

# Available

# **Property Highlights**

- Positioned at the intersection of Shaw and Clovis, the second busiest intersection in the metro area.
- · City of Clovis is seeing strong growth
- Costco and At Home recently opened near the Property, a strong boost for the retail intersection
- Ownership recently made investment in outparcels and theater concept on east side of property

## **Property Description**

The Property presents a rare Central Vally, in-fill releasing or redevelopment opportunity. Located at the intersection of Clovis and Shaw, the Property is positioned at one the convergence of two major retail thoroughfares.

## **OFFERING SUMMARY**

Lease Rate:	Negotiable
Available SF:	106,760 SF
Lot Size:	3.03 Acres
Building Size:	106,760 SF

# **Clovis Sears**

1140 Shaw Ave Clovis, CA 93612

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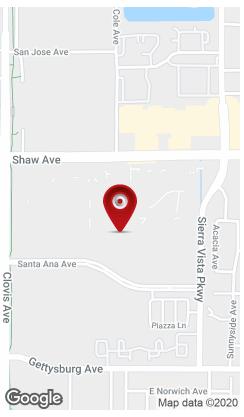
CalDRE #1897931



Clovis Sears 1140 Shaw Ave, Clovis, CA 93612



Demographics	1 Mile	3 Mile	5 Mile	10 Mile
Population	16,582	115,514	295,735	675,930
Households	5,816	39,537	98,021	220,185
Average Household Income	\$65,950	\$80,144	\$80,908	\$77,199



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