

428

W. SHAW, CLOVIS  
SHAW VILLAGE  
SWC W. SHAW &  
PEACH AVES



SHAW  
VILLAGE

FOR  
LEASE

End Cap  
±1,100  
Inline Space  
± 1,200

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CUSHMAN &  
WAKEFIELD

# // PROPERTY DESCRIPTION

Shaw Village Shopping Center is located on heavily traveled Shaw Corridor, at a signalized corner.

National tenants in the center are dd's Discounts, Rent-A-Center, Bank of America ATM, Taco Bell, Long John Silver's, and A&W, with a mix of local retailers, restaurants, and salons.

Neighboring national tenants include Walmart Supercenter, Walgreens, Fed Ex Office, Michael's, AutoZone, Boot Barn, Verizon, Mattress Land, See's Candy, Me-N-Ed's, McDonald's, Weinerschnitzel, and Burger King. Three hotels are within walking distance, including a brand new Towneplace Suites by Marriott



**End Cap – ±1,100**

**Inline – ± 1,200**



**INQUIRE WITH BROKER**



**TRAFFIC COUNTS: 82,812 ADT**



**EASY ACCESS TO HWY 168**



**GREAT ACCESIBILITY**



**MONUMENT SIGNAGE**



// **456 W. SHAW AVENUE**  
Clovis, CA



# // SITE PLAN



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// 456 W. SHAW AVENUE  
Clovis, CA



# // GALLERY



SHAW VILLAGE SHOPPING CENTER

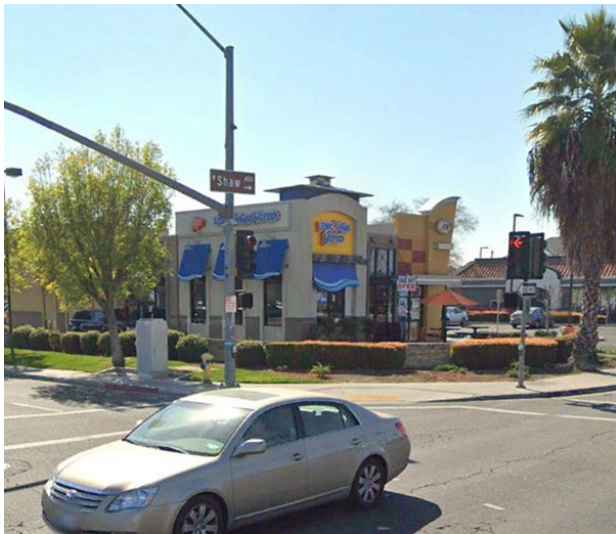




# // GALLERY



PEACH MONUMENT SIGN



SIGNALIZED CORNER



ATM



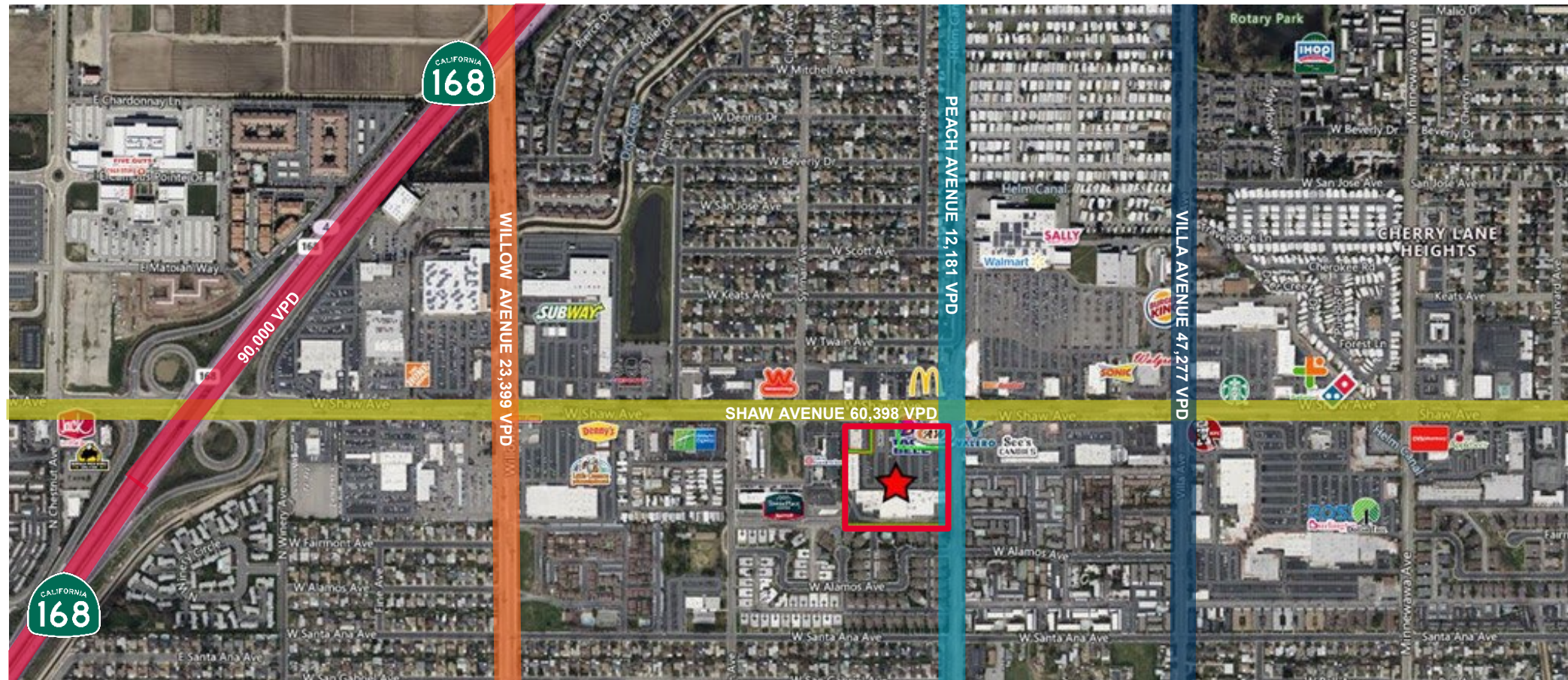
RETAIL SPACE







# // TRAFFIC COUNTS & DEMOGRAPHICS



<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Population (Current):	24,135	138,571	353,574
Percent Growth:	7.4%	7.63%	7.66%
Average HH Income:	\$56,151	\$74,492	\$83,452
Total Consumer Expenditures:	\$544,83,000	\$3,113,939,000	\$7,788,017,000





## // CONTACT

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