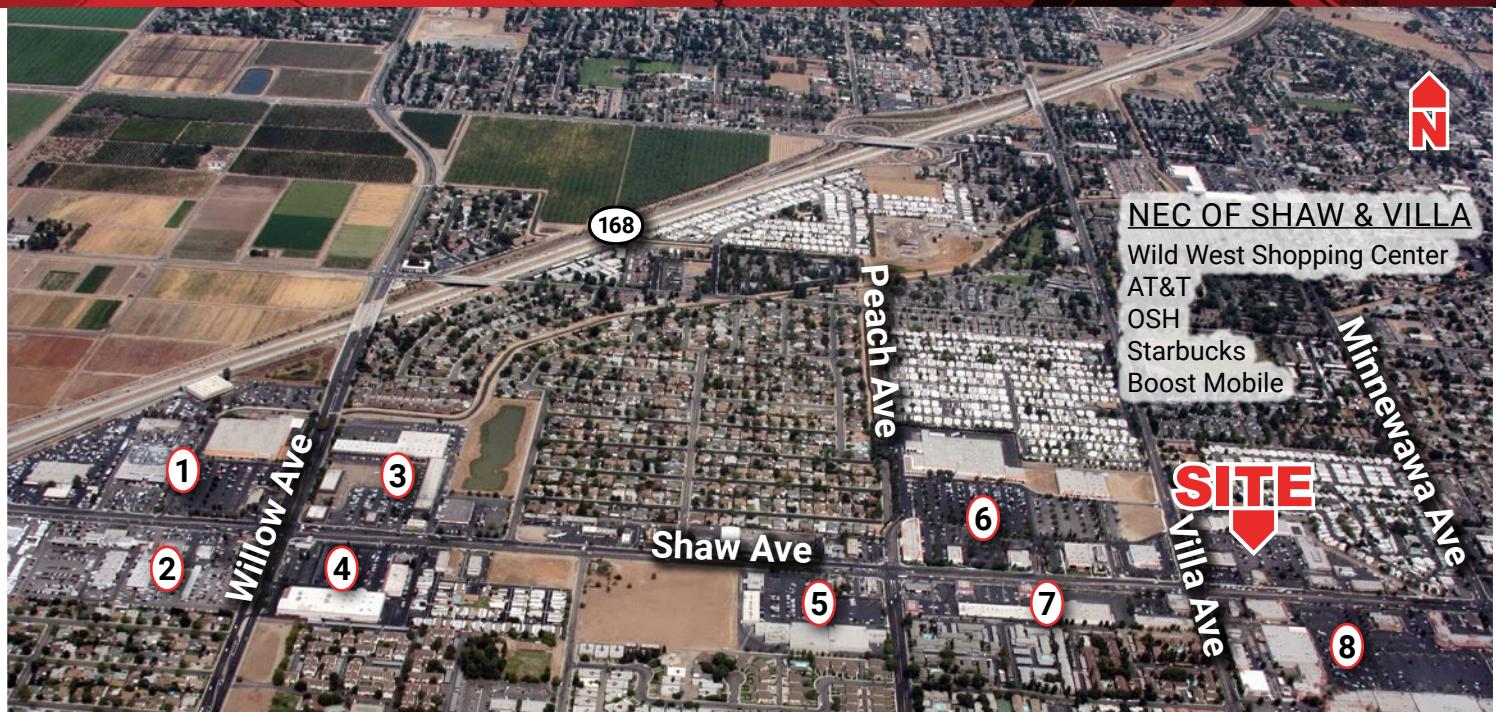
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## 1 NWC OF SHAW & WILLOW

Red Carpet Car Wash  
 Home Depot  
 Bingham Toyota  
 Hallowell Chevrolet

## 4 NEC OF SHAW & WILLOW

Denny's  
 Union 76  
 Factory 2U  
 Big Lots!  
 Hometown Buffet  
 Liquor Barn

## 6 NEC OF SHAW & PEACH

Walgreens  
 Michael's  
 Wal-Mart  
 Bobby Salazar's  
 Kinko's

## 8 SEC OF SHAW & VILLA

Shaw Village Shopping Center	Dollar Tree
CitiBank	UA 8 Cinema
Clothestime	Ross
KFC	Burlington Coat Factory

## 2 SWC OF SHAW & WILLOW

Carl's Jr./Green Burrito  
 Bingham Toyota  
 University Acura  
 Future Ford  
 Fresno Isuzu

## 5 SWC OF SHAW & PEACH

Long John Silver's/Taco Bell  
 Shoe Pavilion  
 Good Guys Tire  
 99¢ Only

## 7 SWC OF SHAW & VILLA

Shaw Village Shopping Center  
 F.Y.E. - For Your Entertainment  
 BJ's Country Kitchen  
 See's Candy  
 Texaco  
 Mattress Land

## 3 NEC OF SHAW & WILLOW

McDonald's	Auto Zone
Buggy Bath	Japanese Kitchen
Me n' Ed's	Bally's Total
Wienerschnitzel	Fitness

## Clovis Avenue Locations 1 Mile East of Villa

### SEC OF SHAW & CLOVIS

Carl's Jr.  
 Round Table Pizza  
 Red Robin  
 Golden 1 Credit Union  
 Target  
 AT&T Wireless  
 IHOP  
 Valley Dental

### NEC OF SHAW & CLOVIS

K-Mart  
 Pier 1 Imports  
 Chevy's  
 Lowe's

### SWC OF SHAW & CLOVIS

Shell  
 Carrow's  
 Kragen  
 CVS  
 Marshall's  
 Smart & Final  
 Petsmart

### NEC OF SHAW & SUNNYSIDE

Food 4 Less  
 Rite Aid  
 Early Dawn Restaurant

Big 5  
 Wendy's  
 Applebee's  
 Rodeo Lanes

### NWC OF SHAW & CLOVIS

Togo's/Baskin Robbin's  
 Carl's Jr.  
 The Olive Garden  
 Old Navy

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