

NOW LEASING PRIME RETAIL SPACE



FEATURING:



OPENING FALL '14

**ONLY 2,500 SQUARE FEET
OF SHOP SPACE LEFT**

CLOVIS CROSSING REGIONAL SHOPPING CENTER

CLOVIS & HERNDON AVENUES AT
HIGHWAY 168
CLOVIS, CALIFORNIA

ANOTHER QUALITY PROJECT
DEVELOPED AND MANAGED BY:

PAYNTER
REALTY & INVESTMENTS, INC.

Shane Anderson (559) 650-1305
sanderson@retailassociates.com

or

Doug Cords (559) 650-1307
dcords@retailassociates.com

AVAILABLE NOW



All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of circumstance, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. (Corporate DRE # 01121565)

CLOVIS CROSSING REGIONAL SHOPPING CENTER PROPERTY INFORMATION

Location: NEQ of Clovis Avenue and Herndon Avenue at Highway 168
Fresno, CA

Gross Leasable Area: 450,000 ± square feet on 49 ± acres

Availability: Please refer to site plan attached

Traffic Counts:

Clovis Avenue:	12,413 ADT (2004)
Herndon Avenue:	34,231 ADT (2004)
Highway 168 @ Herndon:	<u>36,000</u> ADT (2009)
Total	82,644 cars per day

Source: City of Clovis, Caltrans

Demographics:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	10,224	100,009	224,827
Avg. HH Income:	\$75,370	\$76,088	\$74,855

Nielsen, 2013

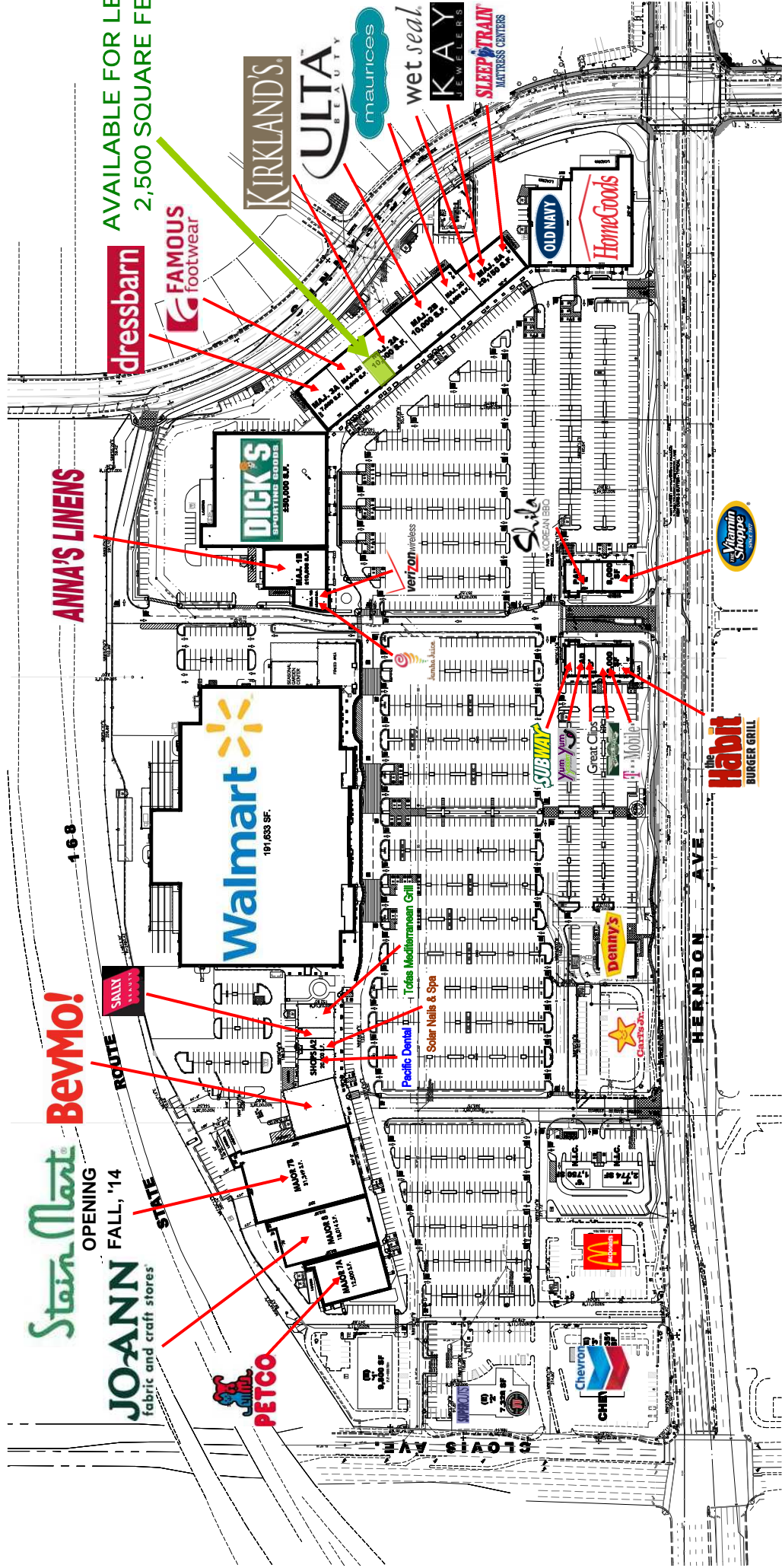
Overview:

- ◆ Now leasing anchor and shop space in Clovis' newest community shopping center
- ◆ Wal-Mart NOW OPEN
- ◆ Highway 168 visibility

For Further Information, Please Contact:

Shane Anderson or Doug Cords
Commercial Retail Associates, Inc.
680 West Shaw, Suite 202
Fresno, CA 93704
(559) 650-1305 or (559) 650-1307

CLOVIS CROSSING SHOPPING CENTER



JO-ANN
fabric and craft stores

BevMo!

ANNA'S LINENS

dressbarn

FAMOUS
footwear

PETCO

Walmart
191,633 SF.

DICK'S
SPORTS & OUTDOORS
284,040 S.F.

KIRKLAND'S

ULTA
BEAUTY

maurices

wet seal

KAY
WATER SPORTS

SLEEP TRAIN
MATTRESS CENTERS

OLD NAVY

HomeGoods

The Habit
BURGER GRILL

Vitamin Shoppe

Denny's

SUBWAY

Yum! Kids

Great Clips

verizon wireless

Slida
KOREAN BBQ

Home Depot

Home Depot

Home Depot

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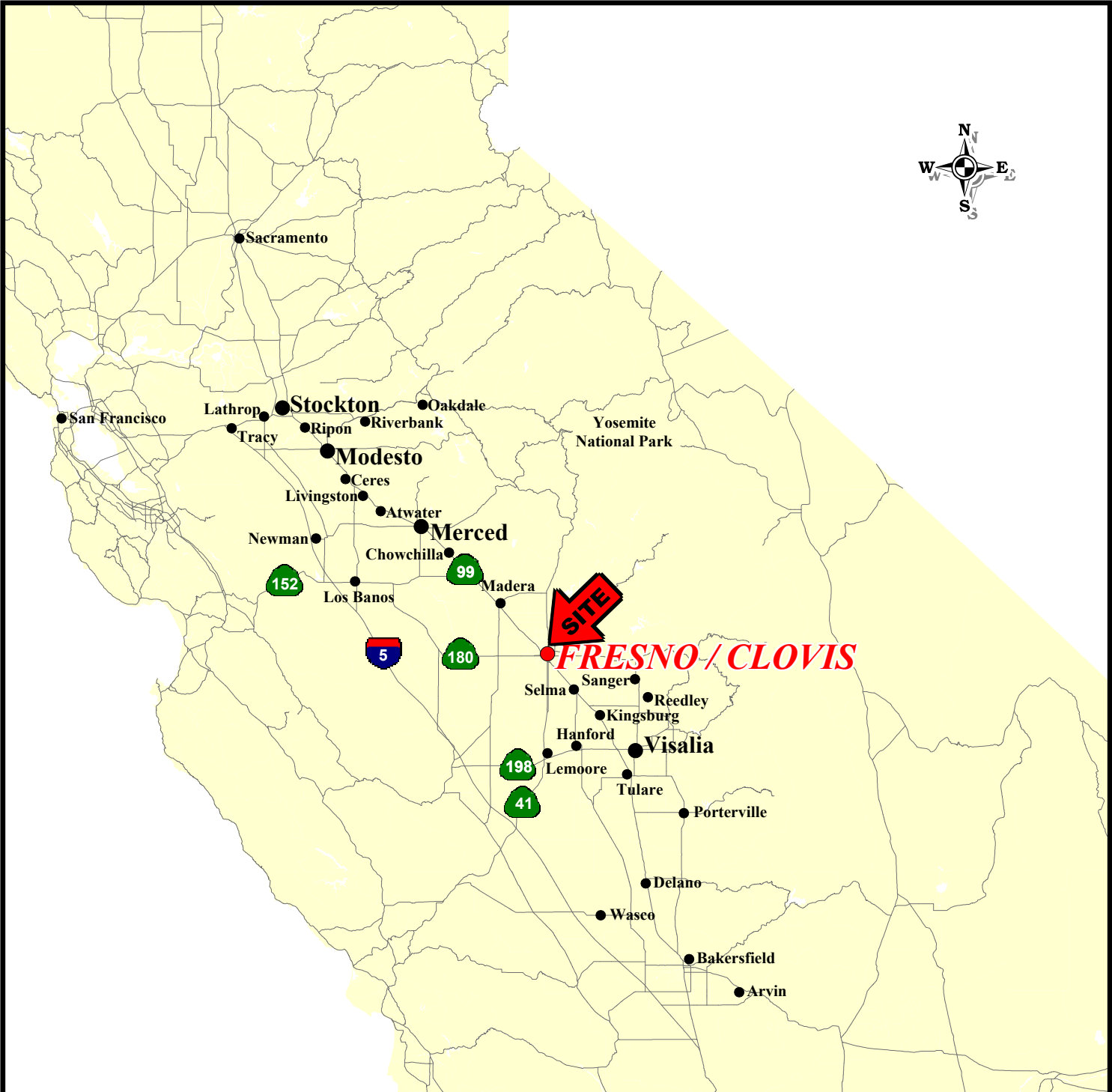
Home Depot

Home Depot

Home Depot

Home Depot

Home Depot



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Central San Joaquin Valley State of California

COMMERCIAL RETAIL ASSOCIATES
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This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

THIS MAP CANNOT BE DUPLICATED WITHOUT THE EXPRESS WRITTEN CONSENT OF COMMERCIAL RETAIL ASSOCIATES, INC.

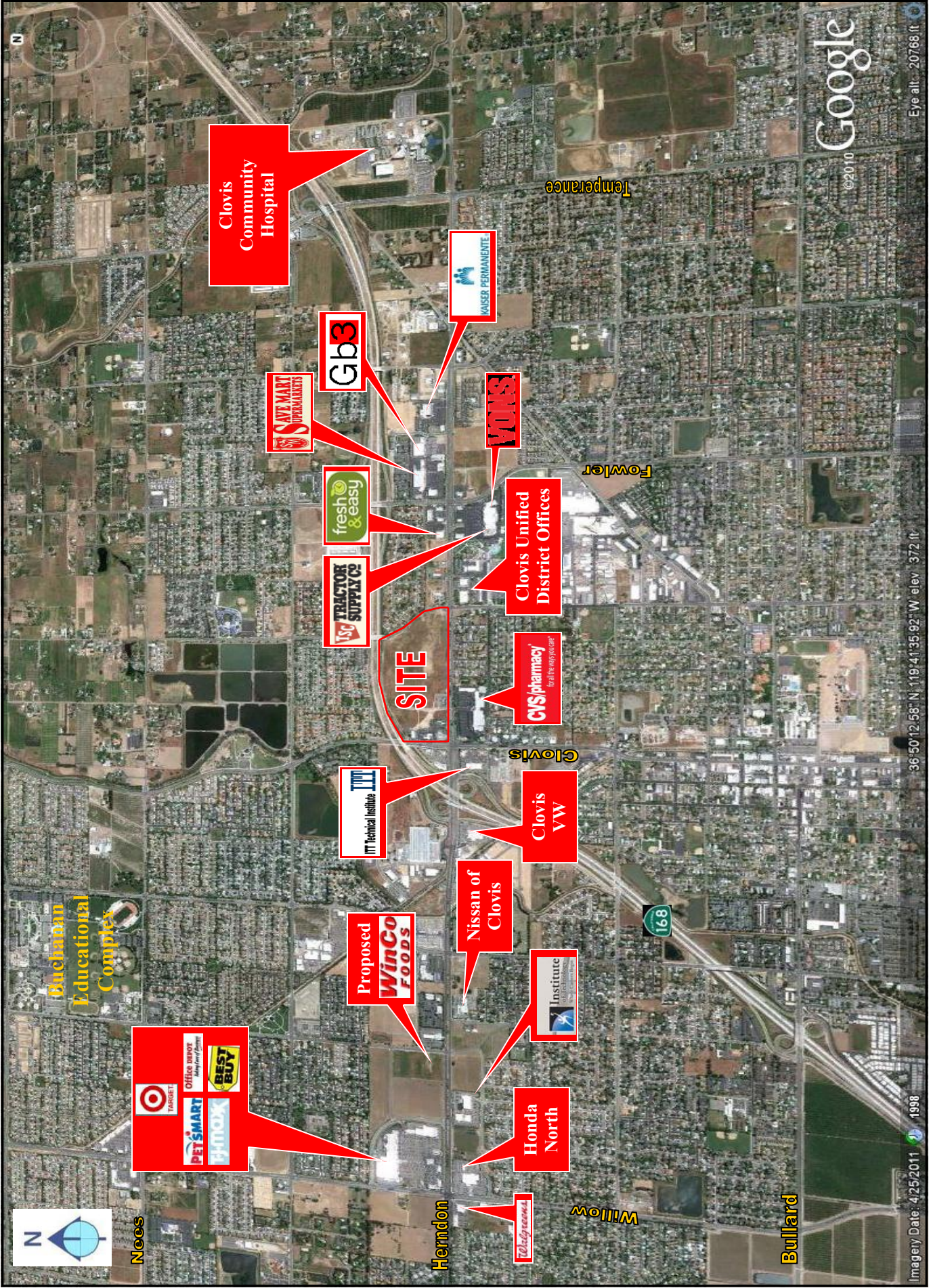


COMPETITION MAP
Anchor/Major Tenants
Fresno/Clovis, California
October 2011





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Clovis Community Hospital

SAFE MART SUPERMARKETS

Gb3

fresh & easy

TRACTOR SUPPLIES

SITE

KAISER PERMANENTE

VONS

Clovis Unified District Offices

CVS/pharmacy
for the way you live

ITT Technical Institute

Clovis

Clovis VW

Buchanan Educational Complex

TARGET
PETSMART
Office Depot
BEST BUY

Proposed WinCO FOODS

Nissan of Clovis

Institute

Honda North

Willy's

Herndon

Willow

Bullard

Fowler

Temperance

Google

Imagery Date: 4/25/2011 1998

36°50'12.58" N, 119°41'35.92" W, elev: 372 ft

Eye alt: 20768 ft

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Pop-Facts: Demographic Quick Facts 2013 Report

Radius 1: 1215 HERNDON AVE, CLOVIS, CA 93612-0459, aggregate

Radius 2: 1215 HERNDON AVE, CLOVIS, CA 93612-0459, aggregate

Radius 3: 1215 HERNDON AVE, CLOVIS, CA 93612-0459, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2018 Projection	10,667		106,257		237,872	
2013 Estimate	10,224		100,009		224,827	
2010 Census	9,978		96,038		216,616	
2000 Census	9,101		73,770		175,123	
Growth 2000 - 2010	9.64%		30.19%		23.69%	
Households						
2018 Projection	3,790		36,966		83,642	
2013 Estimate	3,640		34,950		79,370	
2010 Census	3,556		33,849		76,988	
2000 Census	3,171		26,145		63,341	
Growth 2000 - 2010	12.14%		29.47%		21.55%	
2013 Est. Population by Single Classification Race						
	10,224		100,009		224,827	
White Alone	7,730	75.61	70,264	70.26	148,053	65.85
Black or African American Alone	229	2.24	2,859	2.86	9,437	4.20
American Indian and Alaska Native Alone	148	1.45	1,331	1.33	2,914	1.30
Asian Alone	764	7.47	11,407	11.41	27,894	12.41
Native Hawaiian and Other Pacific Islander Alone	21	0.21	243	0.24	538	0.24
Some Other Race Alone	857	8.38	9,222	9.22	25,179	11.20
Two or More Races	475	4.65	4,683	4.68	10,811	4.81
2013 Est. Population Hispanic or Latino						
	10,224		100,009		224,827	
Hispanic or Latino	2,457	24.03	25,759	25.76	63,641	28.31
Not Hispanic or Latino	7,767	75.97	74,250	74.24	161,186	71.69
2013 Tenure of Occupied Housing Units						
	3,640		34,950		79,370	
Owner Occupied	2,322	63.79	21,875	62.59	47,285	59.58
Renter Occupied	1,318	36.21	13,075	37.41	32,085	40.42
2012 Average Household Size						
	2.80		2.84		2.80	

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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2013 Est. Households by Household Income	3,640		34,950		79,370	
CY HHs, Inc < \$15,000	356	9.78	3,585	10.26	9,224	11.62
CY HHs, Inc \$15,000 - \$24,999	327	8.98	3,144	9.00	7,853	9.89
CY HHs, Inc \$25,000 - \$34,999	303	8.32	3,135	8.97	7,099	8.94
CY HHs, Inc \$35,000 - \$49,999	415	11.40	4,639	13.27	10,351	13.04
CY HHs, Inc \$50,000 - \$74,999	729	20.03	6,434	18.41	14,669	18.48
CY HHs, Inc \$75,000 - \$99,999	565	15.52	4,987	14.27	10,971	13.82
CY HHs, Inc \$100,000 - \$124,999	414	11.37	3,807	10.89	7,595	9.57
CY HHs, Inc \$125,000 - \$149,999	231	6.35	2,110	6.04	4,415	5.56
CY HHs, Inc \$150,000 - \$199,999	206	5.66	1,958	5.60	4,360	5.49
CY HHs, Inc \$200,000 - \$249,999	47	1.29	516	1.48	1,183	1.49
CY HHs, Inc \$250,000 - \$499,999	42	1.15	549	1.57	1,357	1.71
CY HHs, Inc \$500,000+	3	0.08	86	0.25	292	0.37

2013 Est. Average Household Income	\$75,370	\$76,088	\$74,855
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2013 Est. Median Household Income	\$64,348	\$61,551	\$58,789
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2012 Median HH Inc by Single Race Class or Ethn

White Alone	64,265	63,681	62,785
Black or African American Alone	39,530	33,860	30,347
American Indian and Alaska Native Alone	24,241	24,149	26,213
Asian Alone	83,017	73,019	65,430
Native Hawaiian and Other Pacific Islander Alone	53,450	53,072	57,673
Some Other Race Alone	67,371	50,525	45,371
Two or More Races	46,556	47,584	48,191
Hispanic or Latino	58,364	53,360	47,837
Not Hispanic or Latino	65,970	64,122	62,452