

NWC Clovis & Sierra Avenues Ground Lease Opportunity

30 N. Clovis Avenue
Clovis, California



Adjacent to "Old
Town Clovis"

Contact

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Property Features

- Near the Heart of Old Town Clovis and located at the cornerstone of The Golden Triangle.
- Signalized Intersection.
- Adjacent to Fairfield Inn Hotel, and future Audi, Porsche, BMW and potentially other luxury car dealerships.
- Next to Old Town Trail and City Park.
- Reciprocal Access and Parking Available.
- Potential Drive-Thru.
- Ground Lease Only.

Accelerating success.

30 N. Clovis Avenue

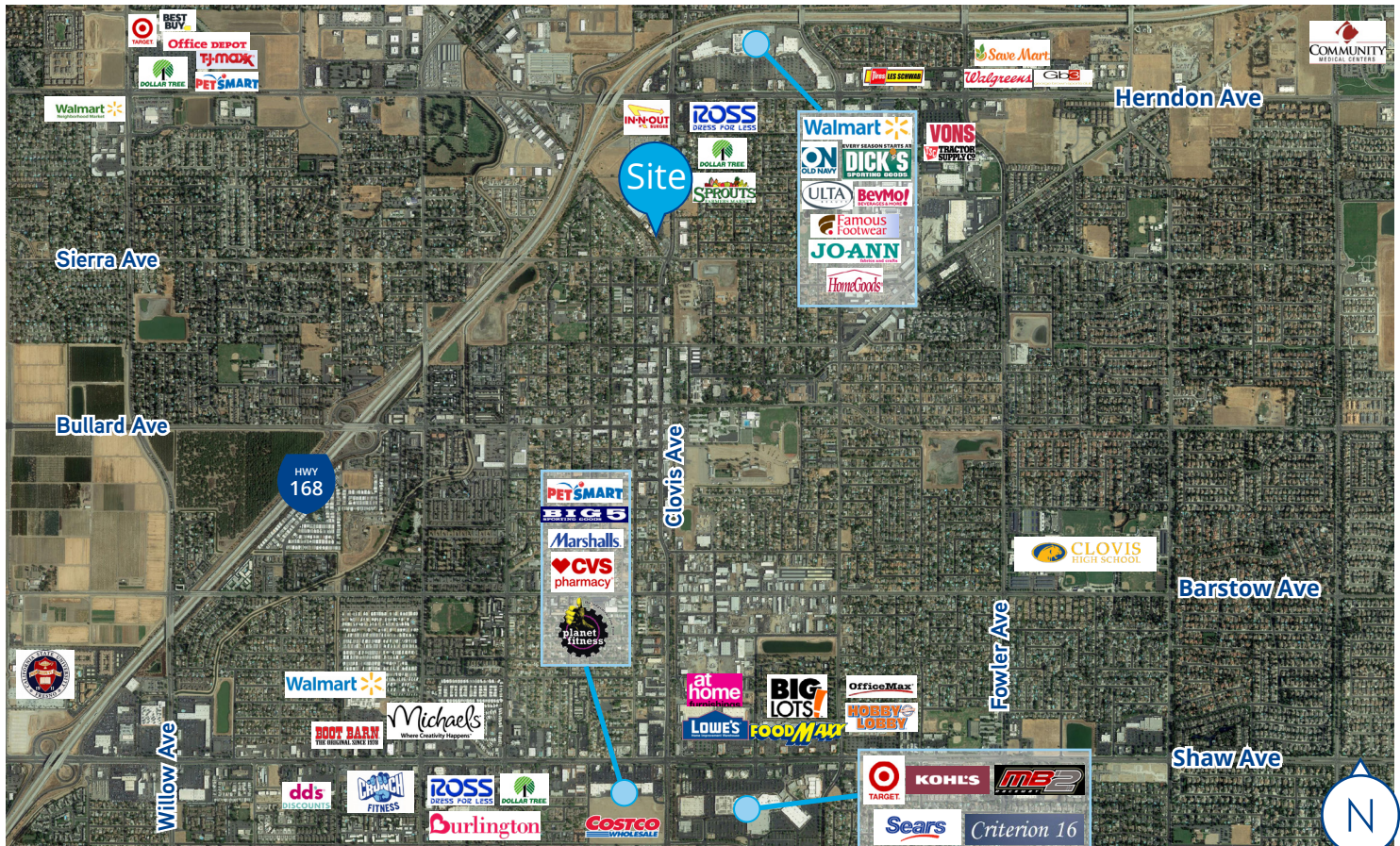
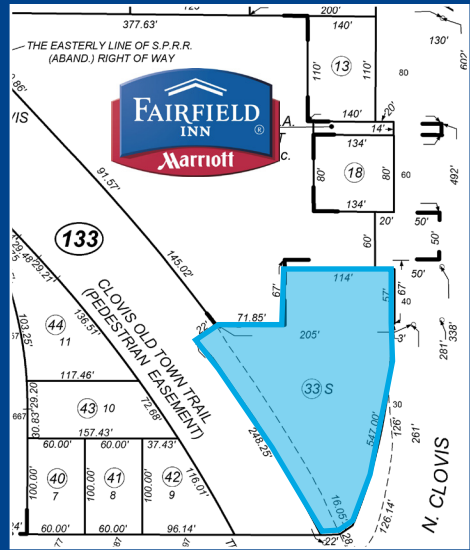
Property Profile

Address: 30 N. Clovis Avenue, Clovis, CA
 APN: 491-133-33S
 Parcel Size: .77 acres with reciprocal parking and access
 Possible Building Size: Approximately 7,000 SF to 15,000 SF
 Zoning: P-C-C, City of Clovis
 Signalized Intersection: Yes

Customer Demographics:	Population	Avg. HH Income
1 Mile:	13,072	\$64,551
2 Miles:	54,882	\$77,876
3 Miles:	118,226	\$85,864

Websites: www.clovis4business.com
www.oldtownclovis.org
www.visitclovis.com
www.clovischamber.com

Asking Lease Rate: Negotiable, plus NNN



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