

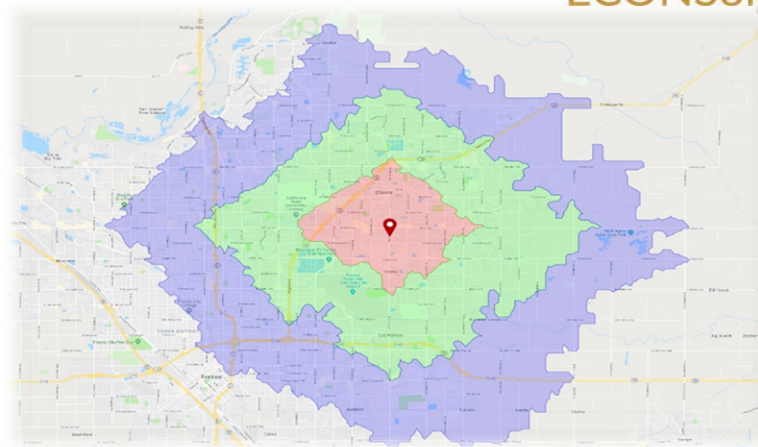
VOID ANALYSIS SUMMARY & MARKET PROFILE

City of Clovis
Shaw Ave & Clovis Ave
March 2020



Market Profile

The intersection of Shaw Avenue & Clovis Avenue located in the City of Clovis, is the main retail and restaurant corridor within the city of Clovis. The 10-Minute Drive Time trade area encompasses over 300,000 residents with a daytime population of 340,000. The immediate site includes multiple shopping centers including the Sierra Vista Mall, Sierra Pavilions, Village Square, and others. Other major shopping regions nearby include Fashion Fair (4 miles west), Fig Garden Village (6 miles west), River Park & Villaggio Shopping Centers (5.5 miles west north west), and Clovis Crossing & The Trading Post (2 miles north). The region is a retail destination that serves the larger Fresno area.



	5 Min	10 Min	15 Min
Population	83,917	318,457	583,510
Daytime Population	117,559	339,749	653,276
Households	29,746	105,897	192,023
Average HH Income	\$69,859	\$75,347	\$75,053
Average Age	38	37	37
White Collar	62%	62%	60%
Some College or Degree	29%	26%	24%

Retailer	Retail Class	Nearest Location	Est. Annual Sales Tax (\$)	Size (SF)	Contact	Email
24 Hour Fitness	Health and Fitness Clubs	105.0	N/A	28,000 - 44,000	Fenn Hall	fhall@24hourfitness.com
85 Degrees C Bakery Café	Coffee Shop	122.3	\$3,500 - \$5,500	2,500 - 5,000	Yih Hsuen Sun	realestate@onobbq.com
Anytime Fitness	Health and Fitness Clubs	11.0	N/A	3,000 - 6,000	Dick Parnell	richard@freadvisors.com
Bel Air	Grocery Store	143.4	\$51,000 - \$57,000	55,000 - 65,000	Linda Kelley	lwilson3@raleys.com/ (916) 373-3333
Big O Tires	Automotive	55.8	\$8,000 - \$17,000	3,500 - 7,000	Steve Knapton	sknapton@midas.com/ (561) 383-3100
Black Bear Diner	Full Service Restaurants	8.7	\$22,000 - \$30,000	4,000 - 6,000	Andrea Miller	blackbeardiner@blackbeardiner.com
Bob's Discount Furniture	Home Specialty	5.4	\$55,000 - \$90,000	30,000 - 75,000	Nelson Cabral	nelson.cabral@mybobs.com
Café Rio	Restaurant - Casual	5.8	\$15,000 - \$20,000	1,000 - 2,500	Donald Lewandowski	dlewandowski@caferio.com
Cardenas Markets	Grocery Store	55.7	\$28,000 - \$39,000	24,000 - 38,000	Patrick Charriou	patrick@sageinvestco.com/ (949) 954-6100
Corner Bakery	Fast Casual Restaurants	5.7	\$13,000 - \$18,000	3,000 - 3,500	Aaron Dan	adan@lockehouse.com
Dunkin'	Coffee Shop	24.0	\$1,800 - \$5,000	1,500 - 2,000	Jason Askinosie	jason.askinosie@dunkinbrands.com/ (310) 968-9980
Fatburger	Restaurant - Quick Service	106.3	\$6,000 - \$14,000	1,800 - 2,000	Warren Christiansen	warren@fatburger.com/ (208) 720-8272
Firehouse Subs	Fast Casual Restaurants	5.9	\$6,000 - \$9,500	1,500 - 2,000	Jeff Press	jeff.press@firehousesubs.com
Fitness 19	Fitness And Gyms	102.6	NA	8,000 - 12,000	Thomas Graves	fitness19@rainiercommercial.com/ (253) 853-2840
Floor & Decor	Home Improvement	154.4	\$153,000 - \$206,000	40,000 - 60,000	Kevin Workman	Kevin.Workman@flooranddecor.com/ 678) 505-3918
Food 4 Less (Kroger)	Grocery Store	64.5	\$55,000 - \$110,000	45,000 - 70,000	Yoshko Prebanda	yoshko.prebanda@ralphs.com
Golden Corral	Full Service Restaurants	94.1	\$35,000 - \$60,000	8,000 - 11,000	Glen Kinkade	gkinkade@goldencorral.net
Goodyear Auto Service Centers	Automotive	123.7	\$7,500 - \$17,000	5,000 - 6,000	Bill Lakios	goodyeardevelopment@cbre.com/ (216) 363-6407
Hibbett Sports	Sports And Recreation	33.4	\$5,500 - \$7,800	5,000 - 6,000	Jake Datnoff	jake.datnoff@hibbett.com/ (205) 942-4292
In-Shape Health Club	Health and Fitness Clubs	33.4	N/A	20,000 - 40,000	Stacey O'Bryan	209.472.2450
Lassens Natural Foods and Vitamins	Other Food/Beverage	6.2	\$10,000 - \$28,000	8,000 - 15,000	Rob Devericks	marketing@radiusgroup.com
Living Spaces	Home Specialty	123.6	\$230,000 - \$400,000	80,000 - 100,000	Jeff Seabrook	jeff.seabrook@livingspaces.com/ (909) 821-1664
Nekter Juice Bar	Restaurant- Quick Service	93.2	\$133 - \$305	1,000 - 1,600	Michael Pakravan	michael.pakravan@matthews.com
Nob Hill Foods	Grocery Store	80.8	\$35,000 - \$65,000	25,000 - 35,000	Linda Kelley	lwilson3@raleys.com
Ono Hawaiian BBQ	Restaurant - Quick Service	5.7	\$10,000 - \$16,000	1,800 - 2,500	Yih Hsuen Sun	realestate@onobbq.com
Outback Steakhouse	Full Service Restaurants	7.9	\$30,000 - \$40,000	5,600 - 8,300	Jason Gallelli	jgallelli@gallellire.com
Quick Quack Car Wash	Automotive	144.6	\$1,000 - \$3,000	3,000 - 6,000	Noreen Yeigh	noreen@dontdrivedirty.com
Rack Room Shoes	Shoe Stores	45.0	\$15,000 - \$23,000	5,000 - 7,000	Rick Brown	rbrown@rackroom.com
Raising Cane's	Quick Service Restaurants	103.7	\$57,000 - \$92,000	3,000 - 3,700	Paxton Sandidge	psandidge@raisingcanes.com
Raley's Supermarkets	Grocery Store	36.3	\$53,000 - \$79,000	55,000 - 65,000	Mark Henriott	mhenriot@raleys.com
Rancho San Miguel Markets	Grocery Store	22.1	\$22,000 - \$51,000	20,000 - 25,000	Cooperate Office	(559) 664.9155
Sky Zone	Entertainment	123.0	N/A	15,000 - 30,000	Paizley Bishop	paizley.bishop@skyzone.com
Smashburger	Fast Casual Restaurants	117.2	\$7,000 - \$12,000	1,800 - 2,200	Jessica Johnson	jjohnson@smashburger.com
The Coffee Bean & Tea Leaf	Coffee Shop	126.4	\$500 - \$700	1,200 - 1,500	Patti Nelson	pattinelson267@gmail.com
WSS	Footwear/Shoes	5.4	\$33,000 - \$49,000	10,000 - 14,000	William Argueta	wargueta@shopwss.com