

FOR LEASE > RETAIL SPACE

# Bonanza Shopping Center

NWC SHAW AND CLOVIS AVENUES, CLOVIS, CALIFORNIA



11,500 SF

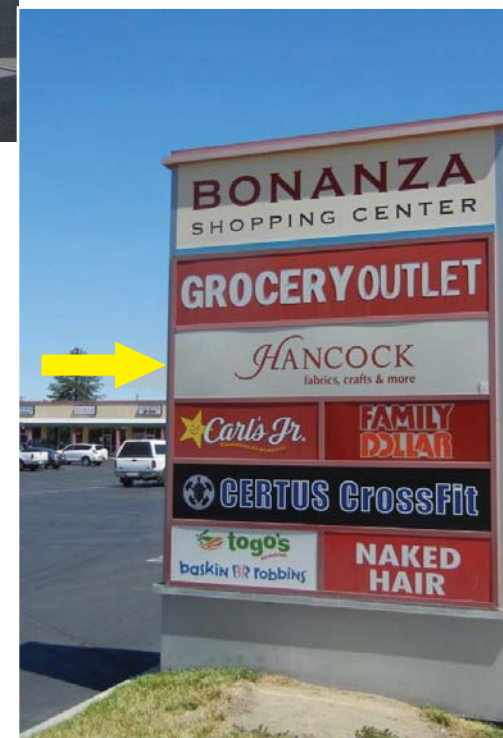


Monument Sign on Shaw Ave.

- Grocery-Anchored Center.
- Near Sierra Vista Mall.
- Regional Intersection.
- High Traffic and Visibility.
- Near National Tenants.
- Anchor and Shops Available.



Grocery Store Anchored



Monument Sign on Clovis Ave.



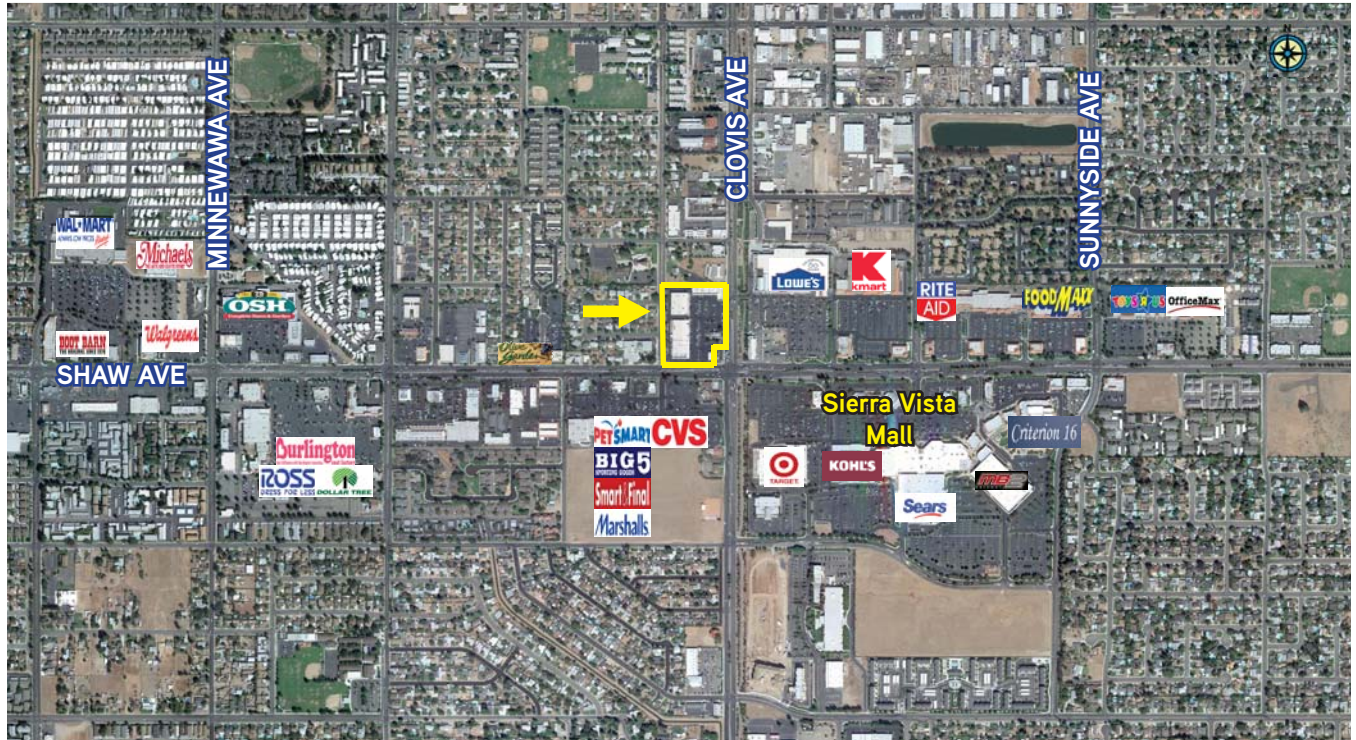
AGENT: STEVE RONTELL  
559 221 1271 | EXT. 113  
FRESNO, CA  
steve.rontell@colliers.com  
BRE #00932510

COLLIERS INTERNATIONAL  
7485 N. Palm Avenue, #110  
Fresno, CA 93711  
www.colliers.com

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## 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.
- > **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:**

	<u>Population</u>	<u>Avg. HH Income</u>	<u>Daytime Employment #</u>
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
  - Anchor Space: \$0.95 NNN
  - (NNN approximately \$0.30/sf/mo)

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1. Papa Murphy Pizza
2. Togo's /Baskin Robins
3. Family Dollar
4. Certus CrossFit Gym
5. **AVAILABLE - 11,500 SF**
6. Barbershop
7. **Traditions Threading (1,600 SF)**
8. Seven Seas Pet Fish
9. Kow Loon Chinese Kitchen
10. Animal Junction Grooming
11. Minute Man Press
12. Nina's Nails
13. Forward Bike/Skate
14. **AVAILABLE - 2,650 SF  
(Has Office Improvements)  
See Broker for Special Rate!**
15. California Check Cash
16. Donut Star

## Contact Us

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