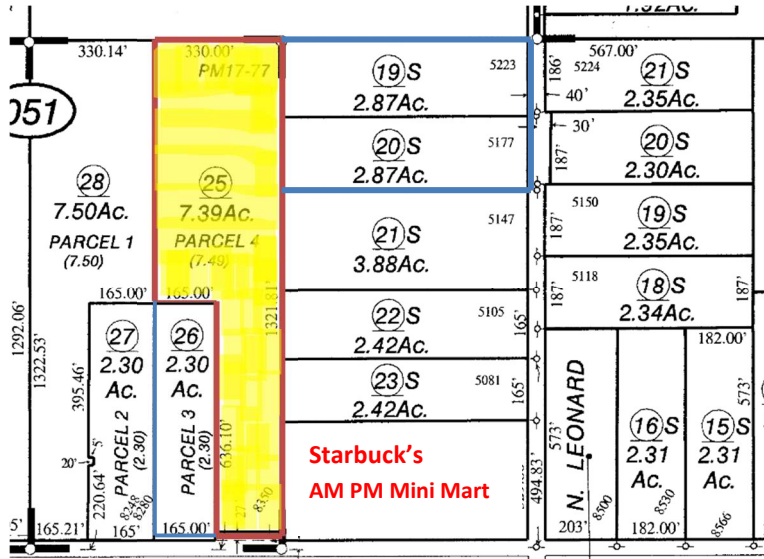


Commercial Development Land for Sale

3693 Shaw Ave. – NWC of Shaw & Leonard

Drive-thru allowed with CUP



Lot Size: 7.39± Acres
Size per tax assessor- Buyer to confirm size.

Zoning: PCC- Planned Commercial Center

Sale Price: \$4,700,000.00 (\$14.60 per s/f)

Terms: All cash or potential seller financing.

APN: 554-053-25

Description: Development land located on Shaw Avenue in the high income, quickly growing **Loma Vista** area of Clovis. The front portion of the property along Shaw has been approved for a drive through. The rear portion would be ideal for a major anchor tenant along with strip tenants. The parcel is a key part of the planned commercial center, Phase 1 is completed with a Starbucks' and Arco gas station with mini mart. **The property is being sold as is, and no value or warranties are given to any current buildings or improvements.**

Comments: Front portion along Shaw allows for drive-thru, subject to Conditional Use Permit. The dedication for Shaw Avenue is not yet completed. The City of Clovis has initiated negotiations with the seller to purchase the right of way for the widening of Shaw Ave.

Additional Land: Parcels 19s, 20s & 26 (outlined in blue) can potentially be purchased for a combined size of 15.34 acres. Contact agent for more information.

Allowed Uses: The Property is zoned PCC-Planned Commercial Center which allows for a variety of uses:

- Restaurants or Fast food
- Retail-Mixed Use
- Neighborhood Grocery store
- Retail Strip
- Medical, Dental or General Office

Exclusively listed by:



Davis Commercial
Real Estate Services

For more Information Contact:

Jeff Davis, Broker
559.324.1818 Office
559.281.2000 Cell
559.324.1040 Fax
jeffdavis@pacbell.net
BRE# 00849011

401 Clovis Avenue, Suite 209, Clovis, CA 93612

Disclaimer: We believe the information herein to be correct. It has been obtained from sources we deem reliable but has not been verified. Broker assumes no liability for any errors or omissions. Broker is not an expert and is not qualified to advise on legal, tax, insurance, Americans with Disabilities Act (ADA), construction, soils, engineering, hazardous waste, code violations, title, fire, safety or other matters pertaining to the property that would require specific skills, licenses or expertise. Prospective buyers are advised to conduct their own investigation and obtain the services of their own experts in these fields.

3693 Shaw Avenue, Clovis, CA

2023 DEMOGRAPHICS:

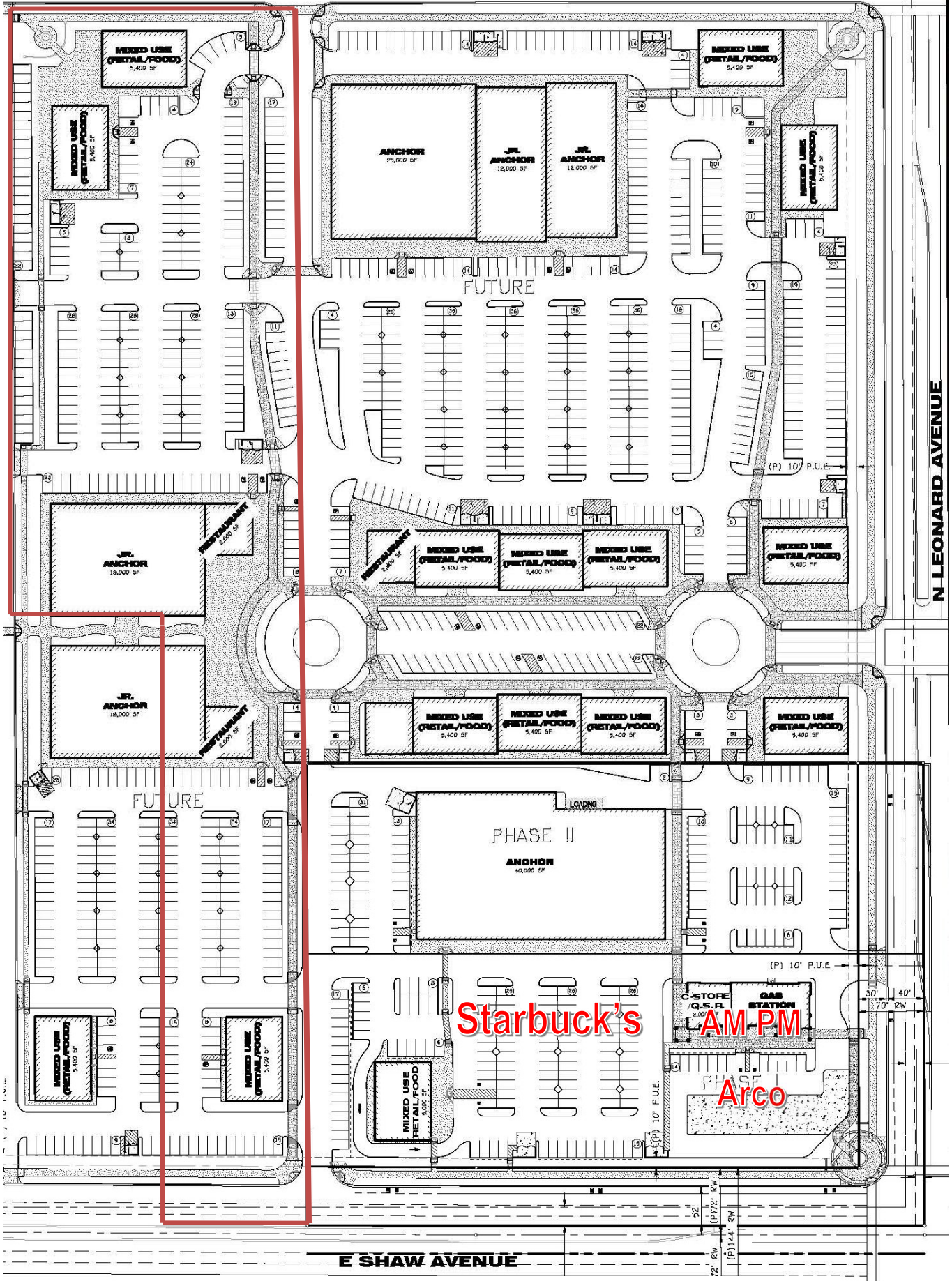
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population	10,439	70,166	146,934
Total Households	3,262	22,563	49,430
Median Household Income	\$120,945	\$108,410	\$88,649
Average Household Income	\$141,283	\$135,242	\$120,042
Median Age	39.23	37.53	36.22

2023 TRAFFIC COUNTS:

Shaw Avenue:	17,024 ADT
Leonard:	<u>6,561 ADT</u>
Total:	23,585 ADT



N LEONARD AVENUE



Concept Site Plan (subject to change)