

RETAIL SPACE
AVAILABLE ►

Clovis Crossing



Join this lineup:



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Clovis Crossing



Property Facts & Features

Location: Northeast quadrant of Herndon and Clovis Avenues at Highway 168 in Clovis, California.

Total Building Area: ± 450,000 Square Feet

Site area: ± 49 Acres

Zoning: C-2 Community Commercial
City of Clovis, California

Traffic Counts:
Source: REGIS Online

Herndon Avenue:	20,331 ADT
Clovis Avenue:	19,078 ADT
Sunnyside Avenue:	11,656 ADT
Highway 168:	42,406 ADT
Total:	93,471 Average Daily Traffic

Demographics:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
<i>Population</i>	9,647	112,836	260,409	650,637
<i>Average Household Income</i>	\$91,293	\$93,035	\$90,609	\$78,651
<i>Annual Growth (2000-2020)</i>	1.0%	2.0%	2.0%	1.2%



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Site Plan



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Property Information

Located in the heavily traveled San Joaquin Valley, Clovis is the second largest city in Fresno County. Lying at the foot of the Sierra Nevada Mountain Range which includes Yosemite, Kings Canyon and Sequoia National Parks, Clovis is known as the “Gateway to the Sierras”. Clovis Crossing Shopping Center is situated in fast-growing north Clovis and is the largest power center in Clovis. This shopping center is strategically positioned adjacent to Highway 168 at the signalized intersection of Herndon and Clovis Avenues, near upscale residential developments, top-tier schools, business parks and retail centers. The tenant line-up includes: Wal-Mart Supercenter, Dick’s Sporting Goods, Old Navy, Home Goods, Jo-Ann, Steinmart, Petco, Ulta Beauty, Maurice’s, Famous Footwear, Five Below, The Vitamin Shoppe, The Habit Burger, and many more. Clovis Crossing benefits from prominent visibility and immediate access via Herndon, Sunnyside, and Clovis Avenues, which carry approximately 51,065 cars per day in addition to the 42,406 cars per day on Highway 168.

In-line space is available.

Contact Shane Anderson or Doug Cords for further information.



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Clovis Crossing

Clovis, California

The Project

- Approximately 450,000 SF of shopping center GLA consisting of retail, lifestyle, family restaurants, fast-service restaurants and services on \pm 49 acres.
- Strategically located adjacent to Highway 168, at the northeast quadrant of Herndon and Clovis Avenues in Clovis, California.
- Incredible visibility and access from Herndon Avenue, a major east/west corridor with connections to Freeways 99, 41 and 168.

The Shopper

- The average person is 35 years old and earns an average household income of \$90,609, within 5 miles of the shopping center.
- 260,409 people live within five miles of the shopping center, with 13.1% population growth from 2000 to 2019.



C O M M E R C I A L

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Clovis Crossing

Clovis California Major Retail Competition



Clovis Crossing is situated in the high-growth area of North Clovis. Nearby retailers and/or generators include: Tractor Supply Company, GB3 Health Club, Dollar Tree, Sprouts, Ross, Aldi, Clovis Unified School District (CUSD), CVS, Save Mart, Vons, Walgreens, Kaiser Permanente, Clovis Community Regional Hospital. Shaw Avenue, a major east/west commercial corridor that connects Fresno and Clovis features many national retailers.

- CLOVIS CROSSING SHOPPING CENTER
- PLANNED RESIDENTIAL DEVELOPMENT
- CLOVIS UNIFIED SCHOOL DISTRICT CAMPUS



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Site Aerial



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