



FOR LEASE



Willow Plaza Shopping Center

Grocery Anchored Center
SEC Shaw & Willow Avenues | Clovis, CA

Property Summary

Colliers | Fresno is pleased to exclusively offer the opportunity to lease space at Willow Plaza (the "Property") a 81,079 square-foot Grocery anchored shopping center located in the City of Clovis, California. This core retail center is anchored by Smart & Final Extra! along with Dollar Tree and other community serving retailers including US Army Recruiting, Cricket, and local restaurants. The property is ideally situated at the signalized corner of Shaw and Willow Avenues.

Property Highlights

- Smart & Final Extra! and Dollar Tree anchored shopping center
- High visibility and access at the heavily traveled intersection of Shaw & Willow Avenues
- Ample parking and multiple ingress/egress points
- Strong demographics boasting average household incomes of \$86,281 within a 3-mile radius
- Desirable, hard to find small space

Area Demographics

	1 Mile	3 Miles	5 Miles
Population	21,913	138,405	377,211
2030 Projected Population	21,781	138,734	380,741
Avg. Household Income	\$65,739	\$86,281	\$102,831
Households	8,735	50,986	131,658
Daytime Population	19,352	168,099	399,987
Median Age	30.6	32.9	33.8

TRAFFIC COUNTS

Shaw Avenue: ±70,000 ADT
Willow Avenue: ±40,000 ADT
Total: ±110,000 ADT

PLACER.AI STATS

Smart & Final: 64th percentile nationwide
Dollar Tree: 75th percentile nationwide

Quick Facts

734 W. Shaw Avenue

Available

Space 734:
±1,050 SF | \$2.65 PSF, NNN



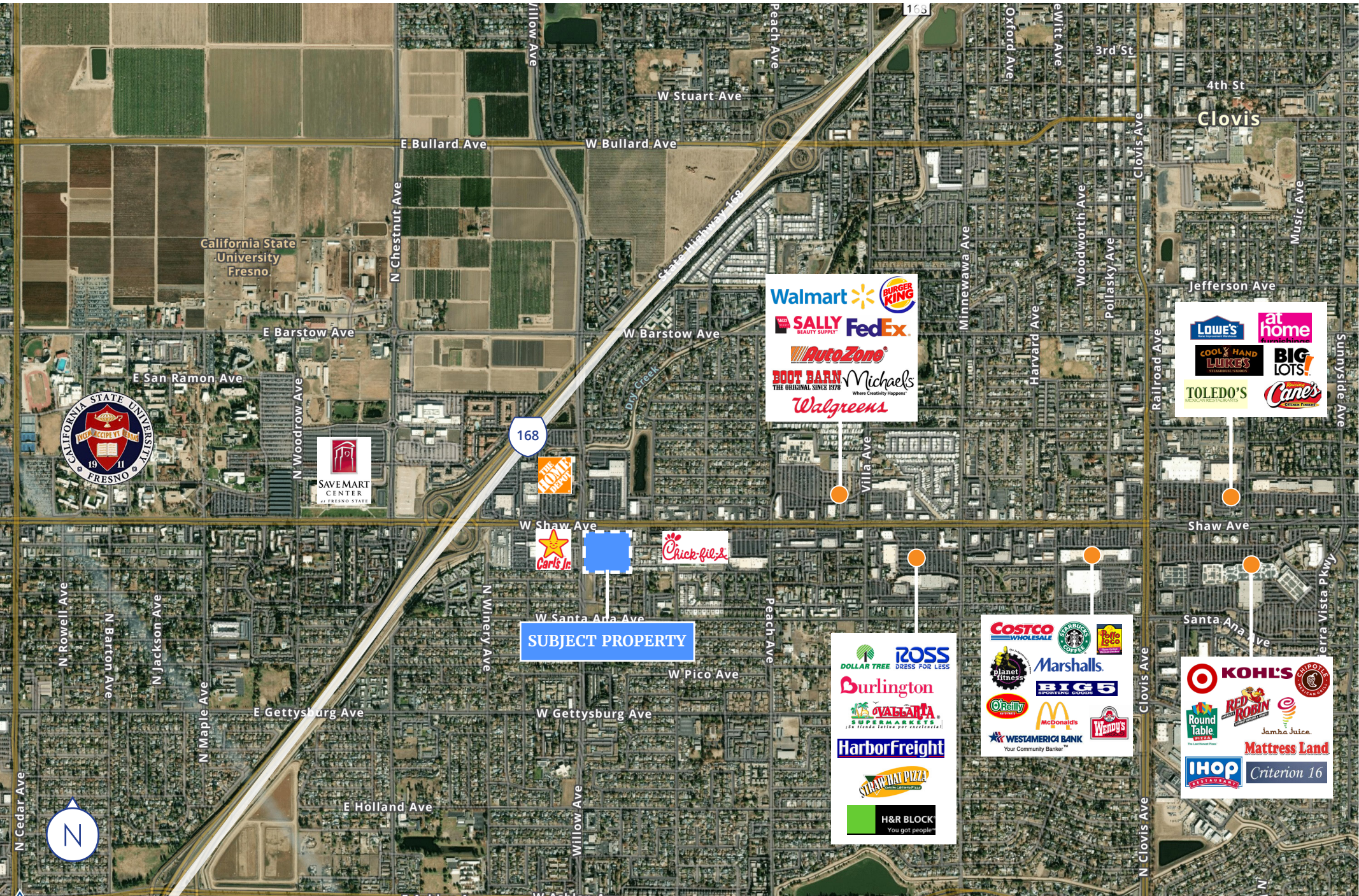


Site Plan

UNIT	TENANT NAME	SF
710	Denny's	5,384
720,738	U.S. Army Corps	6,651
734	AVAILABLE	1,050
742	Thai Gem	1,050
746	Little Ceasars	1,050
756	Barbershop	1,050
758	Smoke Shop	1,050
762	The Ultimate Salon	2,450
770	Dollar Tree Stores	29,520
780	The Leather Factory	4,388
786	Baby Formula	1,182
788	Fresno Economic Opportunity	2,422
790	Smart & Final Stores	29,216
Firework	Phantom Fireworks	N/A
TOTALS		81,079



Surrounding Retail Map



SUBJECT PROPERTY

WILLOW PLAZA

790 W. Shaw Avenue
Clovis, California

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