

SIERRA VISTA MALL

1050 Shaw Ave. Clovis, CA 93612

PROPERTY

HIGHLIGHTS

Demographics	1 mile	3 miles	5 miles
Population	18,162	119,440	290,556
Avg. HH Income	\$78,145	\$111,398	\$106,984
Total Households	6,404	42,257	99,429

- Sierra Vista Mall is ideally located at the intersection of Shaw and Clovis Avenues, approximately two miles from State Route 168
- In close proximity to the Mall are both Fresno State University (enrollment north of 24K students) and Fresno Yosemite International Airport.
- 260 unit multi-family development site

NOTES

ANCHORS

- GLA: 688,725 SF
- Availabilities: In-line, Outparcel
- Traffic Count: Sierra Freeway 59,000 VPD
Shaw Ave. 32,146 ADT
Clovis Ave. 17,013 ADT

- Kohl's, Target, Sierra Vista Cinema, No Surrender Laser Tag & K1 Speed



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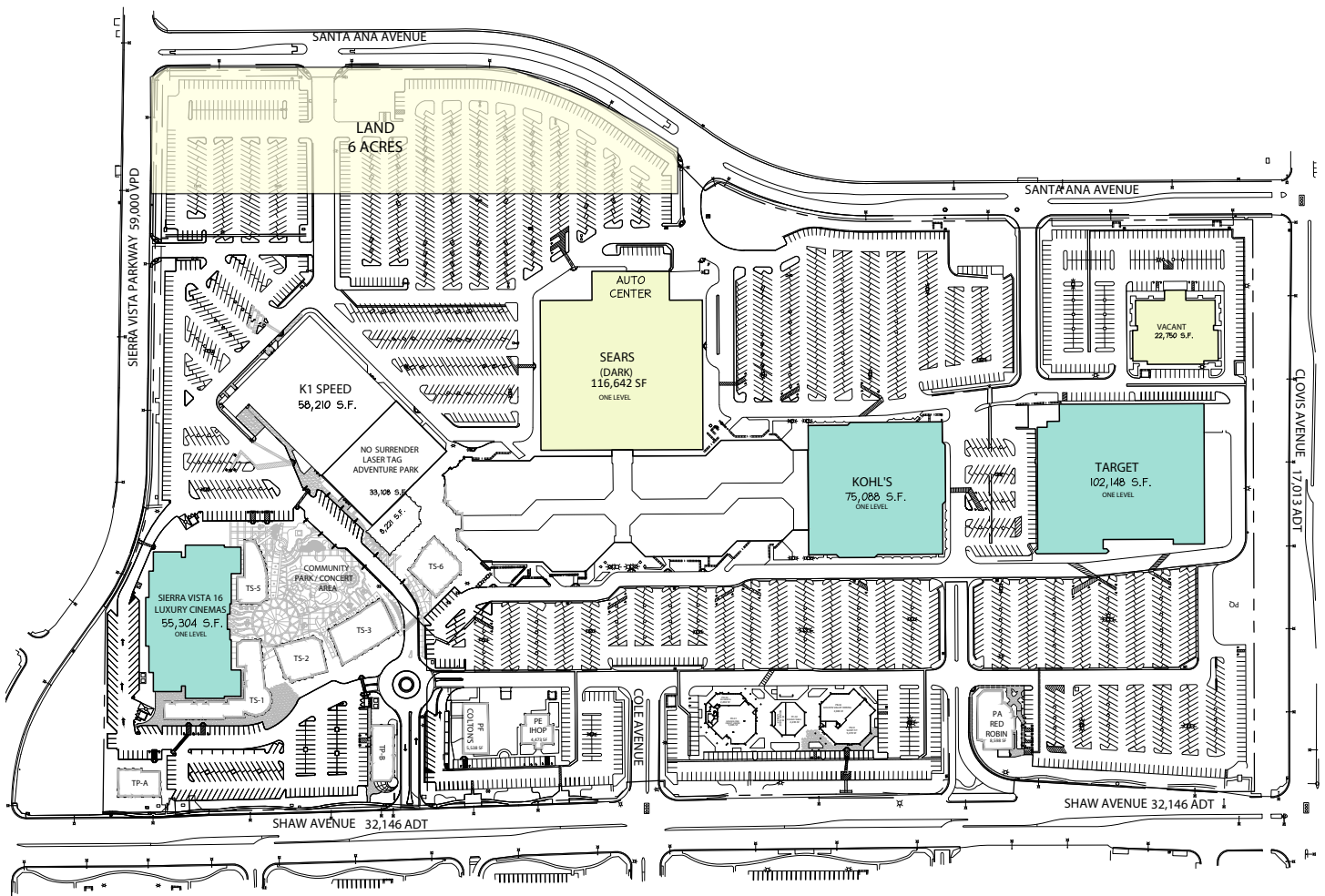
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SITE PLAN

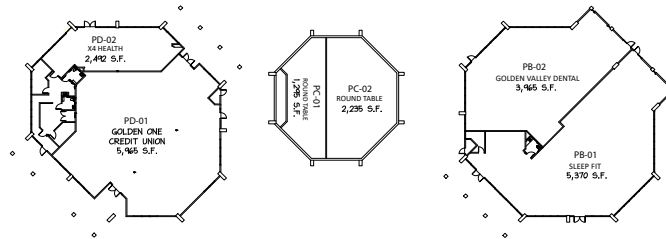
THE EMERSON MULTI-FAMILY DEVELOPMENT SITE
83 SINGLE FAMILY UNITS & 216 MULTI-FAMILY UNITS



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Available



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The site plan illustrates the layout of the Sierra Vista 16 development. Key features include:

- Sierra Vista 16 Luxury Cinema:** A large teal-colored building on the left, measuring 55,034 S.F. on one level.
- Community Park / Concert Area:** A central open space with a circular feature.
- Buildings and Units:**
 - TS-5:** Includes units like TSH DEEG (1,600 S.F.), TSS-07 (1,960 S.F.), TSS-05 (1,582 S.F.), TSS-01 (1,300 S.F.), and TSS-03 (1,300 S.F.).
 - TS-3:** Includes units like TSS-08 (1,772 S.F.), TSS-07 (1,326 S.F.), TSS-09 (2,421 S.F.), TSS-01 (1,582 S.F.), TSS-02 (1,776 S.F.), and TSS-03 (1,582 S.F.).
 - TS-2:** Includes units like TSS-01 (1,600 S.F.), TSS-07 (1,200 S.F.), TSS-09 (1,200 S.F.), TSS-02 (1,200 S.F.), TSS-03 (1,200 S.F.), TSS-04 (1,200 S.F.), TSS-05 (1,200 S.F.), TSS-06 (1,200 S.F.), TSS-07 (1,200 S.F.), TSS-08 (1,200 S.F.), TSS-09 (1,200 S.F.), TSS-10 (1,200 S.F.), TSS-11 (1,200 S.F.), TSS-12 (1,200 S.F.), TSS-13 (1,200 S.F.), TSS-14 (1,200 S.F.), TSS-15 (1,200 S.F.), TSS-16 (1,200 S.F.), TSS-17 (1,200 S.F.), TSS-18 (1,200 S.F.), TSS-19 (1,200 S.F.), TSS-20 (1,200 S.F.), TSS-21 (1,200 S.F.), TSS-22 (1,200 S.F.), TSS-23 (1,200 S.F.), TSS-24 (1,200 S.F.), TSS-25 (1,200 S.F.), TSS-26 (1,200 S.F.), TSS-27 (1,200 S.F.), TSS-28 (1,200 S.F.), TSS-29 (1,200 S.F.), TSS-30 (1,200 S.F.), TSS-31 (1,200 S.F.), TSS-32 (1,200 S.F.), TSS-33 (1,200 S.F.), TSS-34 (1,200 S.F.), TSS-35 (1,200 S.F.), TSS-36 (1,200 S.F.), TSS-37 (1,200 S.F.), TSS-38 (1,200 S.F.), TSS-39 (1,200 S.F.), TSS-40 (1,200 S.F.), TSS-41 (1,200 S.F.), TSS-42 (1,200 S.F.), TSS-43 (1,200 S.F.), TSS-44 (1,200 S.F.), 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RETAILER MAP



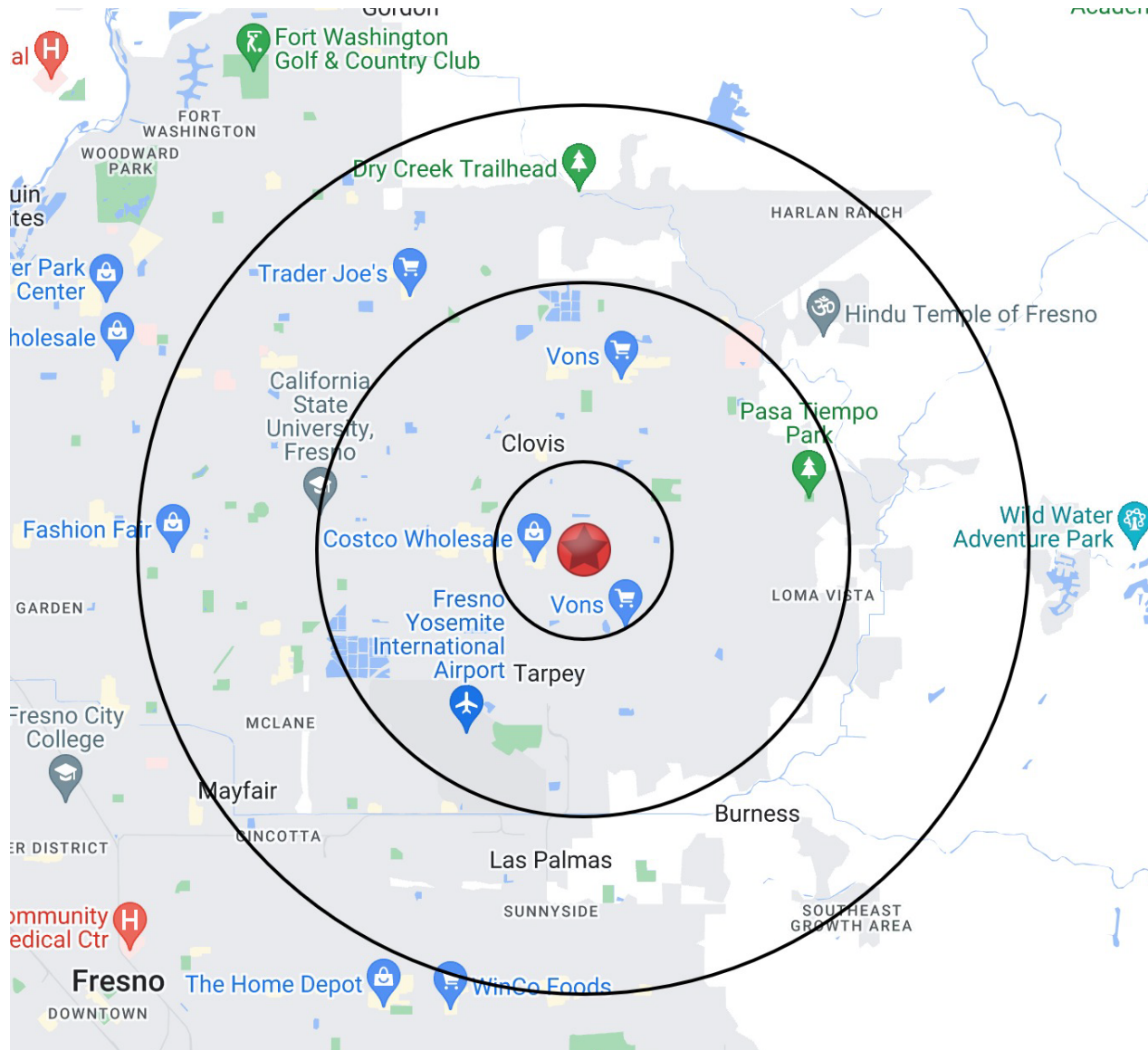
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RADIUS MAP



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