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



MASON
ASSET MANAGEMENT

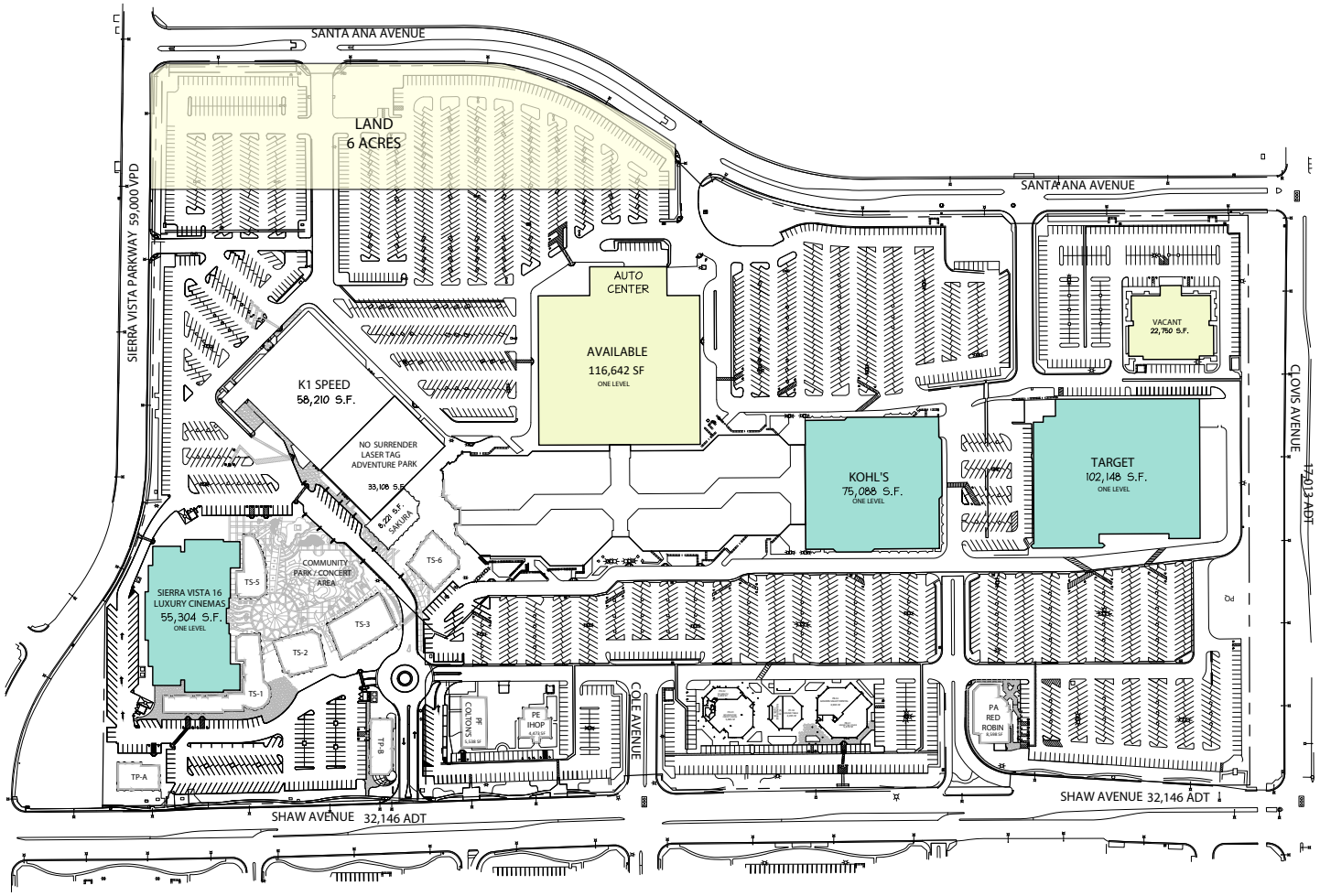
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Great Neck, NY, 11021
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SIERRA VISTA MALL

1050 Shaw Ave. Clovis, CA 93612

SITE PLAN

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



*NOT OWNED

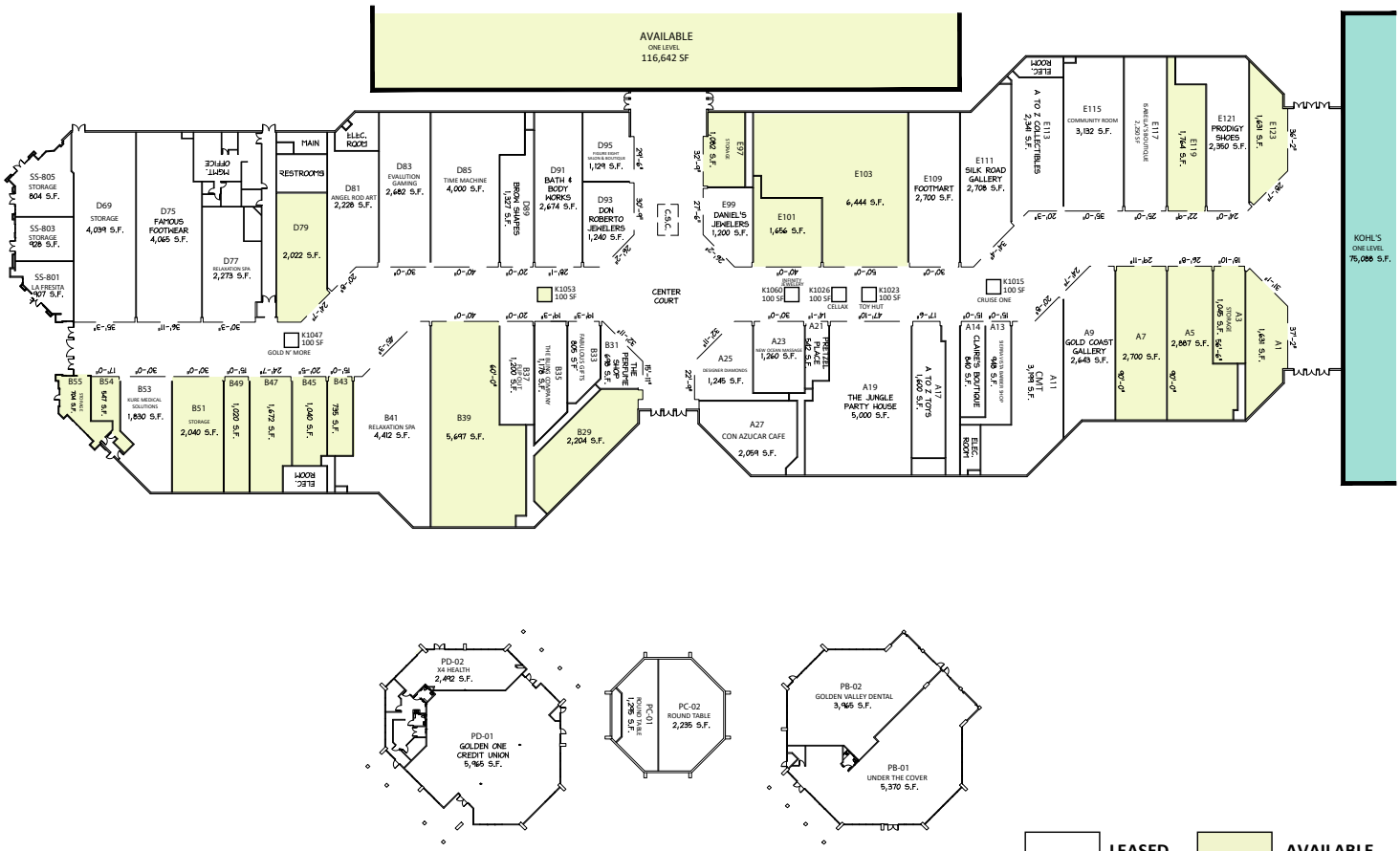
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LEASE PLAN



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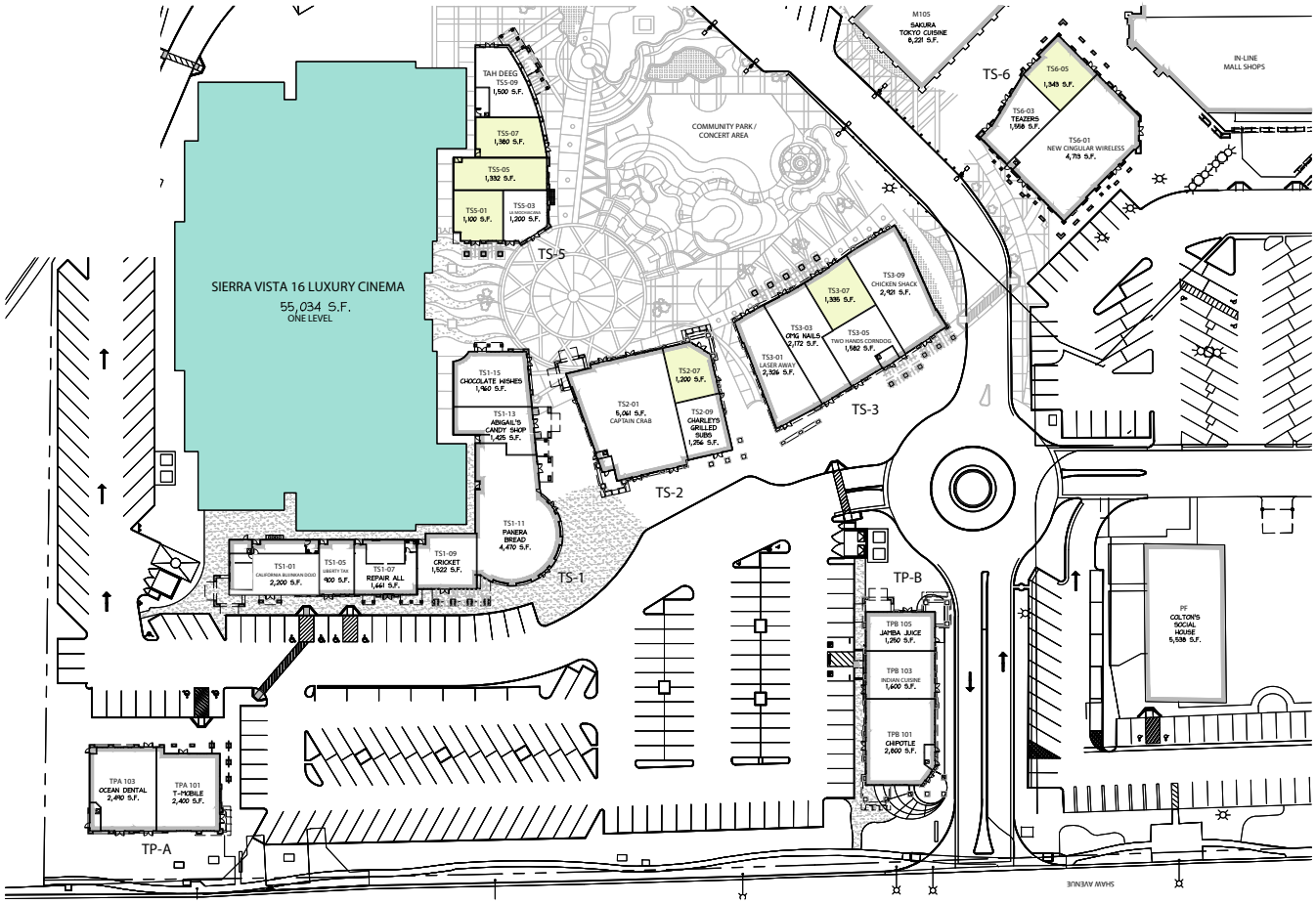
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SIERRA VISTA MALL

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LEASE PLAN
SHOPS & PADS



*NOT OWNED

LEASED AVAILABLE

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THE EMERSON MUTI-FAMILY DEVELOPMENT SITE



CONCEPT SITE PLAN

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RETAILER MAP



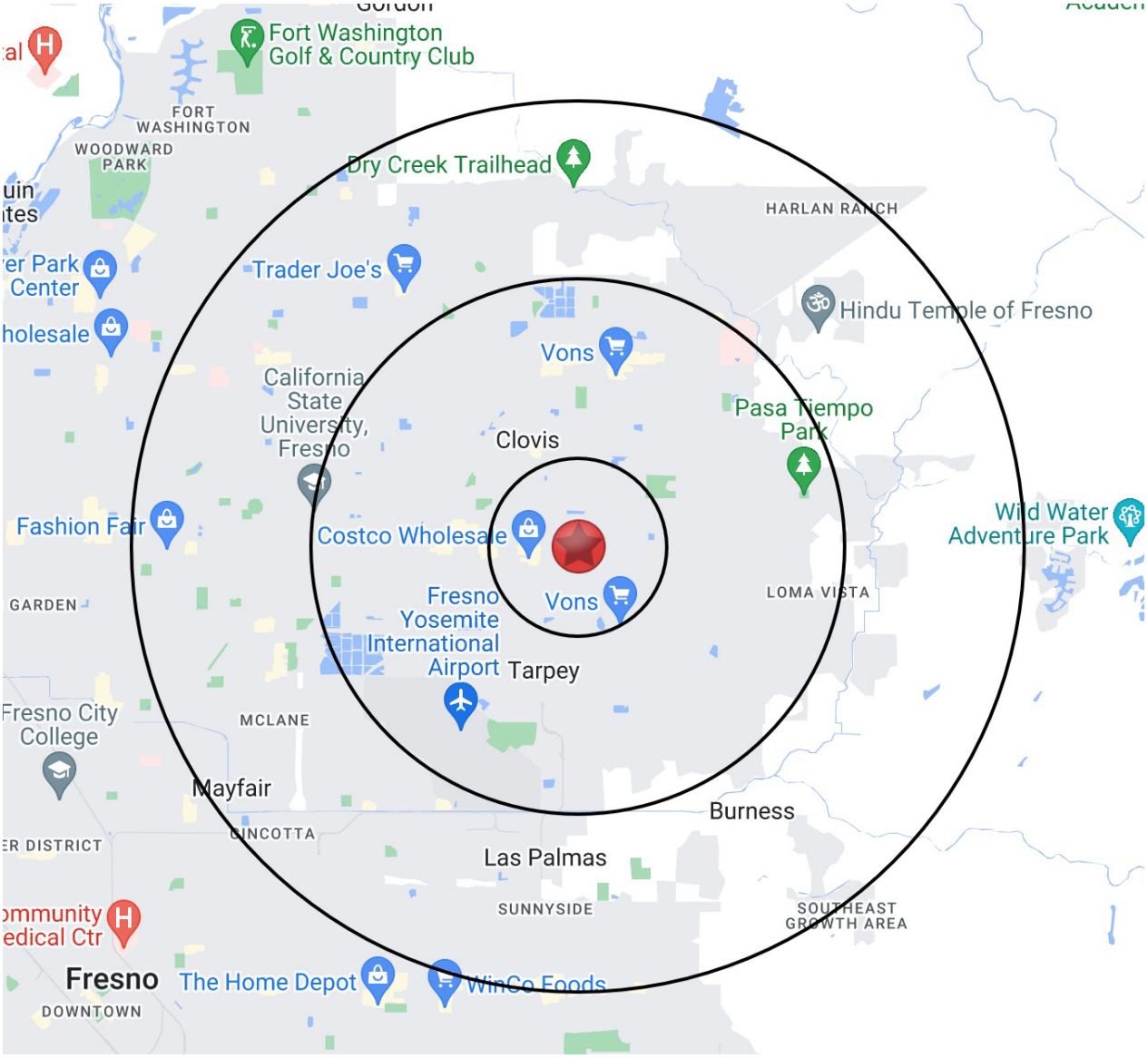
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RADIUS MAP



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