

FOR LEASE > RETAIL SPACE



Bonanza Shopping Center

NWC SHAW AND CLOVIS AVENUES, CLOVIS, CALIFORNIA



- Grocery-Anchored Center.
- Near Sierra Vista Mall.
- Regional Intersection.
- High Traffic and Visibility.
- Near National Tenants.
- Shops Available.



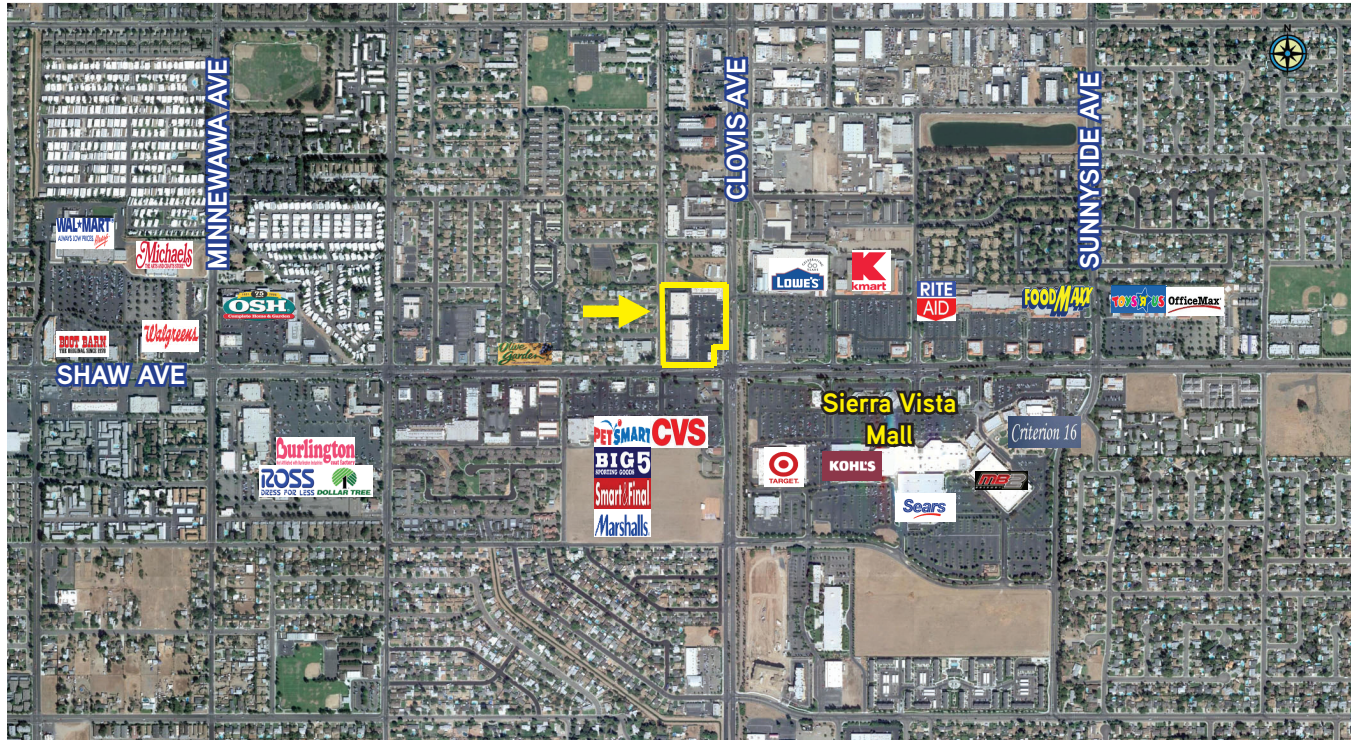
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Property Summary

- > **Location:** Northwest corner of Shaw and Clovis Avenues, Clovis, CA.
- > **Co-Tenants:** Grocery Outlet, Baskin Robbins/Togos, Papa Murphy's, Carl's Jr., Family Dollar, Certus CrossFit, Octapharma.
- > **Zoning:** "Commercial Neighborhood Shopping Center", City of Clovis.
- > **Customer Traffic:**

Shaw Avenue -	50,000 cars per day
Clovis Avenue -	30,000 cars per day
Total Exposure -	80,000 cars per day
- > **Customer Demographics:**

	Population	Avg. HH Income	Daytime Employment #
1 Mile:	19,353	\$50,832	8,926
2 Miles:	66,754	\$61,248	32,223
3 Miles:	113,284	\$71,315	54,781
5 Miles:	286,672	\$69,428	130,972
10 Miles:	655,810	\$67,957	284,146
- > **City of Clovis Population:** Over 108,000 people.
- > **Asking Rent:** Shops: \$1.45 NNN
(NNN approximately \$0.30/sf/mo)

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Contact Us

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1. Papa Murphy's Pizza
2. Togo's /Baskin Robins
3. Family Dollar
4. Certus CrossFit Gym
5. Octapharma Plasma
6. Barbershop
7. Aegean Massage
8. Seven Seas Pet Fish
9. Kow Loon Chinese Kitchen
10. Animal Junction Grooming
11. Minute Man Press
12. AVAILABLE - 900 SF
13. Becky's Alterations
14. Legends Comics & Games
15. California Check Cash
16. Donut Star

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