



Available

±767 SF Retail Space Available

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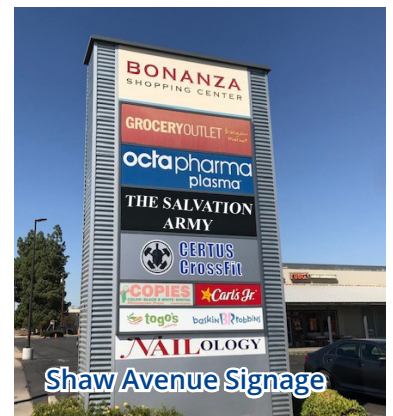
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Bonanza Shopping Center NWC Shaw & Clovis Avenues Clovis, California

UNDER NEW OWNERSHIP

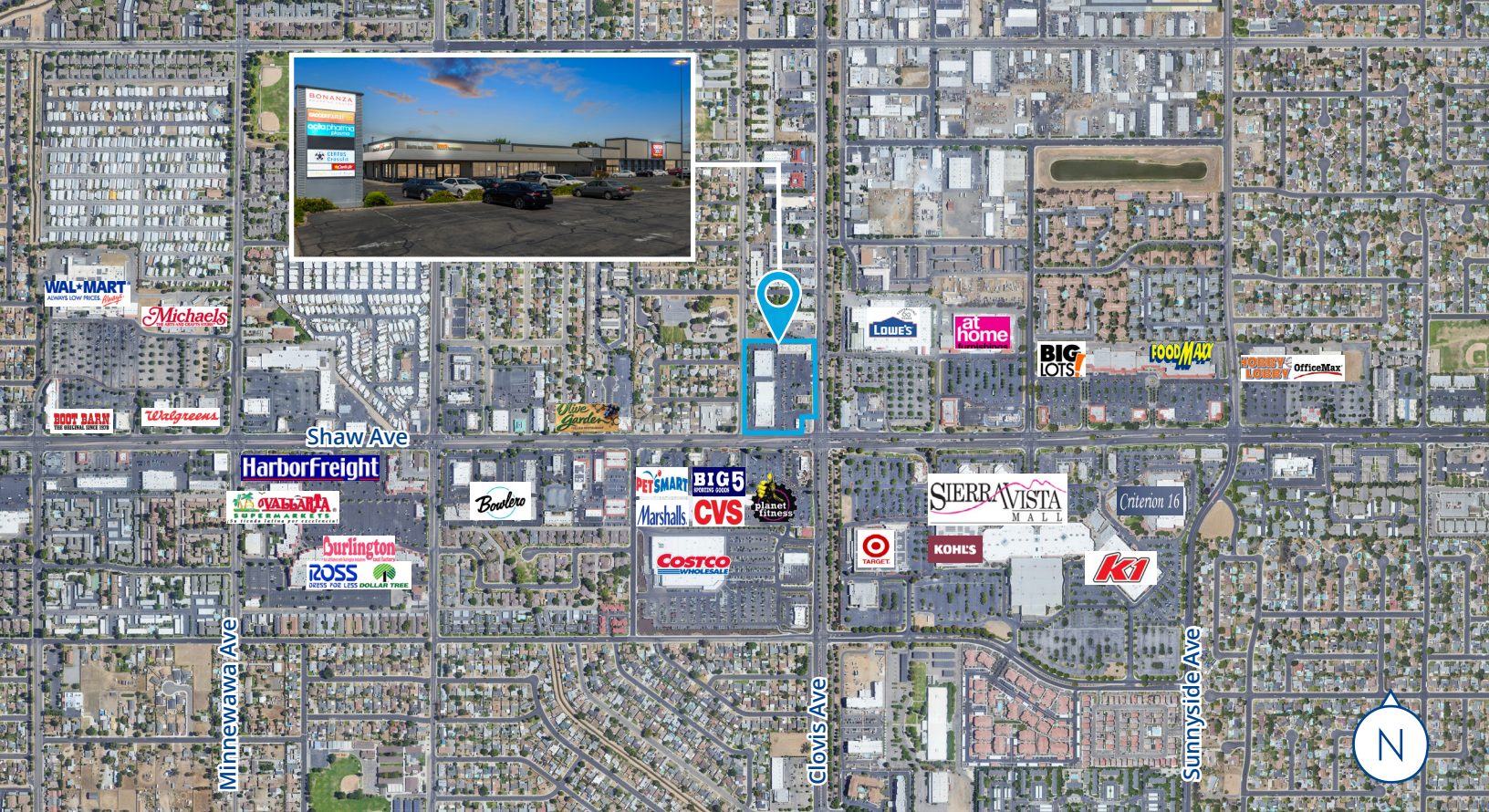
- Grocery Outlet anchored center
- Top 5 busiest intersection in Fresno County
- Economical Rent, NNN and size
- Diverse, established co-tenancy
- Recent property upgrades include LED Parking lot lighting, new exterior paint, new roofing, updated parking lot, updated landscaping



Shaw Avenue Signage

octapharma





Property Summary

Location: Northwest corner of Shaw and Clovis Avenues, Clovis, CA.

Co-Tenants: Grocery Outlet, The Salvation Army, Baskin Robbins/Togos, Papa Murphy's, Carl's Jr., Certus CrossFit, Octapharma.

Across from Marshalls, Costco, Target, Lowe's, Petsmart, Planet Fitness, Hobby Lobby

Zoning: C-2; Community Commercial, City of Clovis.

Customer Traffic:

Shaw Avenue -	60,000 cars per day
Clovis Avenue -	40,000 cars per day
Total Exposure -	100,000 cars per day

Customer Demographics:

	<u>Population</u>	<u>Avg. HH Income</u>	<u>Daytime Employment #</u>
1 Mile:	19,854	\$61,473	6,189
2 Miles:	68,380	\$76,119	18,733
3 Miles:	123,969	\$92,054	34,396
5 Miles:	306,493	\$90,067	79,950
10 Miles:	680,618	\$85,536	205,864

Asking Rent: \$2,000 per month, plus NNN

Bonanza Shopping Center
NWC Shaw and Clovis Avenues
Clovis, California

Site Plan & Property Photos



Contact:

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