

# SIERRA VISTA MALL

1050 Shaw Ave. Clovis, CA 93612

## PROPERTY

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

## HIGHLIGHTS

- 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

- 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

## ANCHORS

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



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ASSET MANAGEMENT

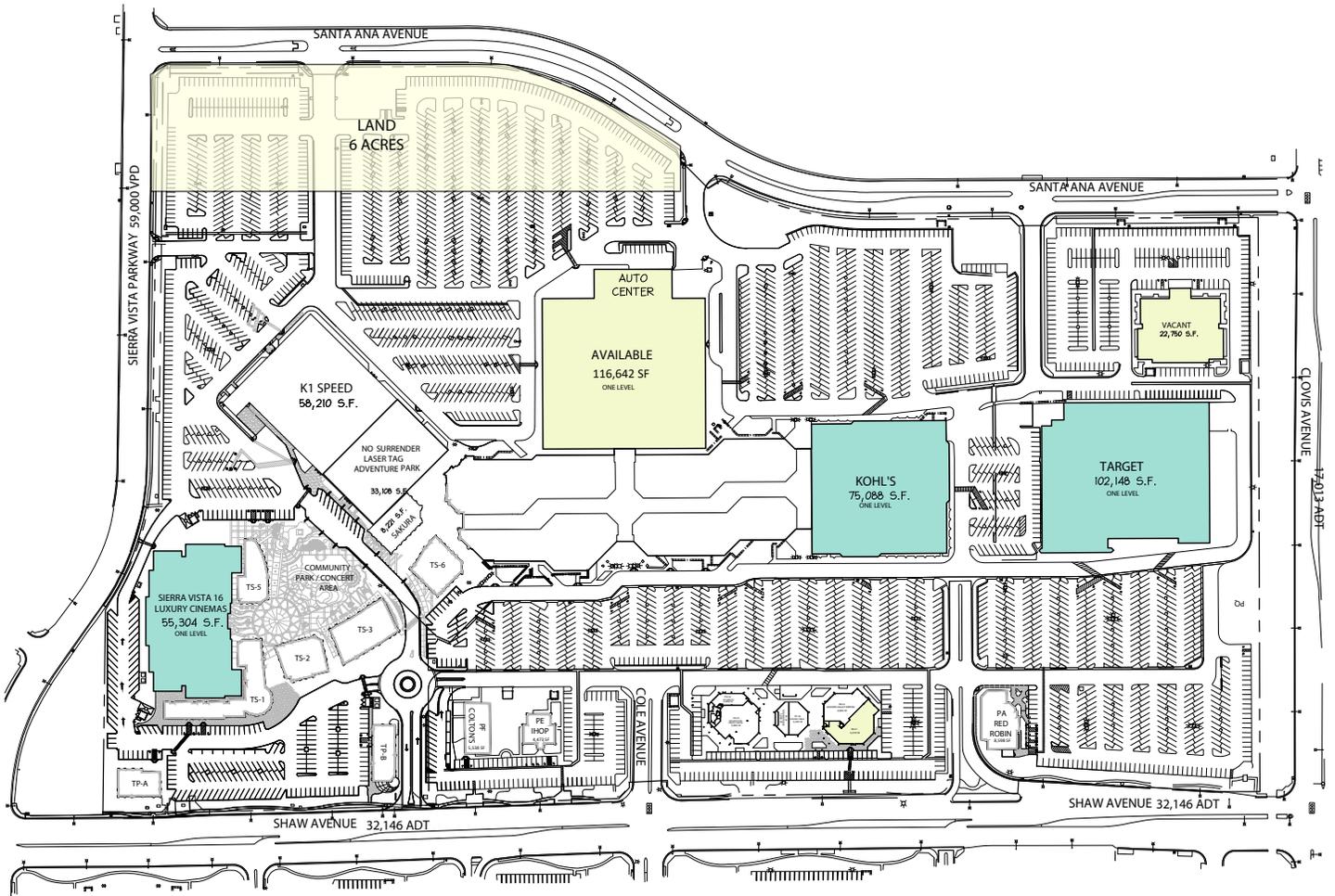
T: 516 371.5858  
E: [leasing@masonam.com](mailto:leasing@masonam.com)  
150 Great Neck Road Suite 402  
Great Neck, NY, 11021  
[www.masonam.com](http://www.masonam.com)

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## SITE PLAN

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



\*NOT OWNED

LEASED AVAILABLE



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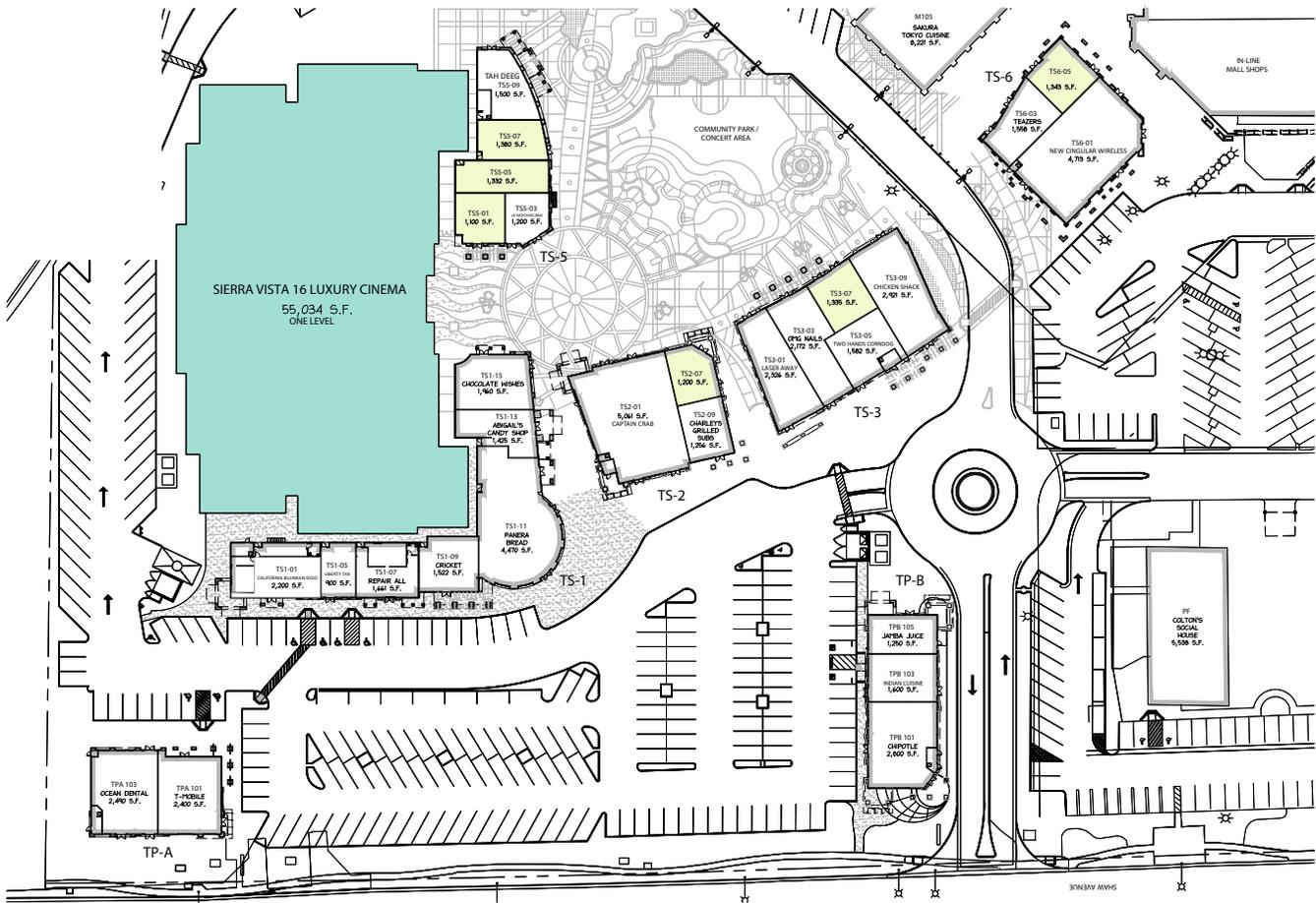
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## LEASE PLAN SHOPS & PADS



\*NOT OWNED

LEASED
  AVAILABLE



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T: 516 371.5858  
 E: [leasing@masonam.com](mailto:leasing@masonam.com)  
 747 Middle Neck Road Suite 101  
 Great Neck, NY, 11024  
[www.masonam.com](http://www.masonam.com)

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## THE EMERSON MULTI-FAMILY DEVELOPMENT SITE



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## RETAILER MAP



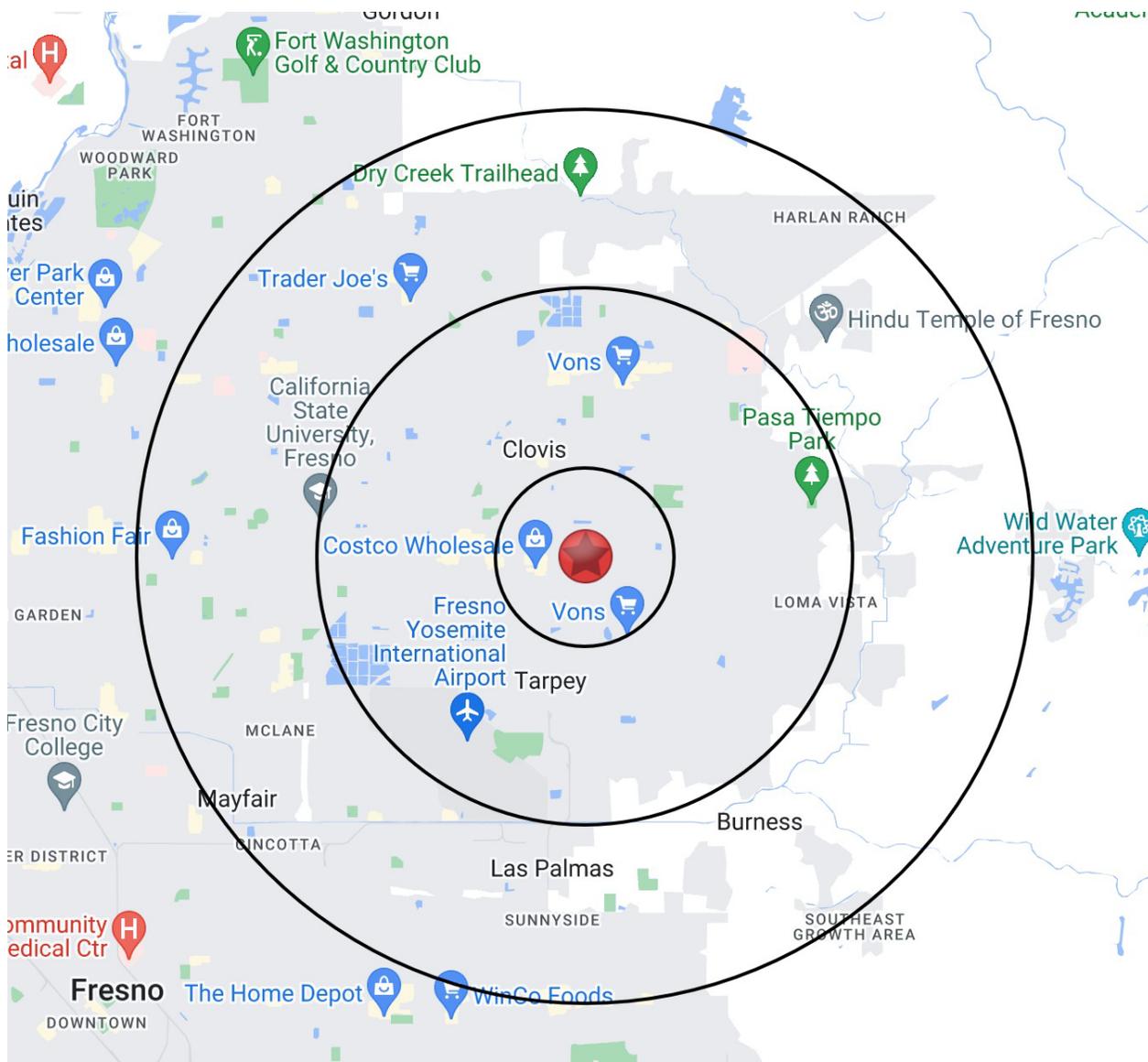
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ASSET MANAGEMENT

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## RADIUS MAP



**MASON**  
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[www.masonam.com](http://www.masonam.com)