

1321 COMMERCIAL FLEX CENTER

RAILROAD AVE | CLOVIS, CA



FOR SALE

26,988 SF | \$3,500,000



1321
RAILROAD AVE
CLOVIS, CA 93612



1
Loading Dock



26,988
Square Foot



**ROOF, PAINT,
FLOOR, LIGHTS
& HVAC**
Property Upgrades

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CLOVIS
GATEWAY TO THE SIERRAS

CoSol Commercial Real Estate

is a highly focused brokerage company and prides itself on outstanding customer service and developing long term relationships to retailers, property owners, and investors. With experienced principals and strong regional market knowledge, CoSol Commercial Real Estate provides full-service capabilities catered to the needs of its clients.



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1321 RAILROAD AVE
CLOVIS, CA 93612

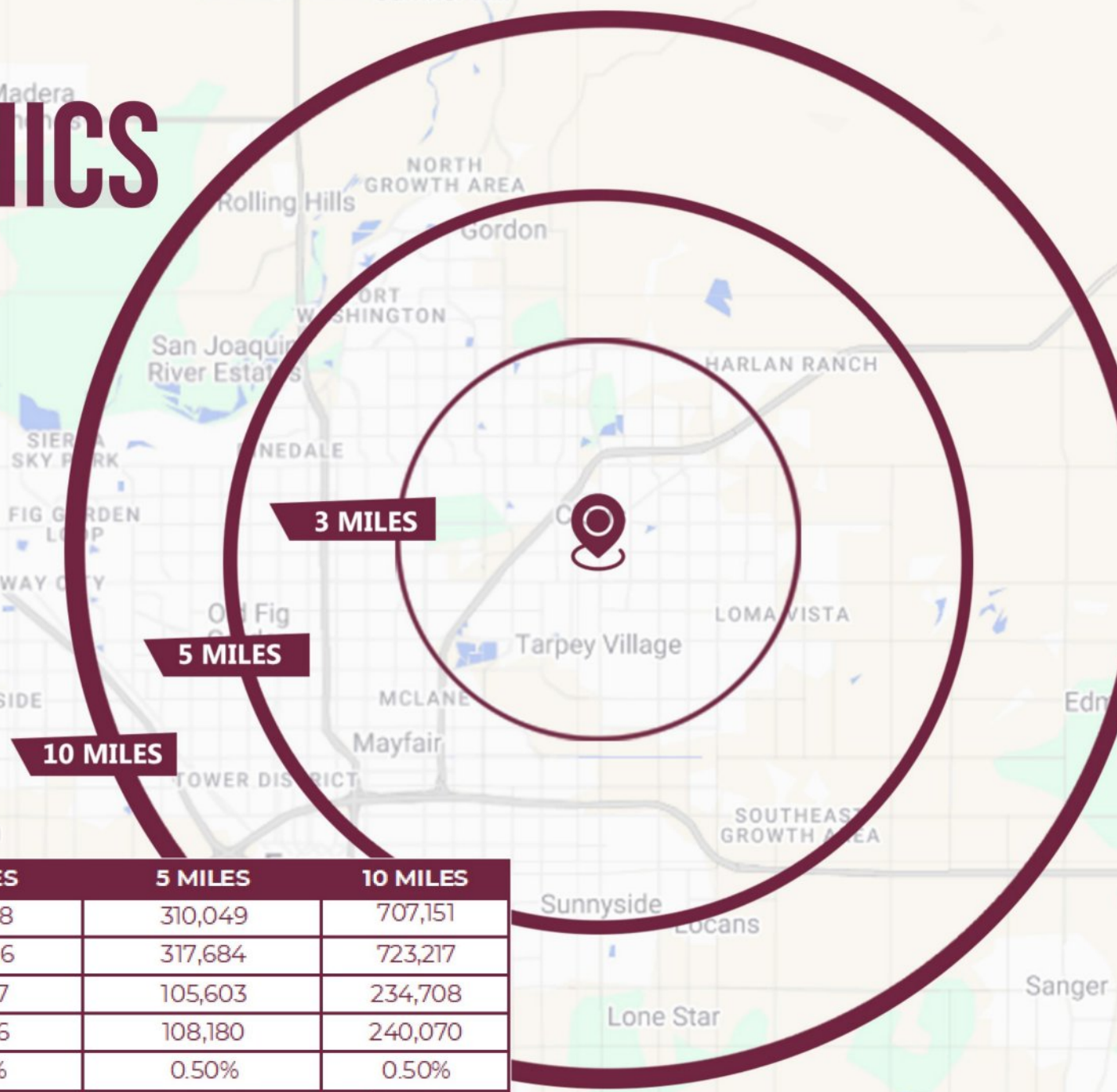
OFFERING PRICE
\$3,500,000

SQUARE FOOTAGE:	26,988 SF
PRICE PER SQUARE FOOT:	\$129.67
LOT SIZE:	1.17 ACRES
YEAR BUILT:	1976
APN:	498-120-48
ZONING:	Commercial Light

INVESTMENT HIGHLIGHTS

- Functional Showroom/Warehouse Layout:** Includes
- ±6,747 SF of office/showroom space and ±20,241 SF of warehouse with ±20' clear height and one loading dock.
- C- M Zoning Flexibility:** Allows for a variety of light
- industrial, commercial, and service uses ideal for showroom, distribution, or service-based tenants.
- Strategic Central Valley Location:** Situated near
- downtown Clovis with excellent visibility and convenient access to major roadways.
- Additional Residential Unit:** The property includes a
- small on-site house currently occupied, providing extra utility and potential rental income.
- Recent Capital Improvements:** Includes new roof, LED
- lighting throughout, new paint throughout, new floor coverings, and a new HVAC system.

DEMOGRAPHICS



SUMMARY	3 MILES	5 MILES	10 MILES
2024 Population	125,988	310,049	707,151
2029 Population	129,026	317,684	723,217
2024 Households	44,297	105,603	234,708
2029 Households	45,366	108,180	240,070
Annual Growth 2024-2029	0.50%	0.50%	0.50%
Median Home Value	\$363,720	\$363,314	\$351,849
Median Household Income	\$76,355	\$74,892	\$66,372

PROPERTY PHOTOS



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