



# 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 Valley, 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

### Dave White

916.440.1831

[dave.white@am.jll.com](mailto:dave.white@am.jll.com)

CalDRE #1759894

### John Brecher

916.440.1826

[john.brecher@am.jll.com](mailto:john.brecher@am.jll.com)

CalDRE #1897931

[us.jll.com/retail](http://us.jll.com/retail)







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





