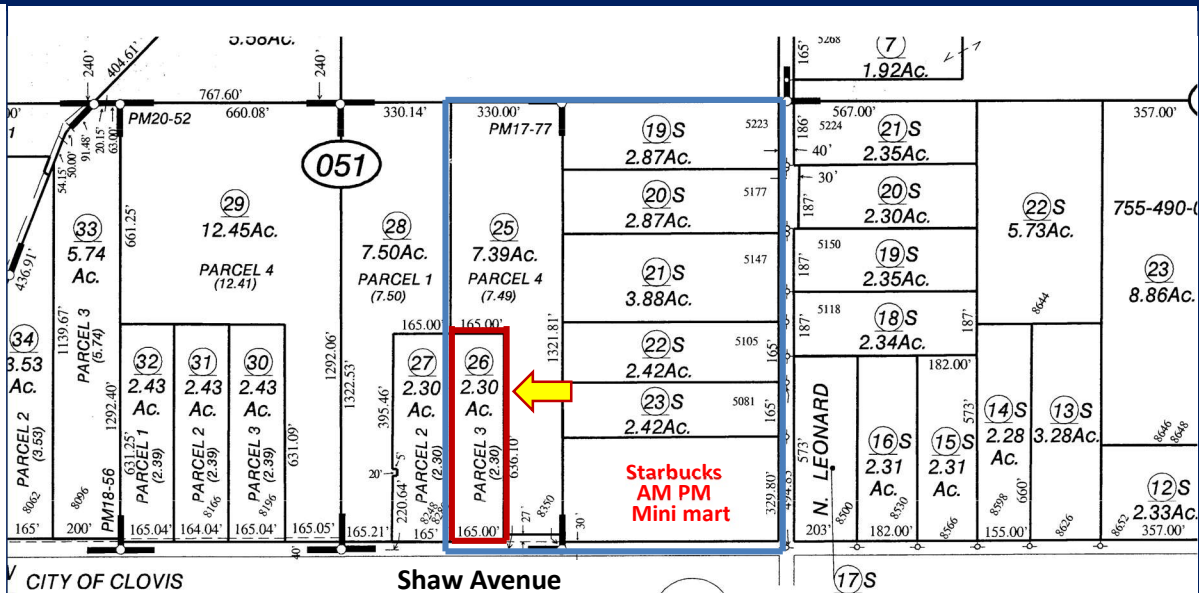


Commercial Development Land

For Sale or Ground lease

NWC of Shaw & Leonard



Lot Size: 2.21 ± Acres net after street widening dedication which has been completed. The map shows the size before the dedication.

Zoning: PCC - Planned Commercial Center.

Ground Lease rate: To be determined.

Sales Price: \$2,400,000.

APN: 554-053-60 (shown on map as parcel 26)

Description: Development land located on Shaw Ave. in the quickly growing Loma Vista area east of Clovis. Drive-thru's are allowed, subject to a conditional use permit. The seller is open to a parcel split and will ground Lease all or part. Can split to 3/4 to 1 acre or more to accommodate the lessee. Phase 1 of the development is complete with a **Starbucks'** and Arco-Mini mart located on the corner. The Planned Commercial Center area is outlined in blue on the parcel map.

Comments: Rapidly growing, high-income area of Clovis. There are numerous subdivisions in the area under construction or in the planning stages. Nearby tenants include McDonalds, Panda Express, Chipotle and Dutch Bros.

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 Center
- Dental or General Office
- Bank or Credit union
- Car Wash
- Day Care Facility

Prospective buyers are advised to conduct their own investigation and consult with the City of Clovis to verify if the current zoning allows for their intended use of the property.

For more Information Contact:

Jeff Davis, Trustee

Call: 559.281.2000

Email: jeffdavis@pacbell.net

2.21 Acres- NWC Shaw Ave. & Leonard Ave.

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	49,930
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:	6,561 ADT
Total:	23,585 Average Daily Traffic



Concept Plan

Subject to change

