

SAITO COMPANY

OFFERING MEMORANDUM

Flex Industrial Building
in Old Town Clovis

815 Lincoln Ave. Clovis, CA 93612



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For Sale

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PROPERTY OVERVIEW

815 Lincoln Ave.

SAITO
COMPANY

Property Overview

Located at 815 Lincoln Ave in the heart of Old Town Clovis, this freestanding building seamlessly blends functionality and flexibility for all commercial needs. With approximately 2,680 square feet of versatile space, the property features a large reception area, 3-4 offices that can serve as workstations, and an expansive warehouse. Two roll-up doors provide efficient loading and unloading capabilities, while a large side entrance enhances accessibility for daily operations. The layout accommodates a variety of business configurations, making it equally suited for retail showrooms, professional offices, or light industrial operations. Five designated parking stalls directly in front ensure convenient access for clients and employees.

Zoned CM by the City of Clovis, this offers the flexibility to evolve with your business needs. The classic brick exterior delivers both durability and character that defines Old Town Clovis while providing the practical features modern businesses require. Positioned in a thriving mixed-use corridor with strong co-tenancy, the property benefits from excellent visibility and proximity to complementary services.

With its combination of functional offices, flexible layout, and distinctive architectural appeal, this property is ready to support your business success.

[Schedule a Tour Now](#)

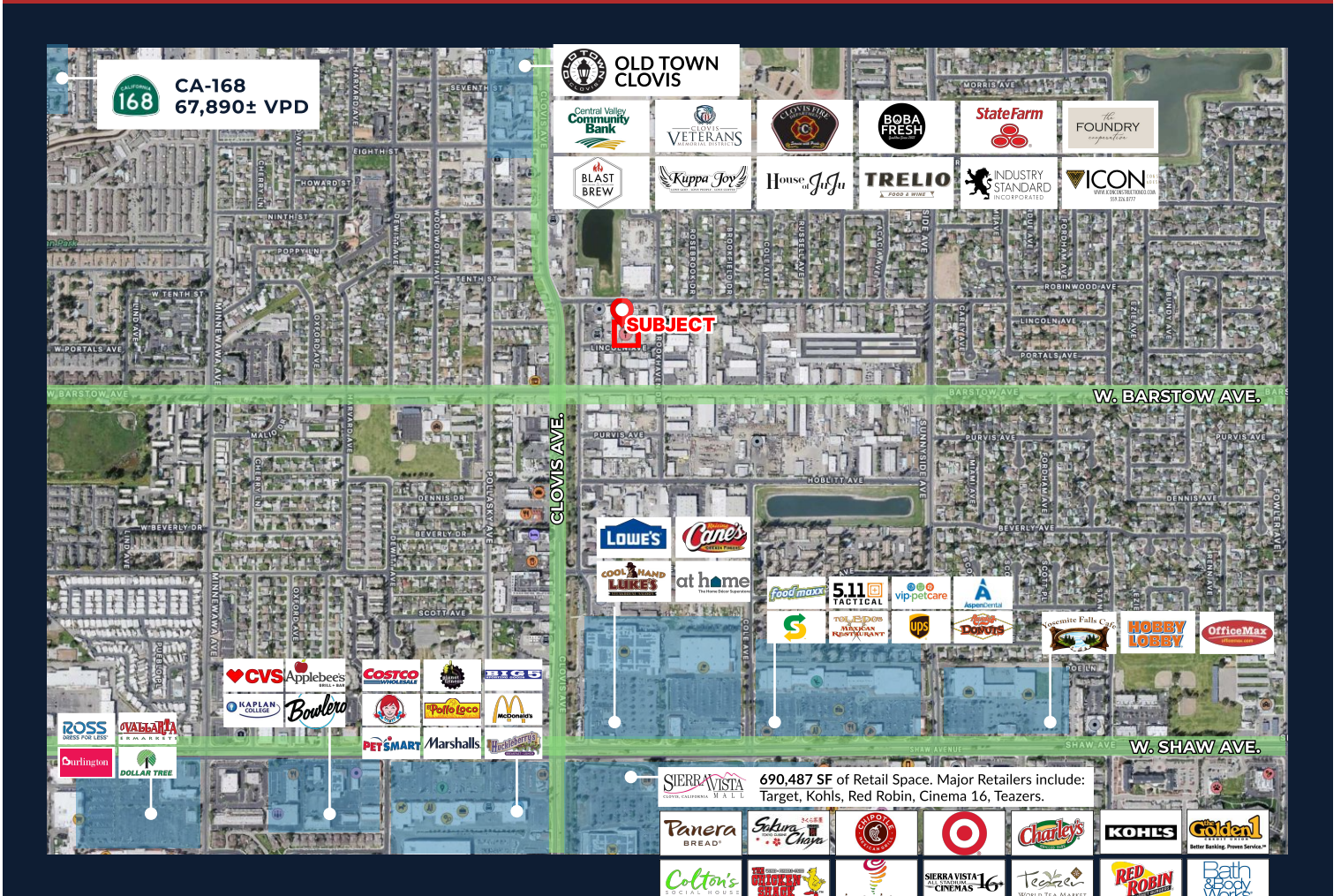
Lease Offering

TYPE:	For Sale
PRICE:	\$275,000.00
SIZE:	±2,680 sq. ft.
TYPE:	Mixed-Use
PARKING	±5 parking stalls
ZONING:	CM
COUNTY:	Fresno County



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Vicinity Map



SURROUNDING MAJOR RETAILERS

Old Town Clovis	0.8MI
Clovis Community Hospital	4.2MI
Fresno Yosemite National Airport	5.5MI
Clovis Community College	6.6MI

TRAFFIC COUNTS

Clovis Ave. Northbound	20,284± VPD
Railroad Dr.	1,966± VPD
Total Traffic Counts	22,250± VPD

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LOCATION OVERVIEW

Clovis, CA.

Property Overview

Map

Clovis, CA.

Clovis, California, is a vibrant city experiencing steady growth in population and businesses. As of 2022, its population reached approximately 120,607, reflecting a 1.79% increase from the previous year. The demographic composition of Clovis is diverse, resulting in a population density of approximately 4,867.4 people per square mile.

With its rich history, diverse economy, and strategic location, Clovis is an attractive destination for businesses and entrepreneurs. Clovis represents a wide range of investments, from retail and office spaces to industrial properties and hotels. Clovis provides a supportive environment with its strong infrastructure, educated workforce, access to major transportation routes, and connection to the largest routes in the region such as Clovis And Shaw Avenue. The city's proximity to Fresno and the Sierra Nevada Mountain Range also makes it an ideal location for businesses that rely on tourism or outdoor recreation.

With its strong economy, Clovis is a prime area to invest in commercial real estate, with amenities like the Clovis Community Medical Center, Sierra Vista Mall, Old Town Clovis, as well as educational institutions like Clovis Community College and California Health Sciences University.

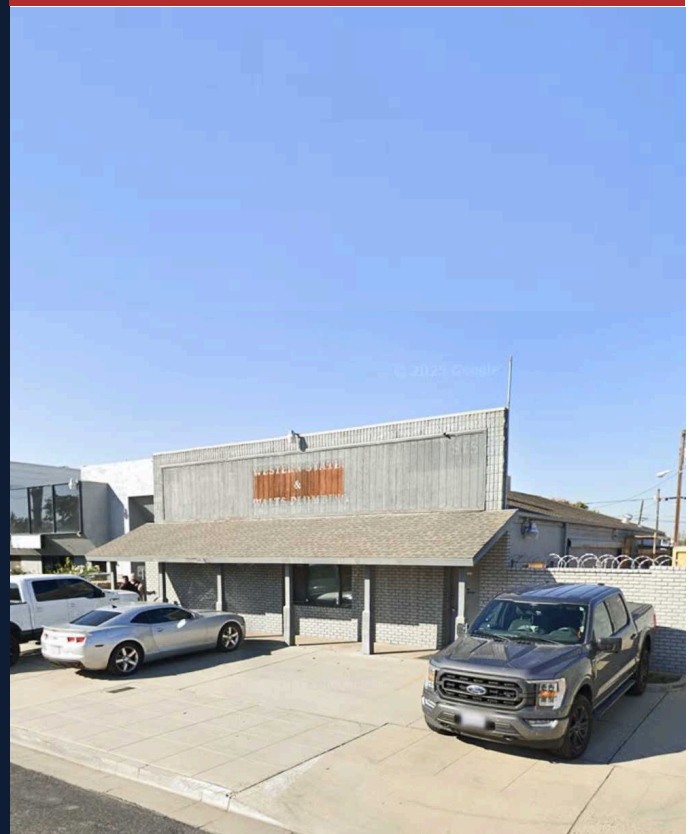
MEDIAN INCOME: \$100,360 ±

COUNTY POPULATION: 1.14 MILLION ±

POPULATION GROWTH: + 1.31% (2022)



Additional Photos



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