

# NOW LEASING PRIME RETAIL SPACE



## FEATURING:



**JUNIOR ANCHOR,  
PAD AND SHOP  
SPACE AVAILABLE!**

## CLOVIS CROSSING REGIONAL SHOPPING CENTER

CLOVIS & HERNDON AVENUES AT  
HIGHWAY 168

CLOVIS, CALIFORNIA

AVAILABLE FALL 2012

ANOTHER QUALITY PROJECT  
DEVELOPED AND MANAGED BY:

**PAYNTER**  
REALTY & INVESTMENTS, INC.

ANDY SOLOMON

559.650.1306

DRE #01128052

asolomon@retailassociates.com



## 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: | 36,000 ADT (2009)   |
| Total                  | 82,644 cars per day |

*Source: City of Clovis, Caltrans*

**Demographics:**

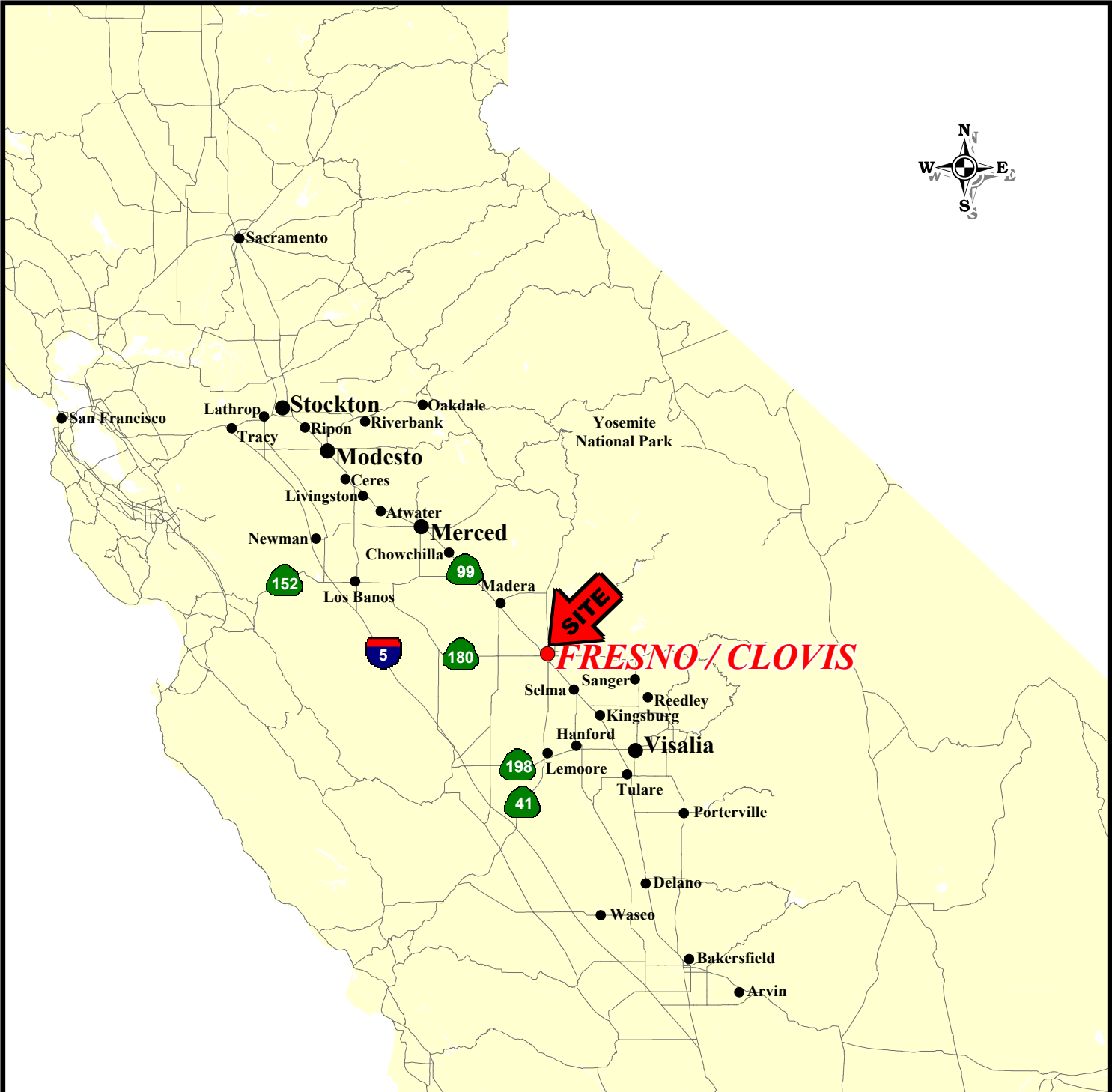
|                 | <u>1 Mile</u> | <u>2 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|-----------------|---------------|---------------|---------------|---------------|
| Population:     | 11,673        | 52,972        | 106,853       | 231,480       |
| Avg. HH Income: | \$73,617      | \$76,474      | \$77,839      | \$75,228      |

*Source: Sites USA, 2011*

**Overview:**

- ◆ Now leasing anchor, pad and shop space in Clovis' newest community shopping center
- ◆ Anticipated Fall 2012 delivery
- ◆ Highway 168 visibility

**For Further Information, Please Contact:**  
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**Commercial Retail Associates, Inc.**  
**680 West Shaw, Suite 202**  
**Fresno, CA 93704**  
**(559) 650-1306**



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# Central San Joaquin Valley State of California

**COMMERCIAL RETAIL ASSOCIATES**  
 680 West Shaw Avenue, #202 • Fresno, California 93704  
 (559) 650-1300 • (559) 650-1311 Fax

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# COMPETITION MAP

**Anchor/Major Tenants  
Fresno/Clovis, California  
October 2011**



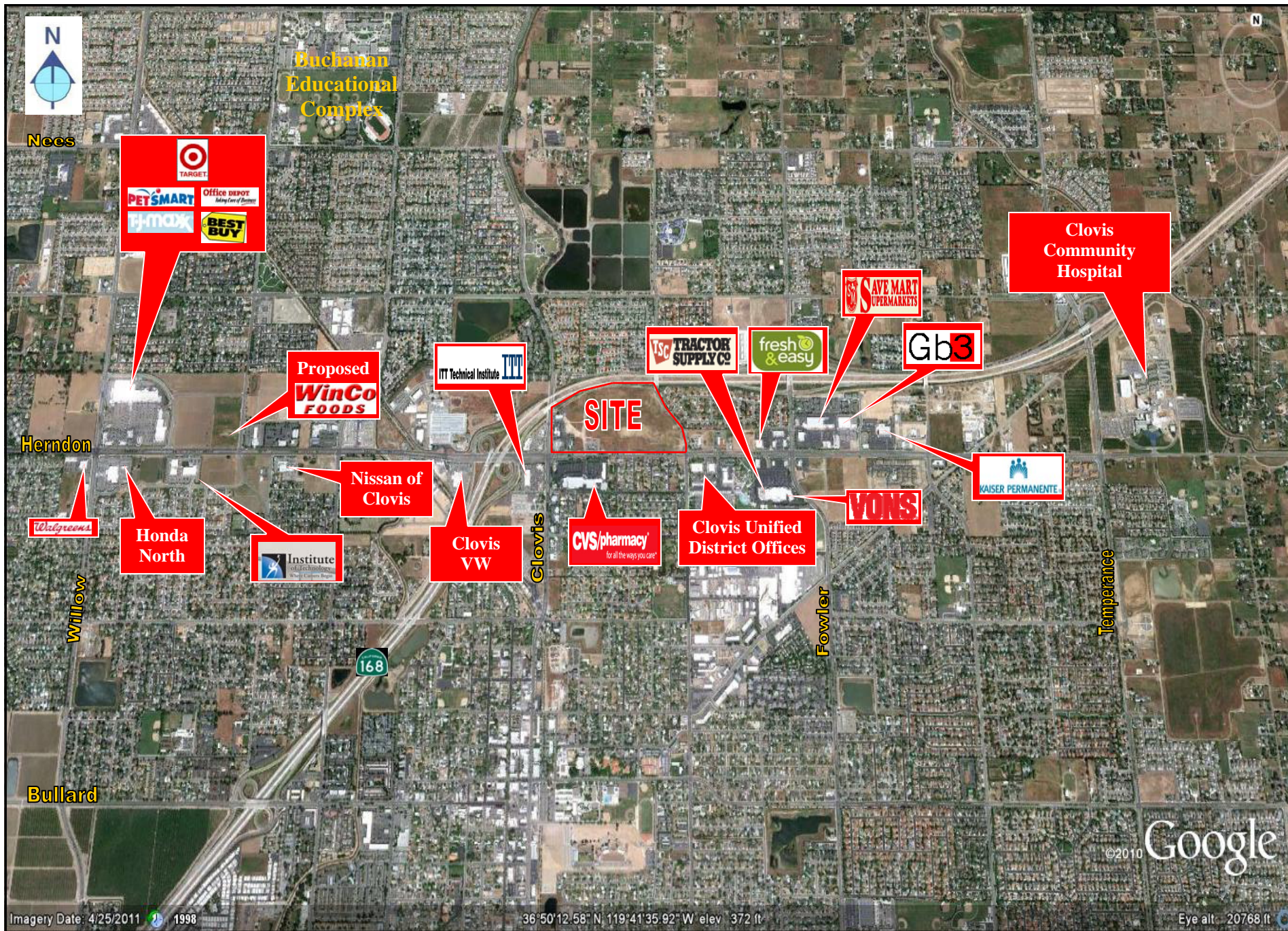
COMMERCIAL RETAIL ASSOCIATES





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# FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2010 Estimates & 2015 Projections

Calculated using Proportional Block Groups

Prepared For

Commercial Retail Associates, Inc.

Lat/Lon: 36.837449/-119.700622

September 2011



RF1

| Clovis Avenue & Herndon Avenue<br>Clovis, California |  | 1.00 mi<br>radius | 2.00 mi<br>radius | 3.00 mi<br>radius | 5.00 mi<br>radius |
|--|--|-------------------|-------------------|-------------------|-------------------|
| <b>POPULATION</b>                                    | 2010 Estimated Population                | 11,673            | 52,972            | 106,853           | 231,480           |
|  | 2015 Projected Population                | 12,661            | 57,818            | 118,375           | 251,099           |
|  | 2000 Census Population                   | 9,045             | 39,727            | 79,854            | 185,186           |
|  | 1990 Census Population                   | 5,306             | 28,075            | 59,393            | 145,332           |
|  | Historical Annual Growth 1990 to 2010    | 6.0%              | 4.4%              | 4.0%              | 3.0%              |
|  | Projected Annual Growth 2010 to 2015     | 1.7%              | 1.8%              | 2.2%              | 1.7%              |
| <b>HOUSEHOLDS</b>                                    | 2010 Est. Households                     | 4,152             | 17,902            | 36,018            | 80,473            |
|  | 2015 Proj. Households                    | 4,397             | 19,100            | 39,135            | 85,514            |
|  | 2000 Census Households                   | 3,297             | 14,205            | 28,410            | 67,100            |
|  | 1990 Census Households                   | 2,050             | 10,235            | 21,083            | 53,338            |
|  | Historical Annual Growth 1990 to 2010    | 5.1%              | 3.7%              | 3.5%              | 2.5%              |
|  | Projected Annual Growth 2010 to 2015     | 1.2%              | 1.3%              | 1.7%              | 1.3%              |
| <b>AGE</b>   | 2010 Est. Population 0 to 9 Years        | 14.9%             | 16.3%             | 16.1%             | 15.5%             |
|  | 2010 Est. Population 10 to 19 Years      | 14.5%             | 16.0%             | 15.8%             | 15.0%             |
|  | 2010 Est. Population 20 to 29 Years      | 11.2%             | 11.8%             | 13.1%             | 15.1%             |
|  | 2010 Est. Population 30 to 44 Years      | 21.9%             | 22.5%             | 22.0%             | 20.9%             |
|  | 2010 Est. Population 45 to 59 Years      | 19.4%             | 19.4%             | 19.4%             | 19.2%             |
|  | 2010 Est. Population 60 to 74 Years      | 9.7%              | 8.8%              | 8.9%              | 9.9%              |
|  | 2010 Est. Population 75 Years Plus       | 8.4%              | 5.2%              | 4.6%              | 4.5%              |
|  | 2010 Est. Median Age                     | 35.7              | 33.8              | 33.4              | 33.3              |
| <b>MARITAL STATUS<br/>&amp; SEX</b>                  | 2010 Est. Male Population                | 46.6%             | 47.9%             | 48.2%             | 48.7%             |
|  | 2010 Est. Female Population              | 53.4%             | 52.1%             | 51.8%             | 51.3%             |
|  | 2010 Est. Never Married                  | 20.3%             | 24.1%             | 25.3%             | 27.3%             |
|  | 2010 Est. Now Married                    | 53.6%             | 56.2%             | 55.7%             | 54.2%             |
|  | 2010 Est. Separated or Divorced          | 15.4%             | 13.5%             | 13.4%             | 13.4%             |
|  | 2010 Est. Widowed                        | 10.7%             | 6.2%              | 5.6%              | 5.0%              |
| <b>INCOME</b>  | 2010 Est. HH Income \$200,000 or More    | 1.8%              | 3.0%              | 3.3%              | 3.2%              |
|  | 2010 Est. HH Income \$150,000 to 199,999 | 5.0%              | 5.1%              | 4.7%              | 5.2%              |
|  | 2010 Est. HH Income \$100,000 to 149,999 | 16.0%             | 15.0%             | 15.5%             | 14.3%             |
|  | 2010 Est. HH Income \$75,000 to 99,999   | 19.1%             | 17.4%             | 17.2%             | 15.7%             |
|  | 2010 Est. HH Income \$50,000 to 74,999   | 16.9%             | 18.1%             | 18.8%             | 18.5%             |
|  | 2010 Est. HH Income \$35,000 to 49,999   | 13.0%             | 13.1%             | 13.4%             | 13.6%             |
|  | 2010 Est. HH Income \$25,000 to 34,999   | 8.1%              | 8.7%              | 8.8%              | 9.6%              |
|  | 2010 Est. HH Income \$15,000 to 24,999   | 9.8%              | 10.9%             | 9.9%              | 10.1%             |
|  | 2010 Est. HH Income \$0 to 14,999        | 10.3%             | 8.9%              | 8.4%              | 9.9%              |
|  | 2010 Est. Average Household Income       | \$ 73,617         | \$ 76,474         | \$ 77,839         | \$ 75,228         |
|  | 2010 Est. Median HH Income               | \$ 60,024         | \$ 62,592         | \$ 63,717         | \$ 61,545         |
|  | 2010 Est. Per Capita Income              | \$ 28,330         | \$ 26,450         | \$ 26,646         | \$ 26,460         |
|  | 2010 Est. Number of Businesses           | 674               | 2,033             | 3,285             | 8,816             |
| 2010 Est. Total Number of Employees                  | 8,402                                    | 20,486            | 31,202            | 90,654            |                   |

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|--|--|-------------------|-------------------|-------------------|-------------------|
| <b>RACE</b>  | 2010 Est. White Population                     | 87.2%             | 83.8%             | 82.3%             | 78.8%             |
|  | 2010 Est. Black Population                     | 1.1%              | 1.6%              | 2.1%              | 3.1%              |
|  | 2010 Est. Asian & Pacific Islander             | 5.2%              | 6.4%              | 7.3%              | 8.5%              |
|  | 2010 Est. American Indian & Alaska Native      | 1.0%              | 1.3%              | 1.2%              | 1.2%              |
|  | 2010 Est. Other Races Population               | 5.6%              | 6.9%              | 7.1%              | 8.3%              |
| <b>HISPANIC</b>                                      | 2010 Est. Hispanic Population                  | 2,884             | 13,942            | 28,495            | 68,023            |
|  | 2010 Est. Hispanic Population Percent          | 24.7%             | 26.3%             | 26.7%             | 29.4%             |
|  | 2015 Proj. Hispanic Population Percent         | 28.8%             | 30.3%             | 30.7%             | 33.1%             |
|  | 2000 Hispanic Population Percent               | 15.6%             | 18.4%             | 18.9%             | 21.9%             |
| <b>EDUCATION<br/>(Adults 25 or Older)</b>            | 2010 Est. Adult Population (25 Years or Older) | 7,626             | 32,832            | 65,905            | 143,260           |
|  | 2010 Est. Elementary (0 to 8)                  | 5.0%              | 4.9%              | 4.5%              | 5.2%              |
|  | 2010 Est. Some High School (9 to 11)           | 6.4%              | 6.5%              | 6.4%              | 6.6%              |
|  | 2010 Est. High School Graduate (12)            | 25.6%             | 23.6%             | 23.7%             | 23.0%             |
|  | 2010 Est. Some College (13 to 16)              | 27.3%             | 26.4%             | 26.5%             | 26.1%             |
|  | 2010 Est. Associate Degree Only                | 10.3%             | 10.3%             | 10.4%             | 10.0%             |
|  | 2010 Est. Bachelor Degree Only                 | 19.1%             | 20.9%             | 20.6%             | 20.2%             |
|  | 2010 Est. Graduate Degree                      | 6.2%              | 7.3%              | 7.8%              | 8.7%              |
| <b>HOUSING</b>                                       | 2010 Est. Total Housing Units                  | 4,380             | 18,917            | 38,173            | 85,588            |
|  | 2010 Est. Owner Occupied Percent               | 53.3%             | 57.3%             | 58.6%             | 55.6%             |
|  | 2010 Est. Renter Occupied Percent              | 41.5%             | 37.3%             | 35.7%             | 38.4%             |
|  | 2010 Est. Vacant Housing Percent               | 5.2%              | 5.4%              | 5.6%              | 6.0%              |
| <b>HOMES BUILT BY<br/>YEAR</b>                       | 2000 Homes Built 1999 to 2000                  | 4.8%              | 2.6%              | 3.0%              | 2.4%              |
|  | 2000 Homes Built 1995 to 1998                  | 17.5%             | 10.6%             | 10.1%             | 8.7%              |
|  | 2000 Homes Built 1990 to 1994                  | 22.3%             | 18.4%             | 16.9%             | 14.2%             |
|  | 2000 Homes Built 1980 to 1989                  | 19.6%             | 22.0%             | 20.6%             | 21.1%             |
|  | 2000 Homes Built 1970 to 1979                  | 12.7%             | 27.3%             | 29.8%             | 27.4%             |
|  | 2000 Homes Built 1960 to 1969                  | 6.6%              | 9.5%              | 11.1%             | 14.9%             |
|  | 2000 Homes Built 1950 to 1959                  | 7.7%              | 5.1%              | 5.3%              | 8.4%              |
|  | 2000 Homes Built Before 1949                   | 8.7%              | 4.7%              | 3.1%              | 2.8%              |
| <b>HOME VALUES</b>                                   | 2000 Home Value \$1,000,000 or More            | -                 | -                 | 0.0%              | 0.0%              |
|  | 2000 Home Value \$500,000 to \$999,999         | -                 | 0.1%              | 0.2%              | 0.5%              |
|  | 2000 Home Value \$400,000 to \$499,999         | 0.1%              | 0.6%              | 0.6%              | 0.9%              |
|  | 2000 Home Value \$300,000 to \$399,999         | 1.7%              | 1.8%              | 1.6%              | 2.2%              |
|  | 2000 Home Value \$200,000 to \$299,999         | 14.9%             | 11.2%             | 11.3%             | 11.2%             |
|  | 2000 Home Value \$150,000 to \$199,999         | 28.9%             | 22.7%             | 19.5%             | 17.3%             |
|  | 2000 Home Value \$100,000 to \$149,999         | 37.5%             | 46.5%             | 44.9%             | 38.4%             |
|  | 2000 Home Value \$50,000 to \$99,999           | 16.6%             | 16.1%             | 21.0%             | 28.3%             |
|  | 2000 Home Value \$25,000 to \$49,999           | 0.1%              | 0.6%              | 0.7%              | 0.8%              |
|  | 2000 Home Value \$0 to \$24,999                | 0.2%              | 0.3%              | 0.2%              | 0.3%              |
|  | 2000 Median Home Value                         | \$ 141,713        | \$ 141,207        | \$ 137,038        | \$ 134,193        |
|  | 2000 Median Rent                               | \$ 570            | \$ 558            | \$ 549            | \$ 517            |

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|--|--|-------------------|-------------------|-------------------|-------------------|
| <b>LABOR FORCE</b>                                   | 2010 Est. Labor: Population Age 16+                  | 8,867             | 38,886            | 79,218            | 174,788           |
|  | 2010 Est. Civilian Employed                          | 59.0%             | 61.4%             | 60.7%             | 59.4%             |
|  | 2010 Est. Civilian Unemployed                        | 6.8%              | 7.5%              | 7.7%              | 7.9%              |
|  | 2010 Est. in Armed Forces                            | 0.1%              | 0.1%              | 0.1%              | 0.1%              |
|  | 2010 Est. not in Labor Force                         | 34.1%             | 31.0%             | 31.5%             | 32.6%             |
|  | 2010 Labor Force: Males                              | 45.4%             | 47.4%             | 47.9%             | 48.2%             |
|  | 2010 Labor Force: Females                            | 54.6%             | 52.6%             | 52.1%             | 51.8%             |
| <b>OCCUPATION</b>                                    | 2000 Occupation: Population Age 16+                  | 4,109             | 18,583            | 37,469            | 85,400            |
|  | 2000 Mgmt, Business, & Financial Operations          | 15.0%             | 13.2%             | 13.1%             | 13.2%             |
|  | 2000 Professional and Related                        | 23.9%             | 24.7%             | 24.1%             | 24.3%             |
|  | 2000 Service   | 13.6%             | 14.3%             | 14.3%             | 14.1%             |
|  | 2000 Sales and Office                                | 27.9%             | 28.1%             | 29.4%             | 30.2%             |
|  | 2000 Farming, Fishing, and Forestry                  | 1.0%              | 1.0%              | 1.1%              | 0.8%              |
|  | 2000 Construction, Extraction, & Maintenance         | 9.6%              | 9.0%              | 8.6%              | 8.0%              |
|  | 2000 Production, Transport, & Material Moving        | 9.0%              | 9.6%              | 9.4%              | 9.4%              |
|  | 2000 Percent White Collar Workers                    | 66.8%             | 66.0%             | 66.6%             | 67.7%             |
| 2000 Percent Blue Collar Workers                     | 33.2%  | 34.0%             | 33.4%             | 32.3%             |                   |
| <b>TRANSPORTATION TO WORK</b>                        | 2000 Drive to Work Alone                             | 83.4%             | 82.9%             | 82.6%             | 81.2%             |
|  | 2000 Drive to Work in Carpool                        | 8.8%              | 10.8%             | 11.3%             | 11.7%             |
|  | 2000 Travel to Work by Public Transportation         | 0.6%              | 0.6%              | 0.6%              | 1.0%              |
|  | 2000 Drive to Work on Motorcycle                     | 0.6%              | 0.4%              | 0.4%              | 0.3%              |
|  | 2000 Walk or Bicycle to Work                         | 2.8%              | 2.0%              | 2.3%              | 2.7%              |
|  | 2000 Other Means                                     | 0.7%              | 0.4%              | 0.4%              | 0.4%              |
|  | 2000 Work at Home                                    | 3.1%              | 2.9%              | 2.4%              | 2.7%              |
| <b>TRAVEL TIME</b>                                   | 2000 Travel to Work in 14 Minutes or Less            | 28.8%             | 29.8%             | 30.9%             | 30.9%             |
|  | 2000 Travel to Work in 15 to 29 Minutes              | 49.5%             | 49.8%             | 49.4%             | 49.7%             |
|  | 2000 Travel to Work in 30 to 59 Minutes              | 16.8%             | 16.5%             | 16.2%             | 15.6%             |
|  | 2000 Travel to Work in 60 Minutes or More            | 4.9%              | 3.9%              | 3.5%              | 3.8%              |
|  | 2000 Average Travel Time to Work                     | 22.0              | 20.5              | 20.0              | 19.7              |
| <b>CONSUMER EXPENDITURE</b>                          | 2010 Est. Total Household Expenditure (in Millions)  | \$ 235.9          | \$ 1,040.7        | \$ 2,121.3        | \$ 4,624.5        |
|  | 2010 Est. Apparel                                    | \$ 11.3           | \$ 50.0           | \$ 101.9          | \$ 222.4          |
|  | 2010 Est. Contributions & Gifts                      | \$ 14.8           | \$ 66.4           | \$ 135.4          | \$ 296.6          |
|  | 2010 Est. Education & Reading                        | \$ 6.5            | \$ 29.0           | \$ 59.1           | \$ 129.2          |
|  | 2010 Est. Entertainment                              | \$ 13.2           | \$ 58.4           | \$ 119.0          | \$ 259.2          |
|  | 2010 Est. Food, Beverages & Tobacco                  | \$ 37.5           | \$ 165.0          | \$ 336.2          | \$ 733.7          |
|  | 2010 Est. Furnishings And Equipment                  | \$ 10.5           | \$ 46.5           | \$ 94.8           | \$ 205.8          |
|  | 2010 Est. Health Care & Insurance                    | \$ 16.6           | \$ 73.1           | \$ 148.9          | \$ 325.6          |
|  | 2010 Est. Household Operations & Shelter & Utilities | \$ 70.5           | \$ 311.0          | \$ 633.6          | \$ 1,381.8        |
|  | 2010 Est. Miscellaneous Expenses                     | \$ 3.9            | \$ 17.1           | \$ 34.9           | \$ 76.2           |
|  | 2010 Est. Personal Care                              | \$ 3.4            | \$ 15.1           | \$ 30.7           | \$ 67.1           |
|  | 2010 Est. Transportation                             | \$ 47.5           | \$ 209.1          | \$ 426.8          | \$ 927.0          |

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# Clovis Crossing Shopping Center

S.R. 168



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