

# NEW PAD AND SHOPS COMING SOON!

## FOWLER & SHIELDS | FRESNO, CA



- AVAILABILITY:**
- Freestanding pads available for ground lease or build to suit
  - Landlord will also build shops

- PRICING:**
- Please inquire with broker

- LOCATION:**
- East side of North Fowler Avenue, just south of East Shields Avenue, adjacent to existing retail in a fast-growing residential area.



### LEASING INQUIRIES:

Call/Text: (559) 890-2214

Email: [Commercial-Leasing@GVHomes.com](mailto:Commercial-Leasing@GVHomes.com)

[GVCommercial.com](http://GVCommercial.com)

Contractor License #586845 | DRE License #0128537



**1-MILE RADIUS**

# FOWLER/SHIELDS DEMOGRAPHICS

WITHIN 1-MILE RADIUS

2022 Estimated Population	<b>13,489</b>
2022 Estimate Households	<b>4,108</b>
2022 Persons Per Household	<b>3.39</b>
2022 Median Age	<b>32.7</b>
2022 Average Household Income	<b>\$102,850</b>
2022 Median Household Income	<b>\$85,649</b>
2020 Estimated Total Businesses	<b>646</b>
2020 Estimated Total Employees	<b>5,945</b>

2027 Projected Population	<b>15,270</b>
2027 Projected Households	<b>4,500</b>
2024 Projected Total Businesses	<b>670</b>
2024 Projected Total Employees	<b>6,057</b>

## STUDENT ENROLLMENT IN AREA SCHOOLS

2022 - 2023 SCHOOL YEAR

Clovis East High School	<b>2,715</b>
Reyburn Intermediate School	<b>1,497</b>
Roger Orazo Elementary School	<b>852</b>
Virginia Boris Elementary School	<b>557</b>

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources known to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or manufacturing, or withdrawal without notice. Granville Realty operates under the corporate Department of Real Estate License #01258537.

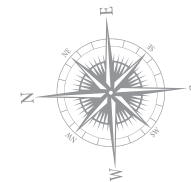
**GRANVILLE**  
REALTY

DRE LICENSE #01258537

# SITE PLAN AND AVAILABILITY



N FOWLER AVENUE



Site map is artistic interpretation. All features, measurements, landscaping, and design elements are subject to change without notice or obligation.



**LEASING INQUIRIES:**

Call/Text: (559) 890-2214

Email: [Commercial-Leasing@GVHomes.com](mailto:Commercial-Leasing@GVHomes.com)

[GVCommercial.com](http://GVCommercial.com)

Contractor License #586845 | DRE License #0128537

# SITE PHOTOS AND RENDERINGS

## BUILDING C PHOTOS



Rendering and floor plans are artist interpretations, not exact replications. Granville Homes reserves the right to alter prices, plans and features without notice or obligation. Exact dimensions are subject to change. See a Granville Realty representative for most accurate and current information. Granville Realty operates under the corporate Department of Real Estate License #01258537.

## BUILDING B RENDERINGS



**LEASING INQUIRIES:**

Call/Text: (559) 890-2214

Email: [Commercial-Leasing@GVHomes.com](mailto:Commercial-Leasing@GVHomes.com)

[GVCommercial.com](http://GVCommercial.com)

Contractor License #586845 | DRE License #0128537