

AVAILABLE FOR LEASE

CROSSROADS SHOPPING CENTER

10-80 W BULLARD AVENUE, CLOVIS CA 93612

CROSSROADS
SHOPPING CENTER

All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729

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PROPERTY INFORMATION



CROSSROADS
SHOPPING CENTER



*Rendering of Future Starbucks

TYPE:	Retail
MARKET SECTOR:	Clovis
LEASE RATE:	Contact Broker for Pricing
AVAILABLE SPACES:	5,800 SF±

DESCRIPTION:

- **New Starbucks to be Open in Q4 2025**
- Monument Signage Available
- Established Shopping Center
- Center is Anchored by Dollar General and Me N Ed's Pizzeria
- 603± Linear feet of Frontage Along Minnewawa Ave and 586± feet of Frontage Along W. Bullard
- Excellent Clovis Location in Close Proximity to Downtown Clovis and Highway 168

AREA SNAPSHOT: CLOVIS, CA

	CLOVIS	FRESNO COUNTY
2021 Population	117,770	1,010,443
2021 Workforce	47,798	377,688
2021 Households	40,693	313,829
2026 Projected HH	42,632	323,988
2021 Average HH Income	\$99,802	\$77,713

\$497,620

Median Home Value

+22.4%

Home values grew over the last year

AVAILABLE SPACES



TENANT ROSTER

SUITE	TENANT	SF
20-101	Ernie's Liquor	2,000
20-102	Salootastic	2,000
50-101	Me N Ed's Pizzeria	2,800
50-102-103	Cosmo Prof	2,800
50-104	FAXIANGGE	1,750
50-105	Unlock Escape Room	1,050
50-106	A Cut Above Salon	1,750
50-107	Cleaning on Purpose	1,050
50-108	Subway	1,400
50-109	Clovis Cards and Comix	1,450
50-110	Unavailable	1,350
50-111	Teppan Bowl	1,330
50-112	Beer for the Maples	1,750
50-113	Artists Nail Spa	1,587
50-114	7th Generation Jiu-Jitsu and Fitness	1,753
50-115	Links to Hope	1,910
80-101	Dollar General	27,880
80-102	Prestige Barber	1,050
80-103	Unavailable	2,100
80-104	Clovis Bicycle Co.	1,750
80-105	Alpha Pro Scooters	1,170
80-106	A+ Massage	1,400
80-107-110	AVAILABLE NOVEMBER 2024	5,800
80-111	Clovis Hall Bingo	9,600

Available SF 9,250
 Total SF 83,295

PROPERTY OVERVIEW



**OFFICE/RETAIL
AVAILABLE SPACE
1,740-3,704 SF±**



**PROPOSED
STARBUCKS
DRIVE-THRU
2,252 SF±**

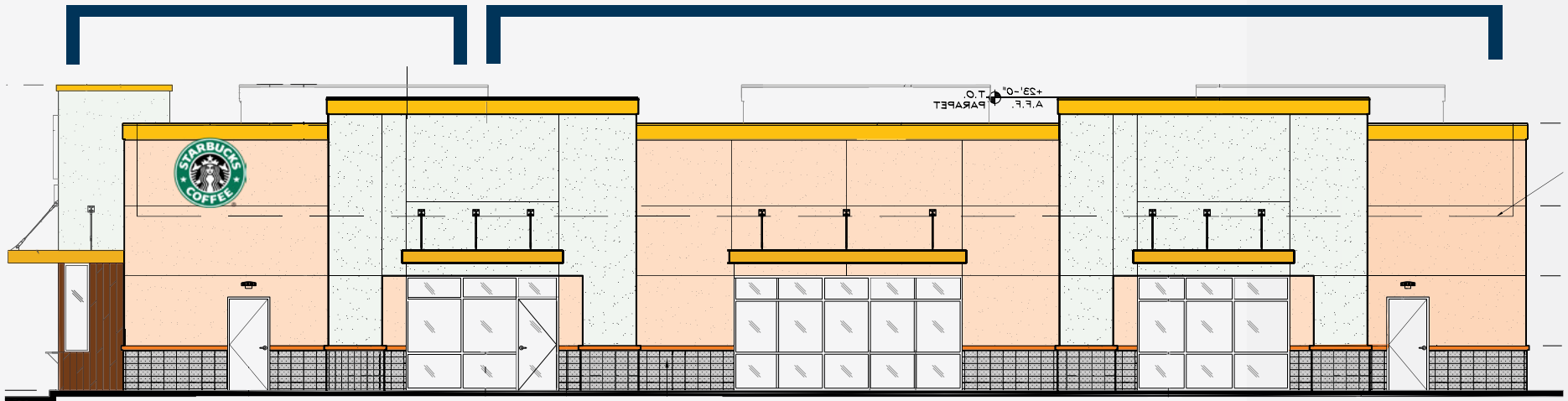
SITE EVALUATION



**Renderings of Future Starbucks*

Proposed Starbucks
2,262 SF±

Available Office or Retail Space
1,740-3,704 SF±





COMING 2025

MINNEWAWA AVE.

BULLARD AVE.



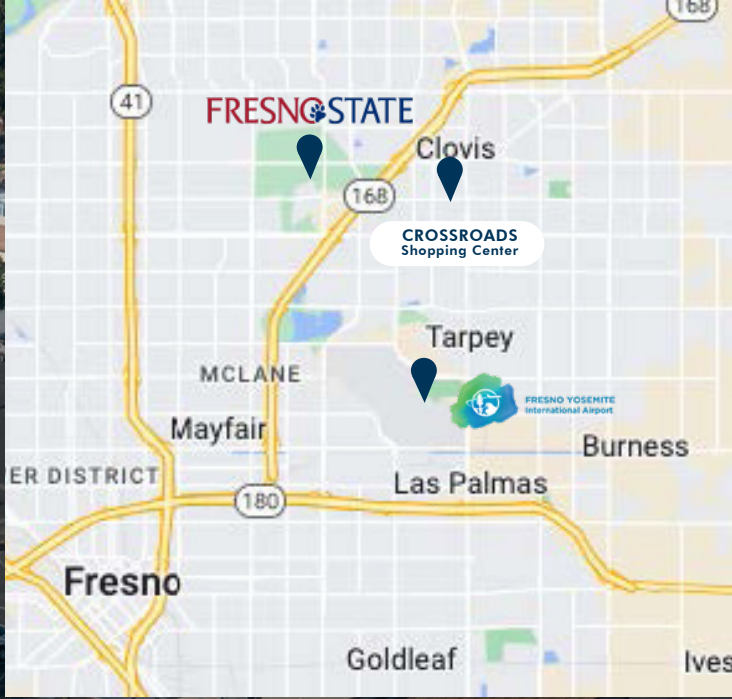
1 MILE TO:



NEARBY:



AERIAL MAPS





CONTACT

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