

# SIERRA VISTA MALL

SHOP SPACE AVAILABLE NOW!

FORMER SEARS  
AVAILABLE  
116,642 SF



FOR LEASING INFO CONTACT: LEWIS S. SMITH, SR. V.P. · (559)447-6235 · [LSMITH@RETAILCALIFORNIA.COM](mailto:LSMITH@RETAILCALIFORNIA.COM) · CA RE LIC.#01214178

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# Lifestyle Retail & Restaurant Space For Lease

## SEC Shaw & Clovis Avenues · Clovis, CA

### Property Description:

Sierra Vista Mall is a regional lifestyle center anchored by Target, Kohl's, and Sierra Vista Cinemas 16, offering over 85 retail and restaurant spaces. Located at the southeast corner of Shaw & Clovis avenues, Sierra Vista's great selection of retailers, casual dining, and entertainment draws customers from Clovis, Fresno, and surrounding communities including Sanger, Reedley, Tollhouse, Prather and Auberry.

### Property Highlights:

Lifestyle amenities include a the state-of-art stadium seating movie theater, retail and restaurant buildings, a community park/concert area, and aesthetic architecture and landscaping. Sierra Vista Mall has convenient access from Highways 168 and 41. The center is located three miles from Fresno Yosemite International airport. Clovis and Fresno Unified's Center for Advanced Research and Technology is just across the street with 1,200 enrolled high school students.

**Jr. Anchor Space:** 22,750± SF (former movie theater)

**Former Sears Space:** 116,642± SF

**Available Space For Lease:** See Leasing plans on pages 3, 4 & 5.

2024 Demographics:	1 Mile	3 Miles	5 Miles
Total Population:	19,672	127,134	319,944
Total Households:	7,760	44,541	107,828
Avg HH Income:	\$66,222	\$100,941	\$95,989
Total Daytime Pop:	22,498	145,841	330,323

Source: Claritas, LLC

<b>2024 Traffic Volume:</b>	Shaw Ave:	61,006 ADT
	Clovis Ave:	48,518 ADT
	Traffic Total:	109,524 Avg Daily Traffic

Source: Kalibrate TrafficMetrix



# Sierra Vista Mall Pad Space Opportunities



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# Sierra Vista Mall Leasing Plan



# Sierra Vista Mall Jr. Anchor Space Opportunity & Future Pads



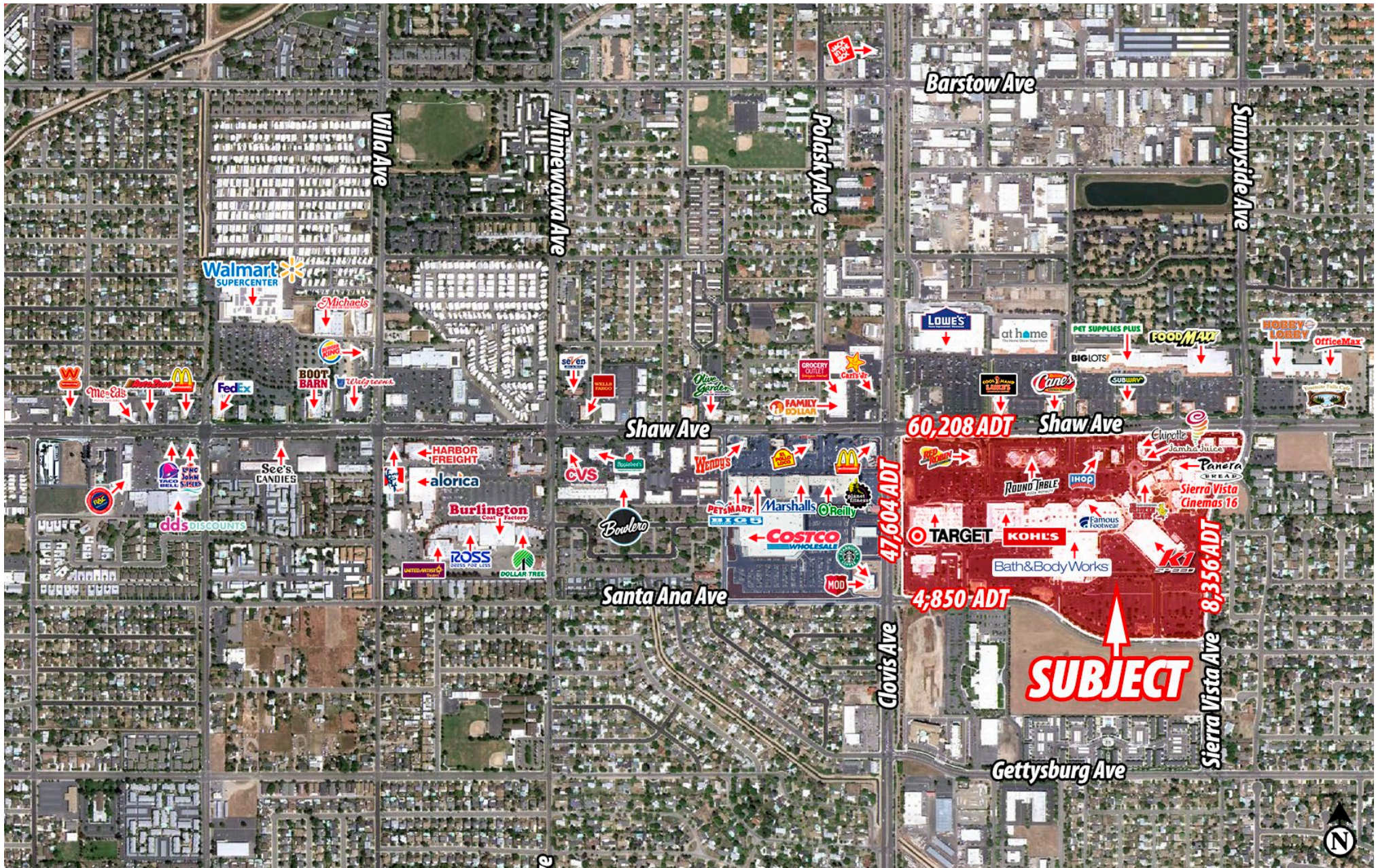
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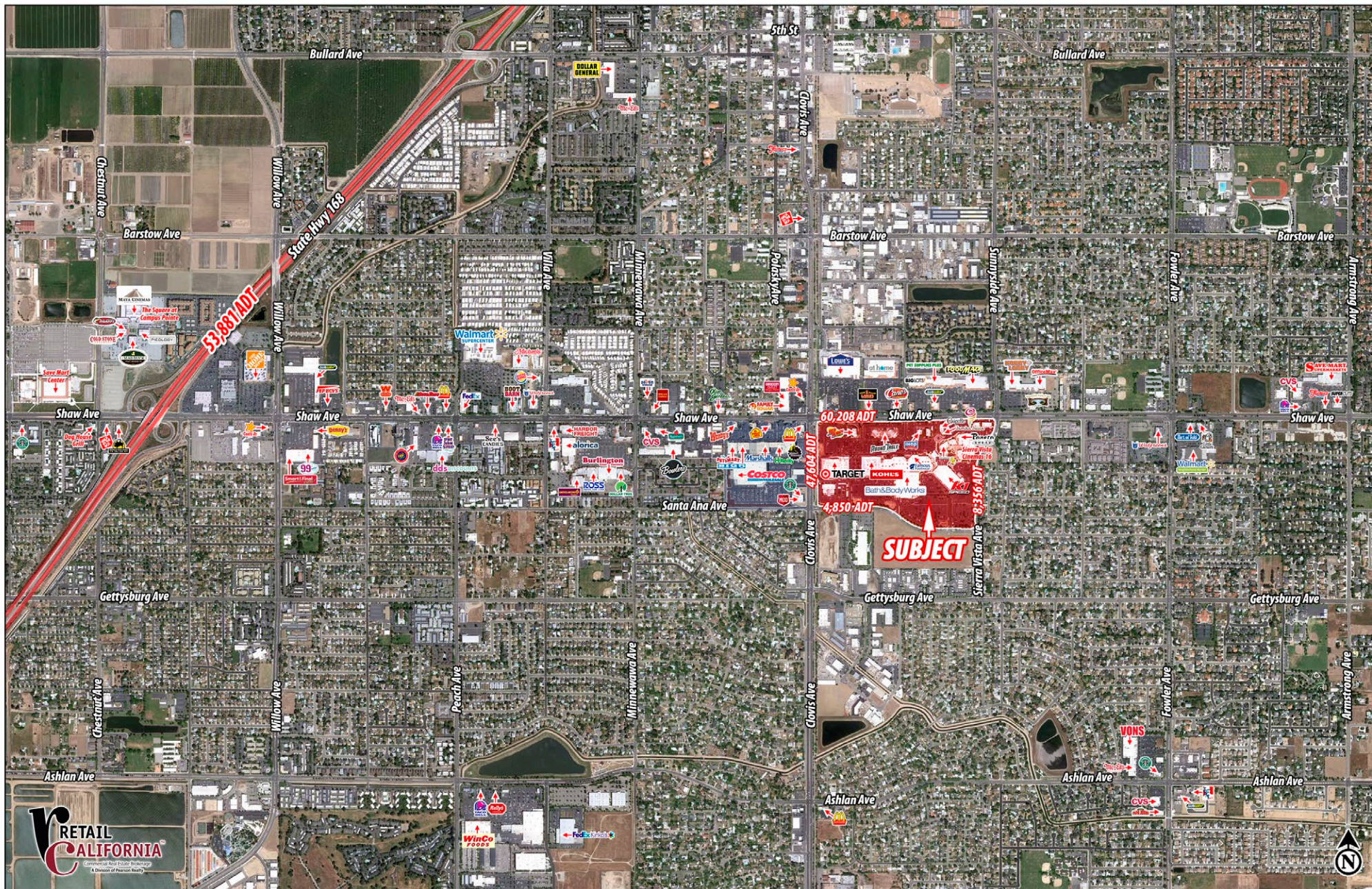
# Sierra Vista Mall Major Tenants



# Sierra Vista Mall Retail Proximity



# Shaw Avenue Retail Competition & Sierra Vista Mall - Clovis, CA



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CLOVIS, CALIFORNIA MALL



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