

AVAILABLE FOR SALE
SWC OF SHAW & VILLA AVENUES

240 W. SHAW AVENUE

CLOVIS, CA



For information, please contact:

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NEWMARK
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MCKENNEY
Investment Properties

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PROPERTY DESCRIPTION

240 W. Shaw Avenue in Clovis, California is a 12,250± square foot building consisting of nine successful tenants. With its C2 zoning, the building offers a versatile platform for a diverse array of businesses, from boutique shops to service providers.

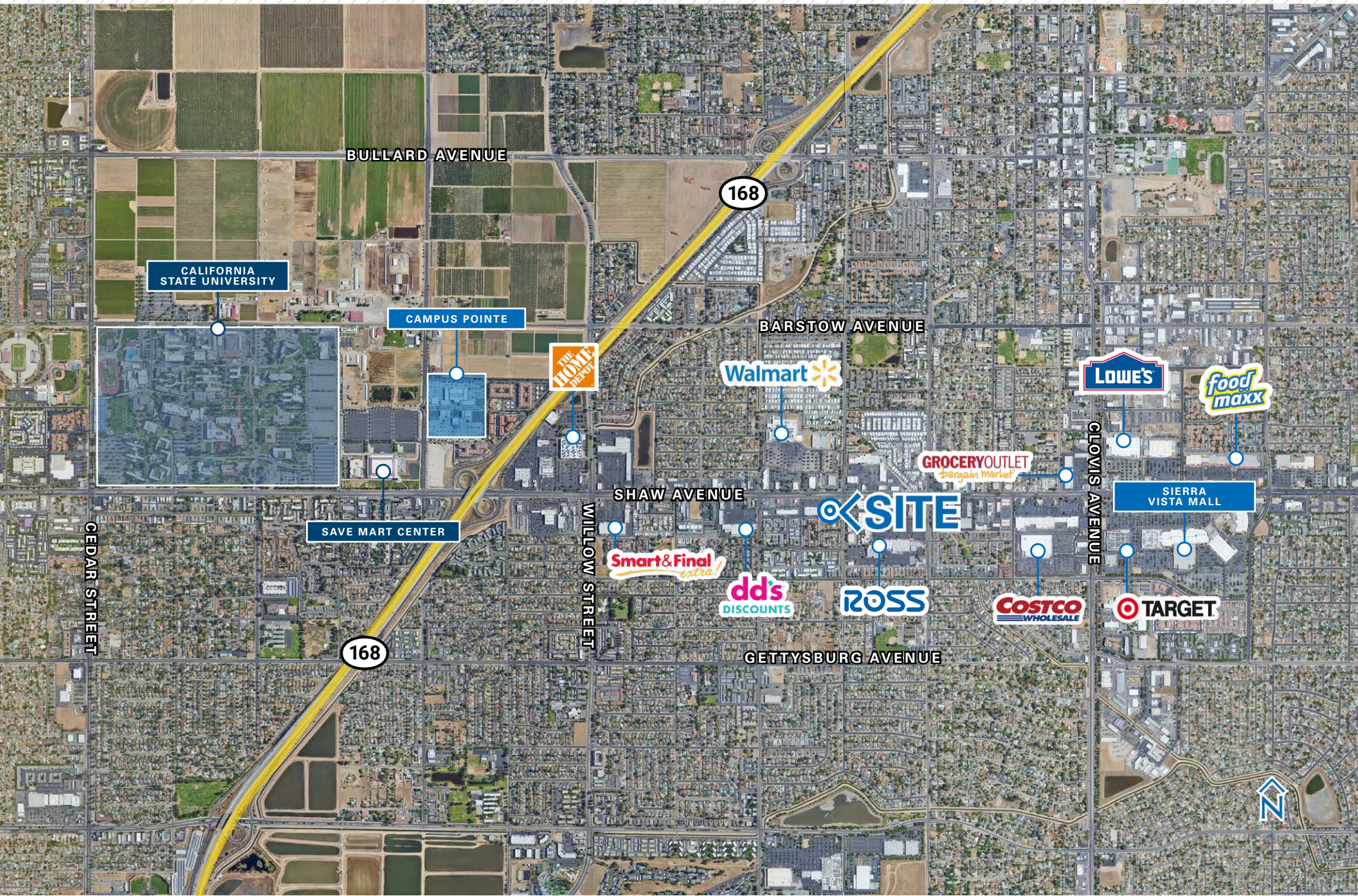
Boasting a steady stream of rental income, this asset represents a secure and rewarding investment opportunity in Clovis' thriving retail sector.

Price:	\$4,433,320
Building Size:	12,250± SF
Occupancy:	100%
Tenancy:	Multiple
Property Use:	NNN Investment
Property Subtype:	Strip Center
Year Built:	1988
Zoning:	C2 (<i>Commercial/Retail</i>)



240 W. SHAW AVENUE
CLOVIS, CA

AERIAL
MAP



CALIFORNIA
STATE UNIVERSITY

CAMPUS POINTE

THE HOME
DEPOT

168

BARSTOW AVENUE

Walmart

LOWE'S

food
maxx

GROCERYOUTLET
Bargain Market

SHAW AVENUE

◀ SITE

SIERRA
VISTA MALL

SAVE MART CENTER

WILLOW STREET

Smart & Final
extra!

dd's
DISCOUNTS

ROSS

CLOVIS AVENUE

COSTCO
WHOLESALE

TARGET

GETTYSBURG AVENUE

168

CEDAR STREET



240 W. SHAW AVENUE
CLOVIS, CA

AREA
DEMOGRAPHICS

POPULATION

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2028 Projection	23,872	139,099	367,738
2023 Estimate	23,636	135,742	356,521
Growth 2023-2028	1.00%	2.47%	3.15%
Growth 2020-2023	2.56%	2.86%	3.33%
Growth 2020-2020	4.93%	7.21%	10.30%

HOUSEHOLDS

2028 Projection	9,542	50,287	125,073
2023 Estimate	9,420	48,877	120,982
Growth 2023-2028	1.29%	2.88%	3.38%
Growth 2020-2023	3.72%	3.21%	3.59%
Growth 2010-2020	3.44%	7.54%	9.85%
<i>2023 Est. Average HH Income</i>	\$62,883	\$86,125	\$93,188

Source: Claritas 2024



TRAFFIC COUNTS

(Within a One Mile Radius)

93,267± ADT

Villa Avenue at Shaw Avenue
(North, South, East, & Westbound)

Source: Kalibrate TrafficMetrix 2024

Rent Roll

SUITE	TENANT NAME	SF	LEASE TYPE
#103	Triangle Burger	3,000	NNN
#104	Fiesta Auto Insurance	1,000	NNN
#105 - #106	Labor Max	2,100	NNN
#107	Total Wireless	1,150	NNN
#108	Threading	1,000	NNN
#110	Clovis Orthodontics	2,098	NNN
#112	Grizzly Citizen Barbershop	758	NNN
#114	Northern Thai Massage	1,144	NNN
KIOSK	Fresno Country Federal Credit Union	ATM	NNN
TOTALS		12,250	
Monthly Base Rent <i>(As of May 1, 2026)</i>		\$20,653.02	
Annual Total		\$254,916	
CAP Rate		5.75%	
Value		\$4,433,320	

240 W. SHAW AVENUE
CLOVIS, CA

CURRENT
TENANTS



Triangle Burger

Triangle Burger has been a tenant at 240 W. Shaw #103 since 2018. Triangle Burger has seven locations throughout the central Valley and was voted Best Hamburger in Fresno by the California Restaurant Association.



Fiesta Auto Insurance

Fiesta Auto Insurance franchisee has been a tenant at 240 W. Shaw #104 since 2012. Fiesta Auto Insurance Corporation has nine locations in Fresno, 168 locations in California, and 252 nationwide.



Labor Max Staffing

Labor Max Staffing has been a tenant at 240 W. Shaw #105 & #106 since 2010. Labor Max Staffing has twelve locations in California and 132 nationwide.



Noble Credit Union

Noble Credit Union has been a tenant at 240 W. Shaw since 2003. Noble Credit Union has eight branch locations within the Central Valley with 15 ATM locations.



Total Wireless by Verizon

Total Wireless has been a tenant at 240 W Shaw #107 since 2024. This Total Wireless franchisee has several location throughout the Central Valley of California.

ABOUT CITY OF CLOVIS

Located in the northeast quadrant of the Fresno-Clovis Metropolitan Area, Clovis is situated in the midst of the agriculturally rich San Joaquin Valley. Since its incorporation in 1912, Clovis has been the "Gateway to the Sierra." Dedicated to promoting planned growth while retaining its unique western atmosphere, the City's population has more than doubled since 1985, reaching the current level of close to 114,000, and encompassing over 23 square miles in area.



117,003
POPULATION



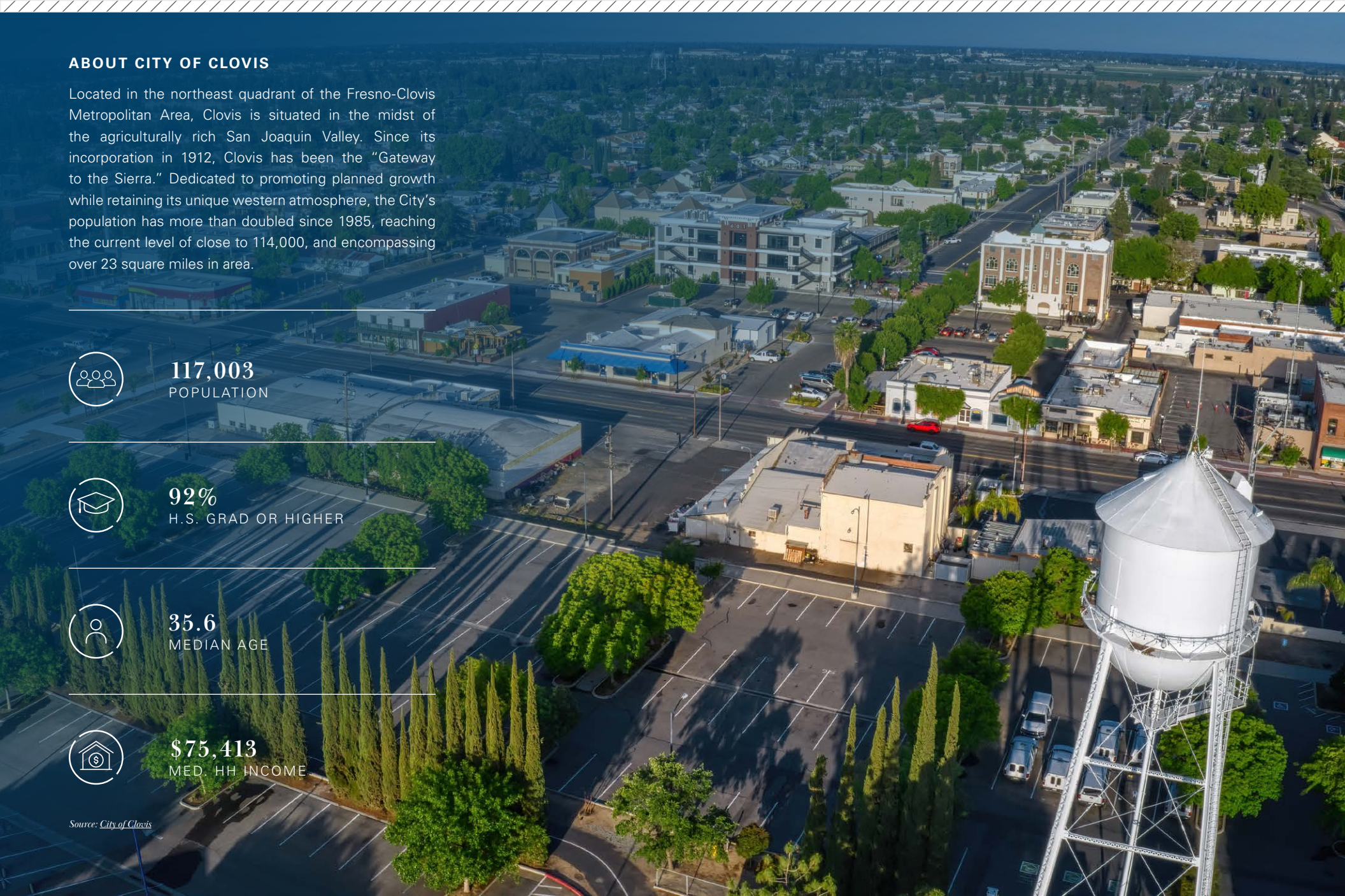
92%
H.S. GRAD OR HIGHER



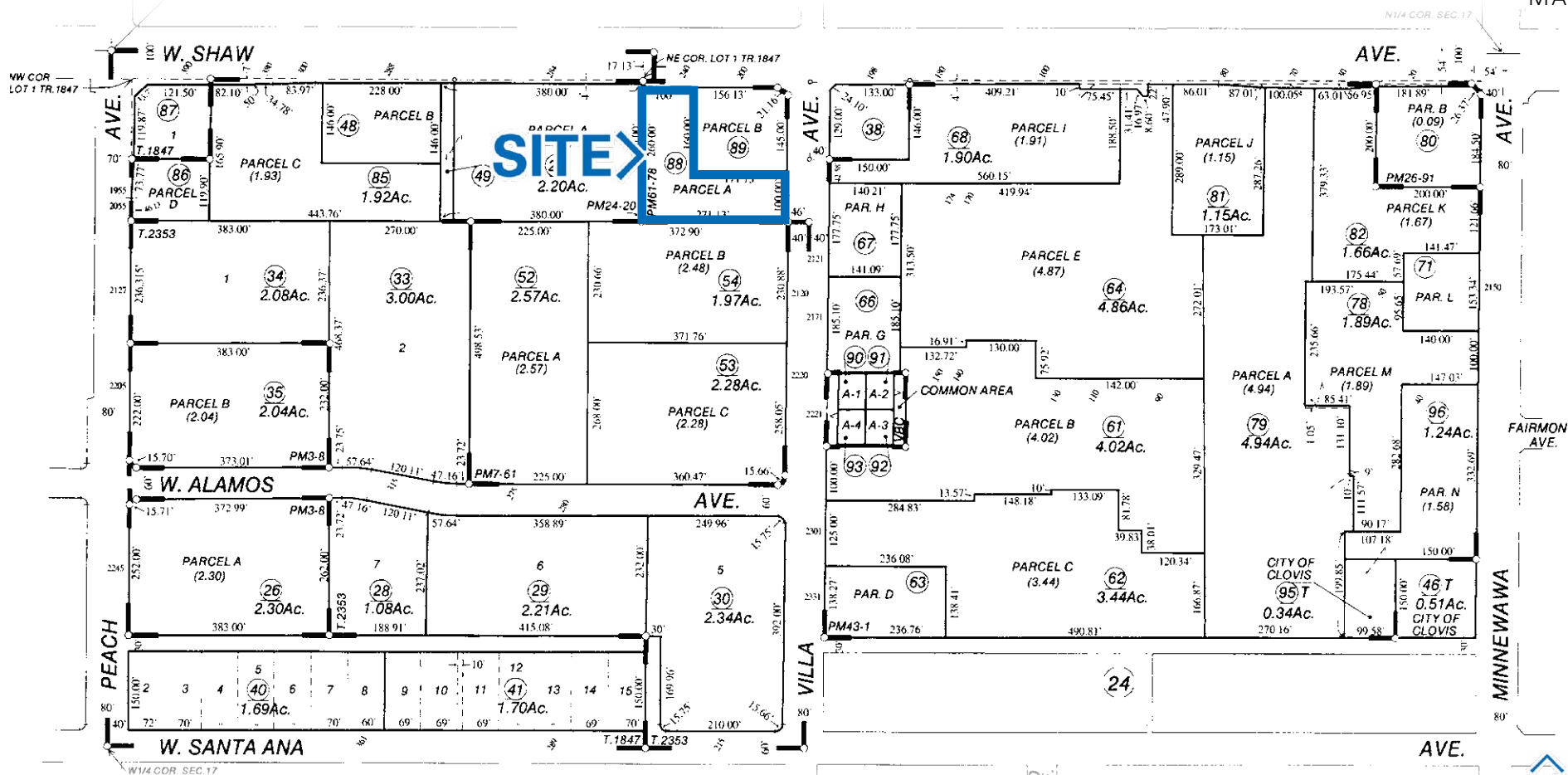
35.6
MEDIAN AGE



\$75,413
MED. HH INCOME



PARCEL MAP



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