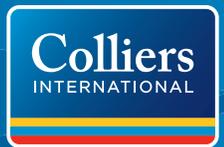


FOR LEASE > RETAIL SPACE

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.



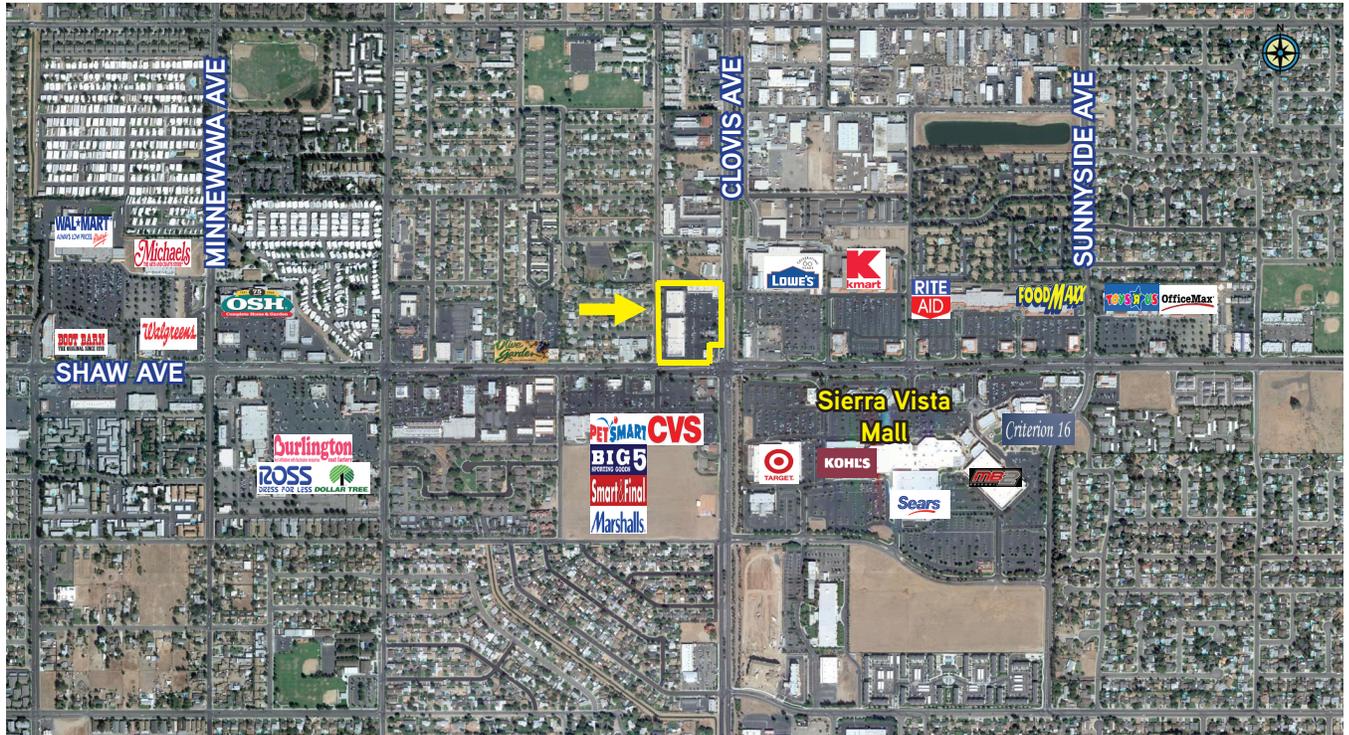
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FOR LEASE > RETAIL SPACE

Bonanza Shopping Center

NWC SHAW AND CLOVIS AVENUES, CLOVIS, CALIFORNIA



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)

FOR LEASE > RETAIL SPACE

Bonanza Shopping Center

NWC SHAW AND CLOVIS AVENUES, CLOVIS, CALIFORNIA



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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