

# 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 **AVAILABLE FOR LEASE**

## 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.



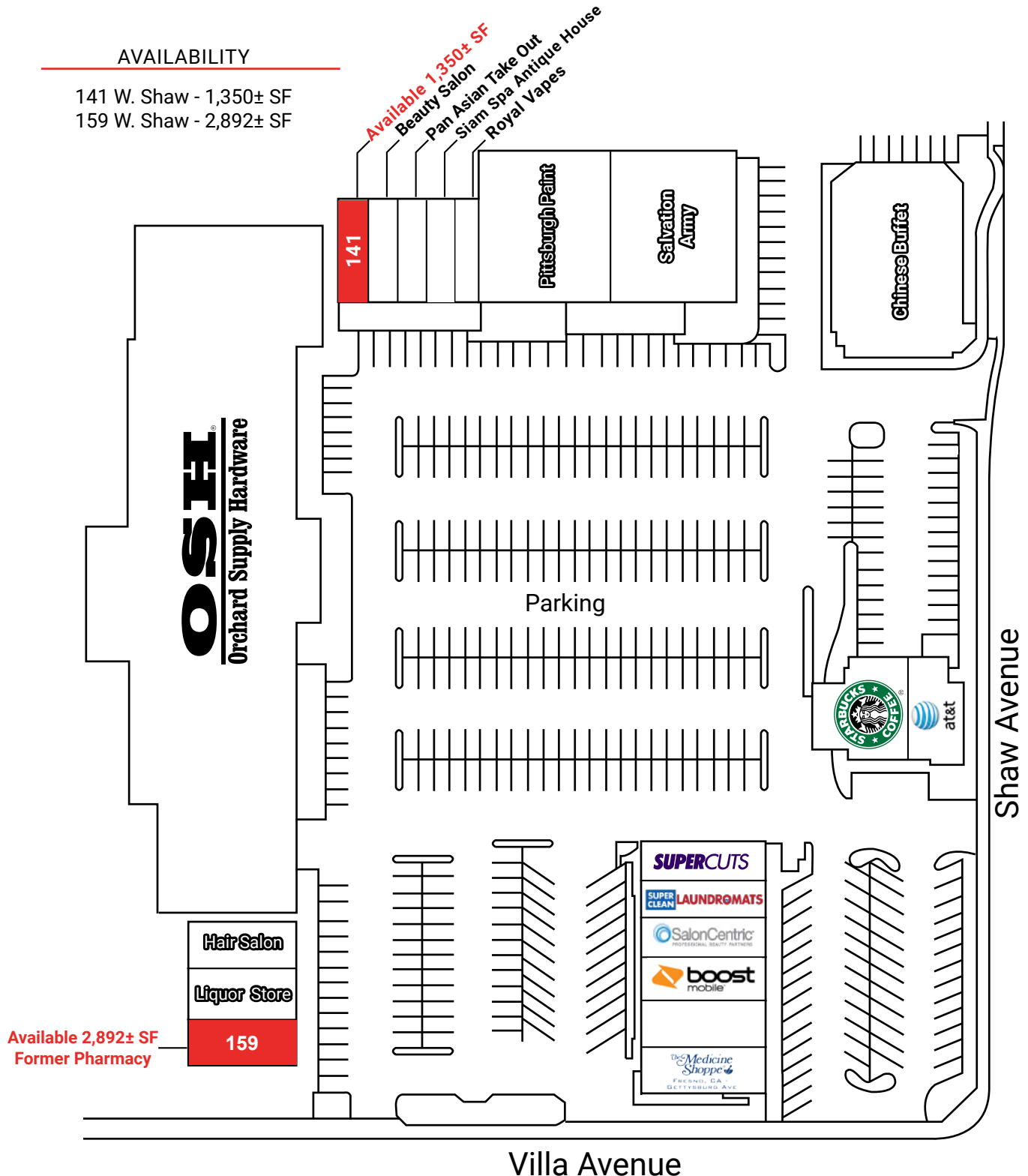


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## SITE PLAN

### AVAILABILITY

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



111-159 W. SHAW AVENUE - CLOVIS, CA

# AVAILABLE FOR LEASE



**1** NWC OF SHAW & WILLOW

Red Carpet Car Wash  
Home Depot  
Bingham Toyota  
Hallowell Chevrolet

**2** SWC OF SHAW & WILLOW

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

**3** NEC OF SHAW & WILLOW

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

**4** NEC OF SHAW & WILLOW

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

**5** SWC OF SHAW & PEACH

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

**6** NEC OF SHAW & PEACH

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

**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

**8** SEC OF SHAW & VILLA

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

## 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 & SUNNYSIDE

Food 4 Less  
Rite Aid  
Early Dawn Restaurant

NWC OF SHAW & CLOVIS

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

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  
Big 5  
Wendy's  
Applebee's  
Rodeo Lanes