

# LAND FOR SALE & LEASE

±1.32 ACRES OF COMMERCIAL INDUSTRIAL LAND OFF SHAW AVE

980 San Jose Ave, Clovis, CA 93612



Sale Price	<b>\$995,000</b>
Lease Rate	<b>NEGOTIABLE</b>

### PROPERTY HIGHLIGHTS

- ±1.32 Acres of Prime Industrial Land | Active Water & Power Meters
- Fully Fenced w/ Automated Entry + Full LED Lot Lighting
- High Identity Location | Fully Improved w/ Curb & Gutter
- Established & Quality Industrial Development Area
- Situated Near Many Existing & Planned Developments
- Flexible Zoning, Ready-to-Develop, Active Employment Base
- All Curb/Gutter/Approaches/Cross Access In Place/Utilities At Site
- Ideal For Manufacturing, Distribution, & Warehouse Buildings
- Prime Land w/ Nearby CA-168 & Shaw Ave Access
- Optimal Visibility w/ ±75,664 Cars Per Day
- Unmatched Level of Consumer Traffic & High Volume Exposure
- North/South & East/West Traffic Generators Minutes Away
- Close to Public Transportation & Growing Developments

### OFFERING SUMMARY

Available SF:	57,499 SF
Lot Size:	1.32 Acres
Zoning:	M1: Light Manufacturing
Market:	Fresno
Submarket:	Clovis
Cross Streets:	San Jose Ave & Clovis Ave
APN:	498-032-43S

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

# LAND FOR SALE & LEASE

±1.32 ACRES OF COMMERCIAL INDUSTRIAL LAND OFF SHAW AVE

980 San Jose Ave, Clovis, CA 93612



## PROPERTY DESCRIPTION

±1.32 acres of industrial land located near Clovis' major streets & highway 168. The fully improved & shovel ready parcel offers great visibility, efficient traffic flow, & easy access. The property is surrounded by many existing businesses & new planned developments such as the Sierra Vista Mall located just less than a mile from the subject property. This parcel has quick access to both Highway's 168 & 180 which allows for convenient access to all nearby cities. The zoning is flexible and allows for a variety of commercial uses.

## LOCATION DESCRIPTION

Property is well located off Clovis Avenue in Clovis, CA. The property is just north of San Jose Avenue, east of Clovis Ave, west of Sunnyside Ave & south of Barstow Ave. The subject property is located along State Highway 168 which provides a steady traffic flow and great visibility. The nearby Sierra Vista Mall is home to several national retailers and has over ±690,487 SF of retail, entertainment, & restaurant space. Nearby national tenants include McDonalds, Starbucks, Costco, Target, Lowes, Sears, Sierra Vista Mall, Raising Canes, Dutch Bros, Red Robin, Walmart, Goodwill, Burger King, Chase, Wells Fargo, West America Bank, Bank of the Sierra, & many others!



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

### KEVIN LAND

Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

# LAND FOR SALE & LEASE

±1.32 ACRES OF COMMERCIAL INDUSTRIAL LAND OFF SHAW AVE



980 San Jose Ave, Clovis, CA 93612



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

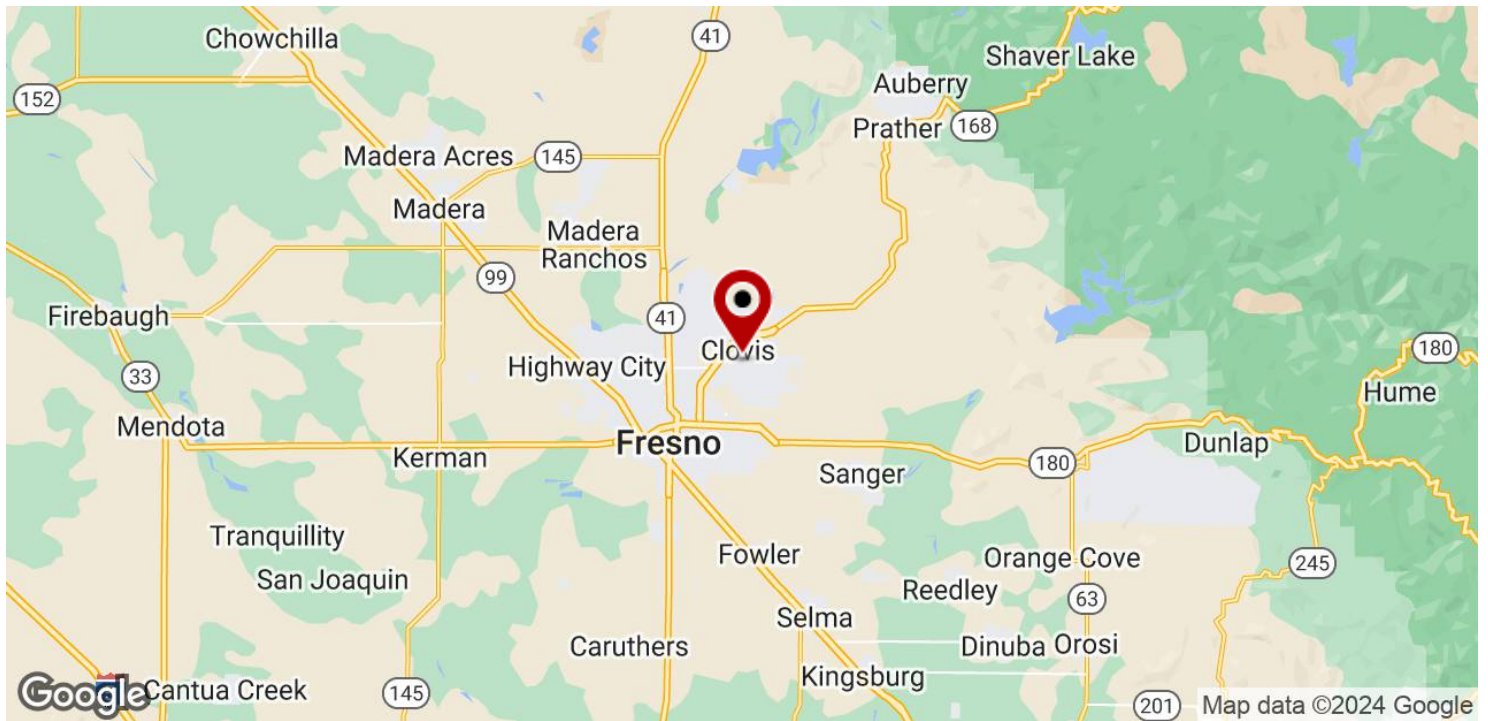
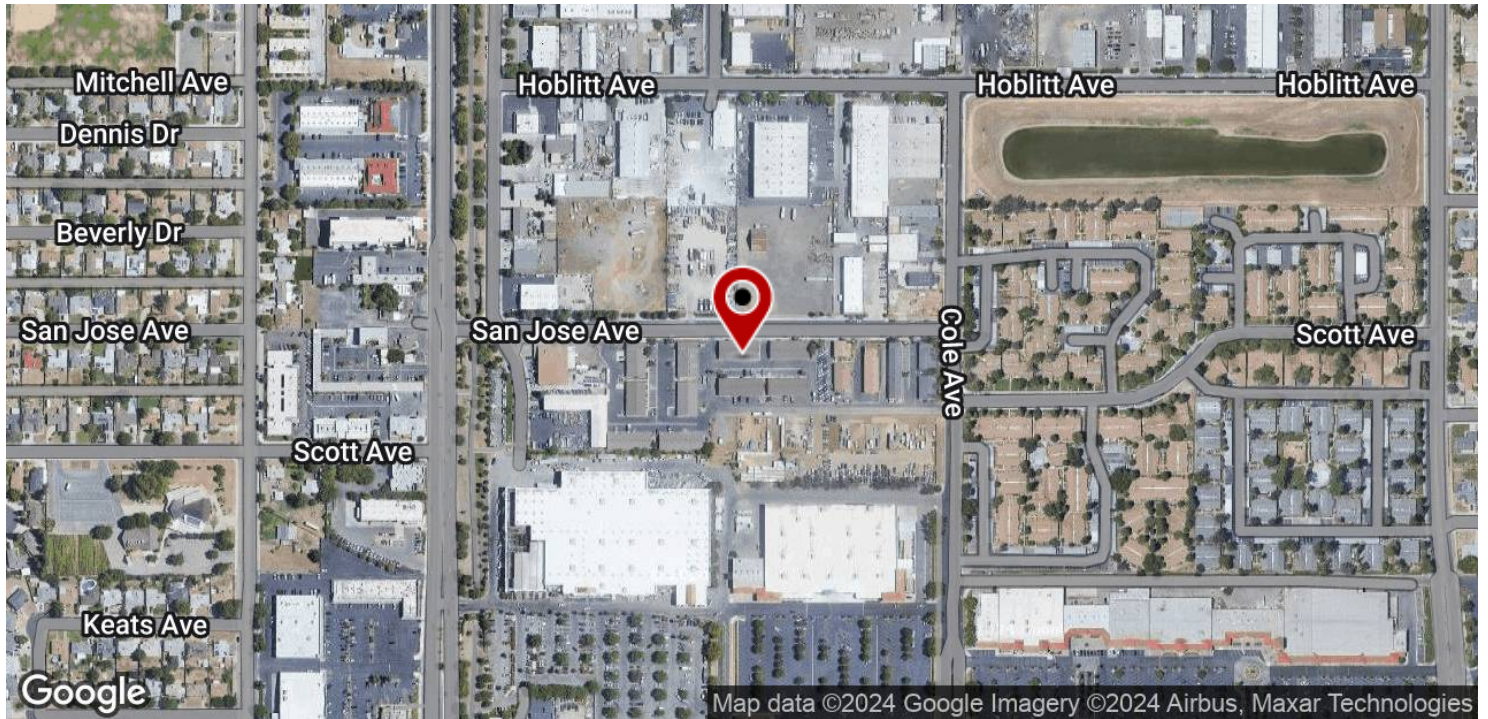
**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

Each Office Independently Owned and Operated [CentralCaCommercial.com](http://CentralCaCommercial.com)

# LAND FOR SALE & LEASE

±1.32 ACRES OF COMMERCIAL INDUSTRIAL LAND OFF SHAW AVE

980 San Jose Ave, Clovis, CA 93612



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

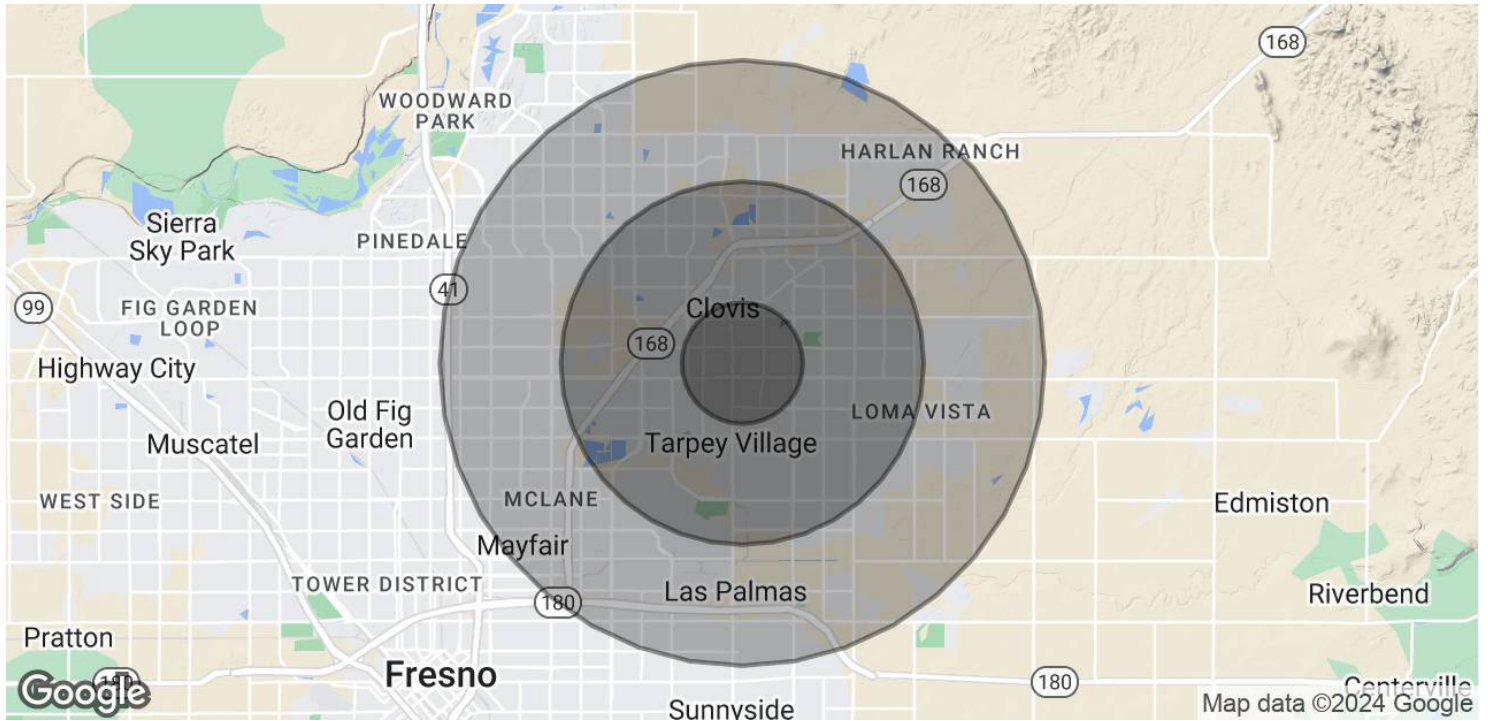
**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

# LAND FOR SALE & LEASE

±1.32 ACRES OF COMMERCIAL INDUSTRIAL LAND OFF SHAW AVE

980 San Jose Ave, Clovis, CA 93612



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	18,259	123,552	303,133
Average Age	39	38	37
Average Age (Male)	37	36	36
Average Age (Female)	40	39	38
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	7,123	43,457	103,109
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$75,813	\$114,563	\$108,335
Average House Value	\$363,026	\$456,847	\$436,584
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	42.7%	37.5%	41.4%

Demographics data derived from AlphaMap

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**JARED ENNIS**  
 Executive Vice President  
 O: 559.705.1000  
 C: 559.705.1000  
 jared@centralcacommercial.com  
 CA #01945284

**KEVIN LAND**  
 Executive Managing Director  
 O: 559.705.1000  
 kevin@centralcacommercial.com  
 CA #01516541

**KW COMMERCIAL**  
 7520 N. Palm Ave #102  
 Fresno, CA 93711