



Accelerating success.

Available\*



For Lease

Available:

Jr. Box/Retail  
Space  
For Lease  
±20,000 SF

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# Village Square Shopping Center

SEC Shaw and Villa Avenues  
Clovis, CA

### Property Features

- Strong National co-tenancy – Ross, Burlington, Harbor Freight, Dollar Tree, & Vallarta anchors
- Grocery use allowed
- One dock high loading dock
- Strong daytime population
- High traffic intersection
- High performing retailers

Join:



Placer AI Ranking: 74%



Placer AI Ranking: 91%



DOLLAR TREE

Placer AI Ranking: 83%



Placer AI Ranking: 50%



Placer AI Ranking: 73%

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\*Representative Photo

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# Property Summary

Location: Village Square Shopping Center, SEC Shaw and Villa Avenues, Clovis, CA

Space Available: 70 W. Shaw | ±19,000 SF - 25,000 SF (Burlington will downsize)

Delivery Condition: Demised, separate meter

Zoning: C2 - Commercial Community

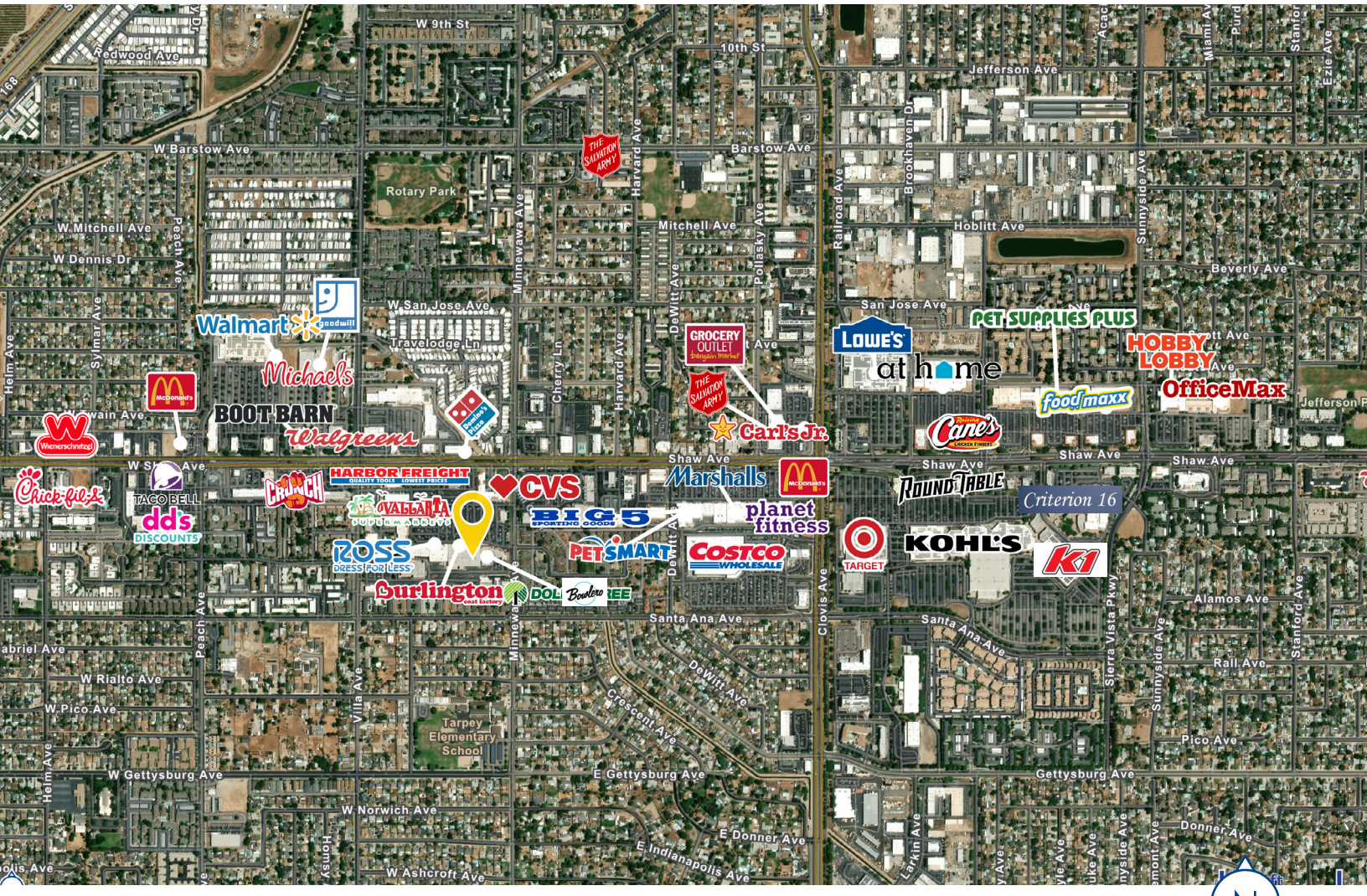
Customer Traffic: Shaw Avenue - Approx. 55,000  
 Villa Avenue - Approx. 18,000  
 Total Exposure - Over 73,000 cars per day!

Dimensions: Approximately 105' W x 180' D

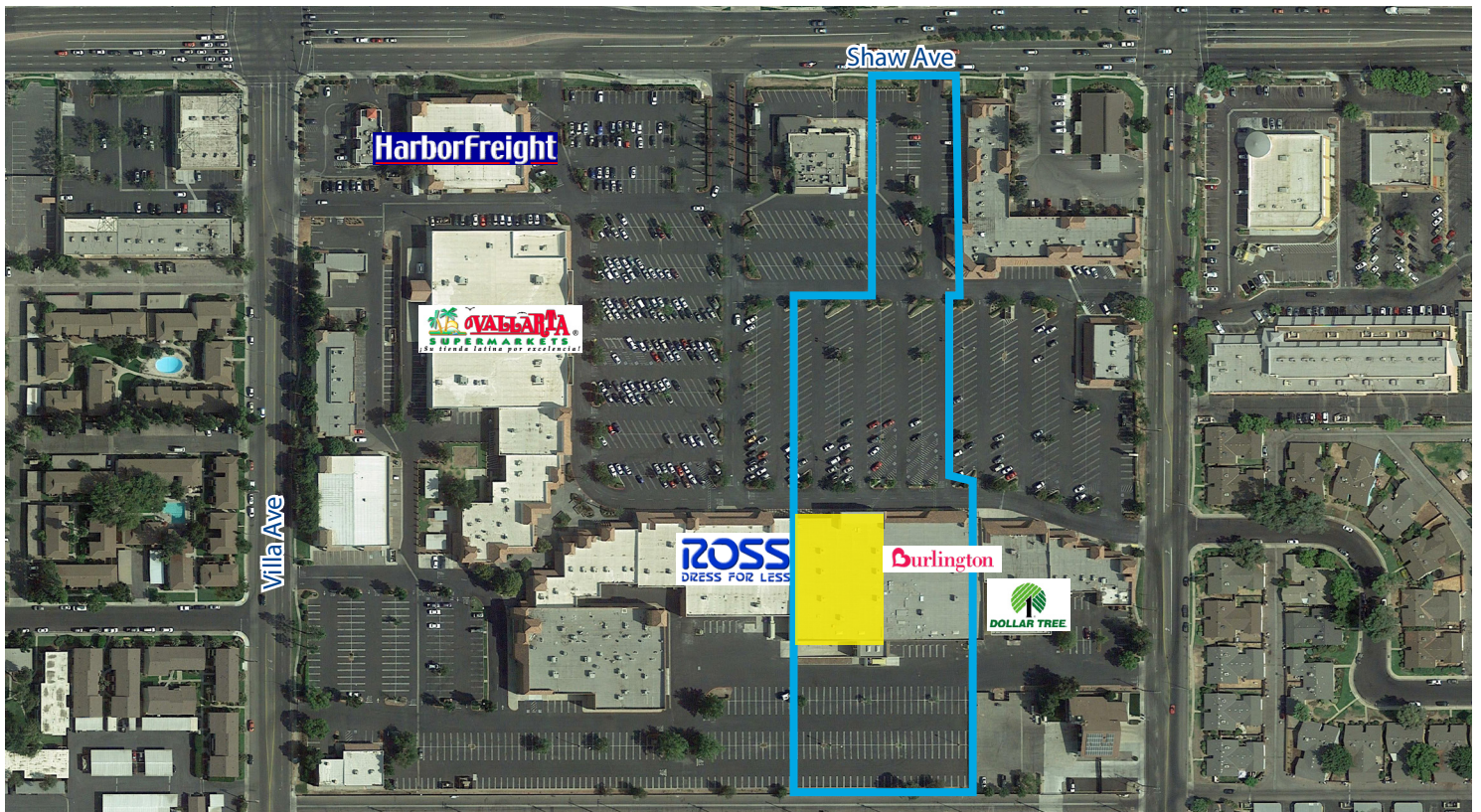
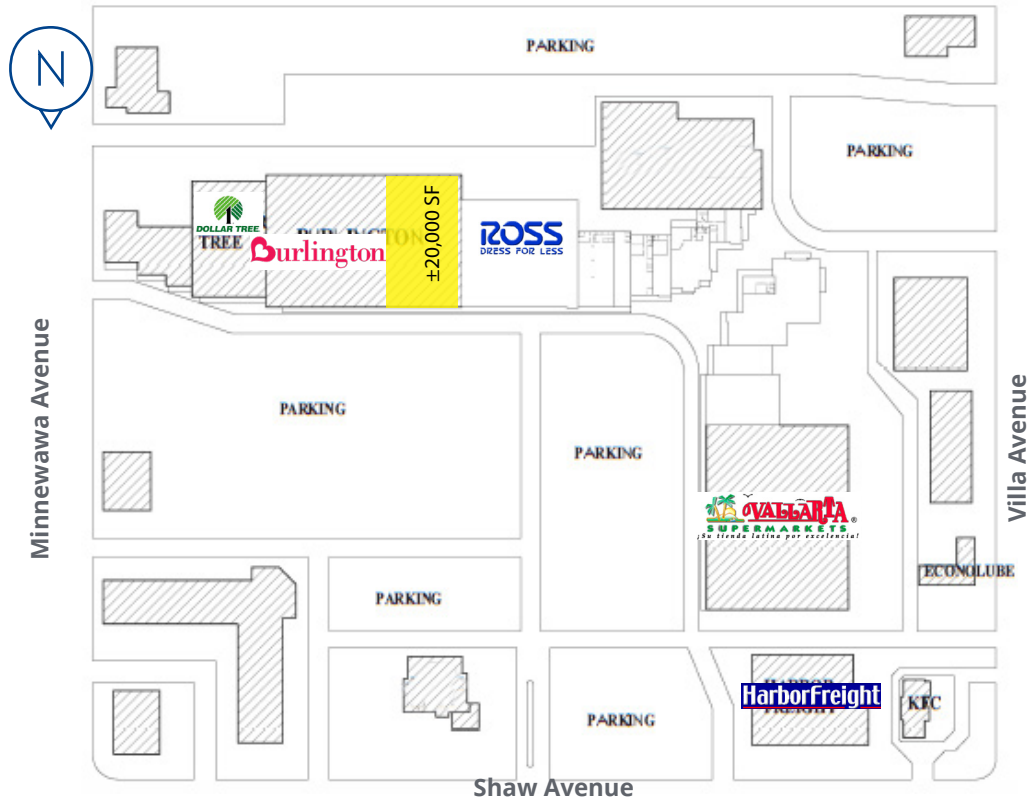
Customer Demographics:

	Population	Avg. HH Income	Daytime Pop.
1 Mile:	22,285	\$71,719	22,477
3 Miles:	131,341	\$99,031	140,021
5 Miles:	350,422	\$105,642	351,888

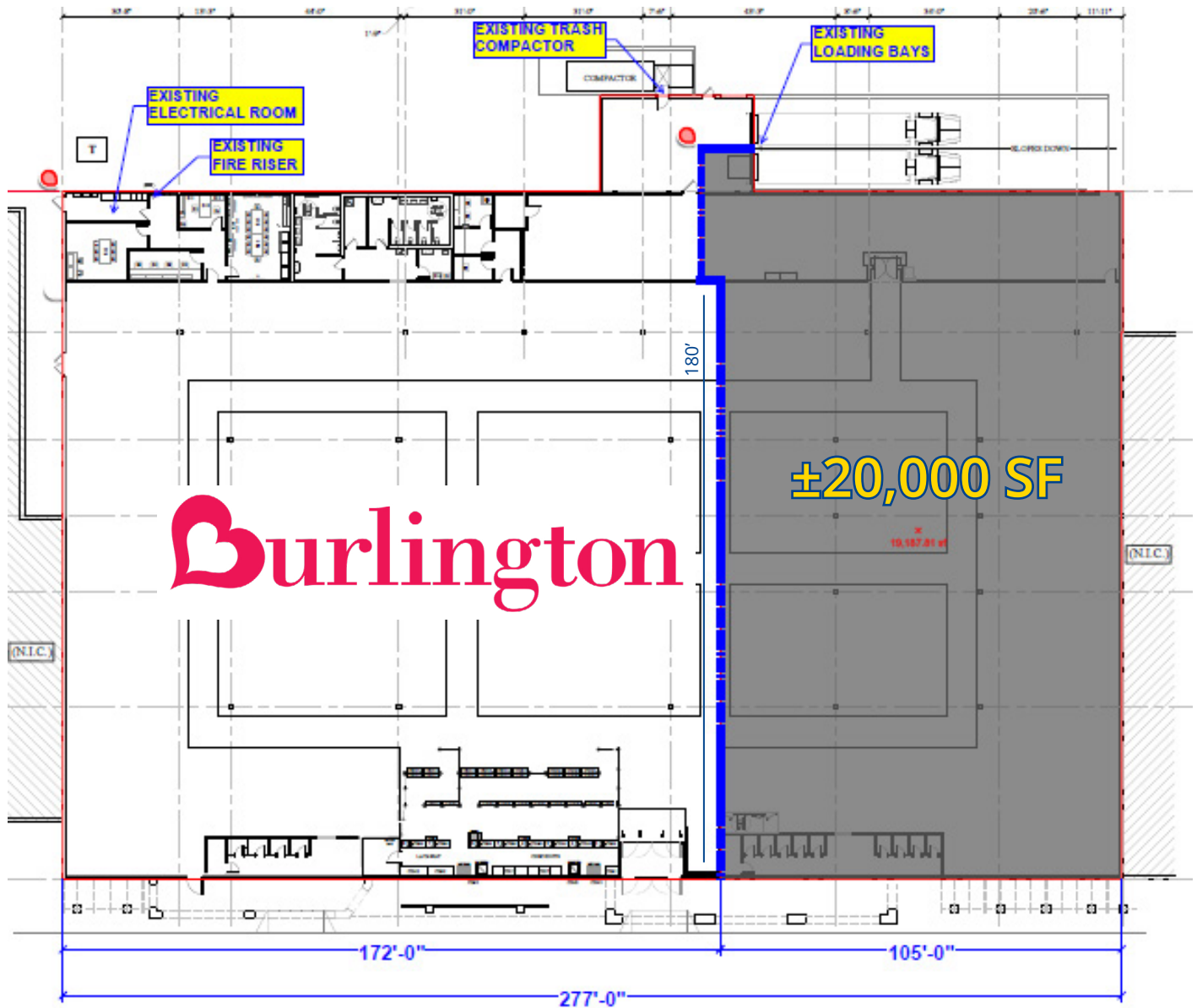
Asking Rent: Contact Brokers



# Village Square Shopping Center



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