

Pad, Drive-Thru & Shop Space Available at the **Sunrise Pavilion**



Location: Northeast and Southeast corner of Temperance and Alluvial at Highway 168 Clovis, CA

Zoning: P-C-C (Planned Community Center, City of Clovis)

GLA: ±122,900 SF

Site Area: ±13 acres
Parcels available for Ground Lease or Build to Suit

Traffic Counts: Highway 168: ±32,000 ADT
Source: Caltrans, 2012

Availability: ±969 SF Available Now
±1,200 - 12,000 SF - Pre-leasing
(See Site Plan)

Demographics:	1 Mile	3 Mile	5 Mile
Population	13,492	118,357	245,781
Avg HH Income	\$83,666	\$80,879	\$74,579

Property Features:

- Situated between Clovis Community Hospital and Clovis Research and Technology Park (±180 acre project)
- The \$300 million Clovis Community Hospital expansion and renovation project has brought another 600 jobs
- Located at the highly visible Highway 168 interchange
- Join McDonald's, Starbucks, Me-n-Ed's, Subway, and Clovis Hofbrau



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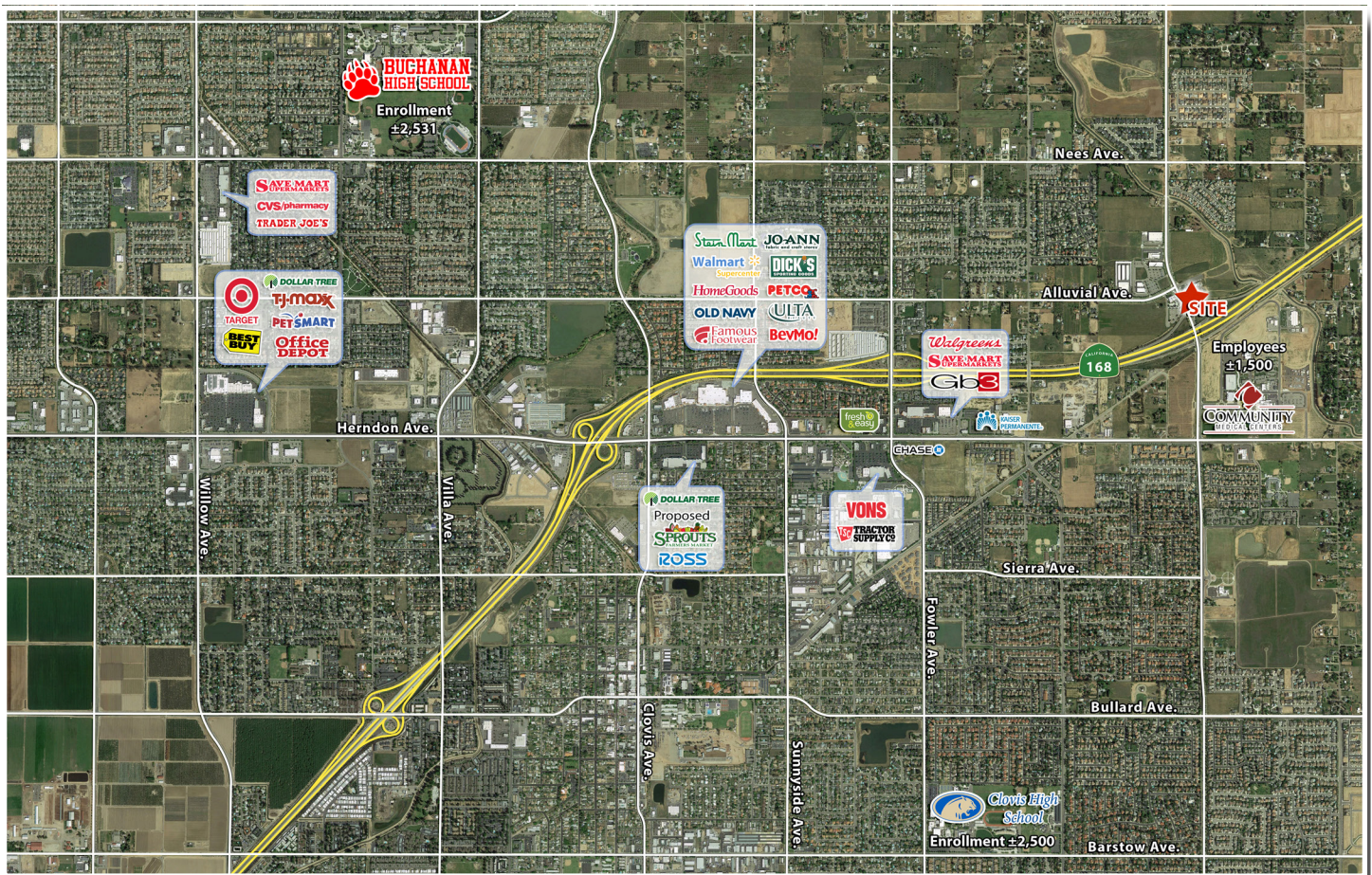
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Aerial



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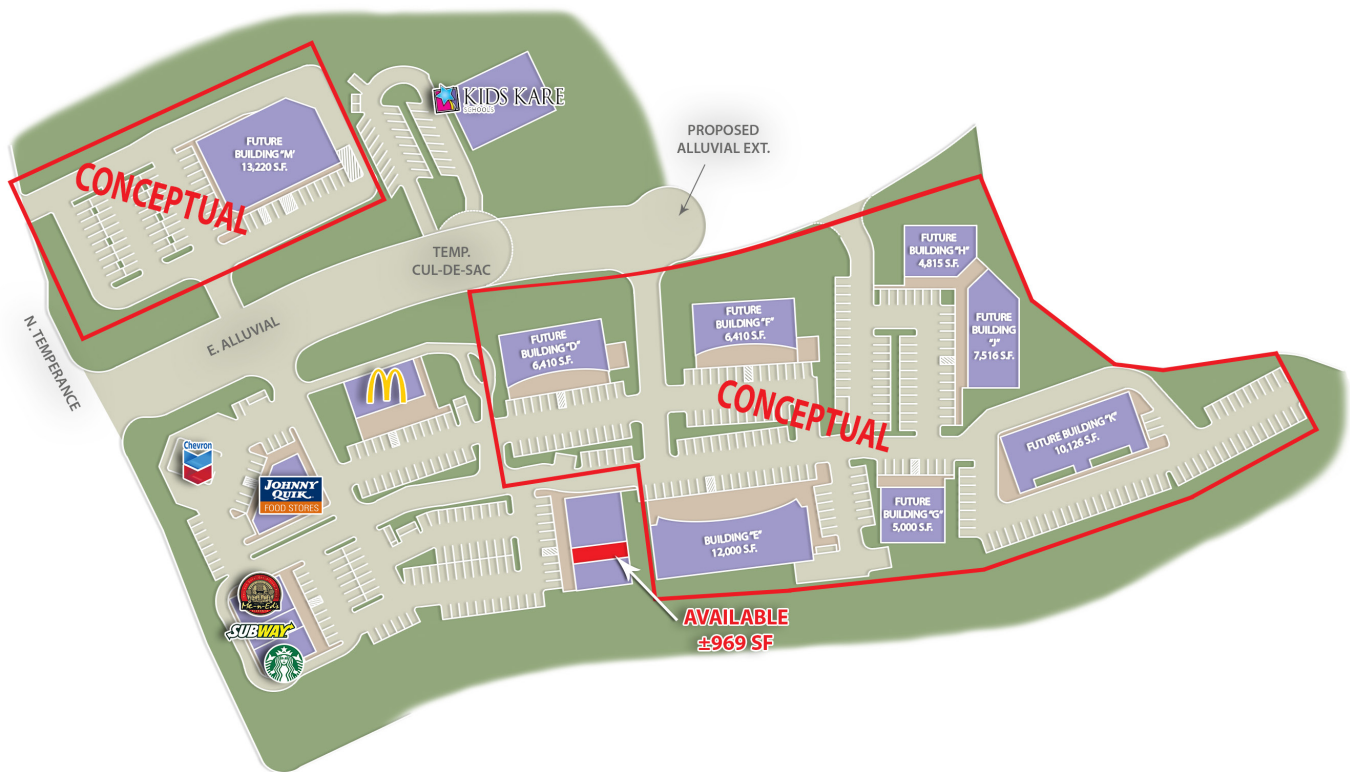
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Site Plan



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