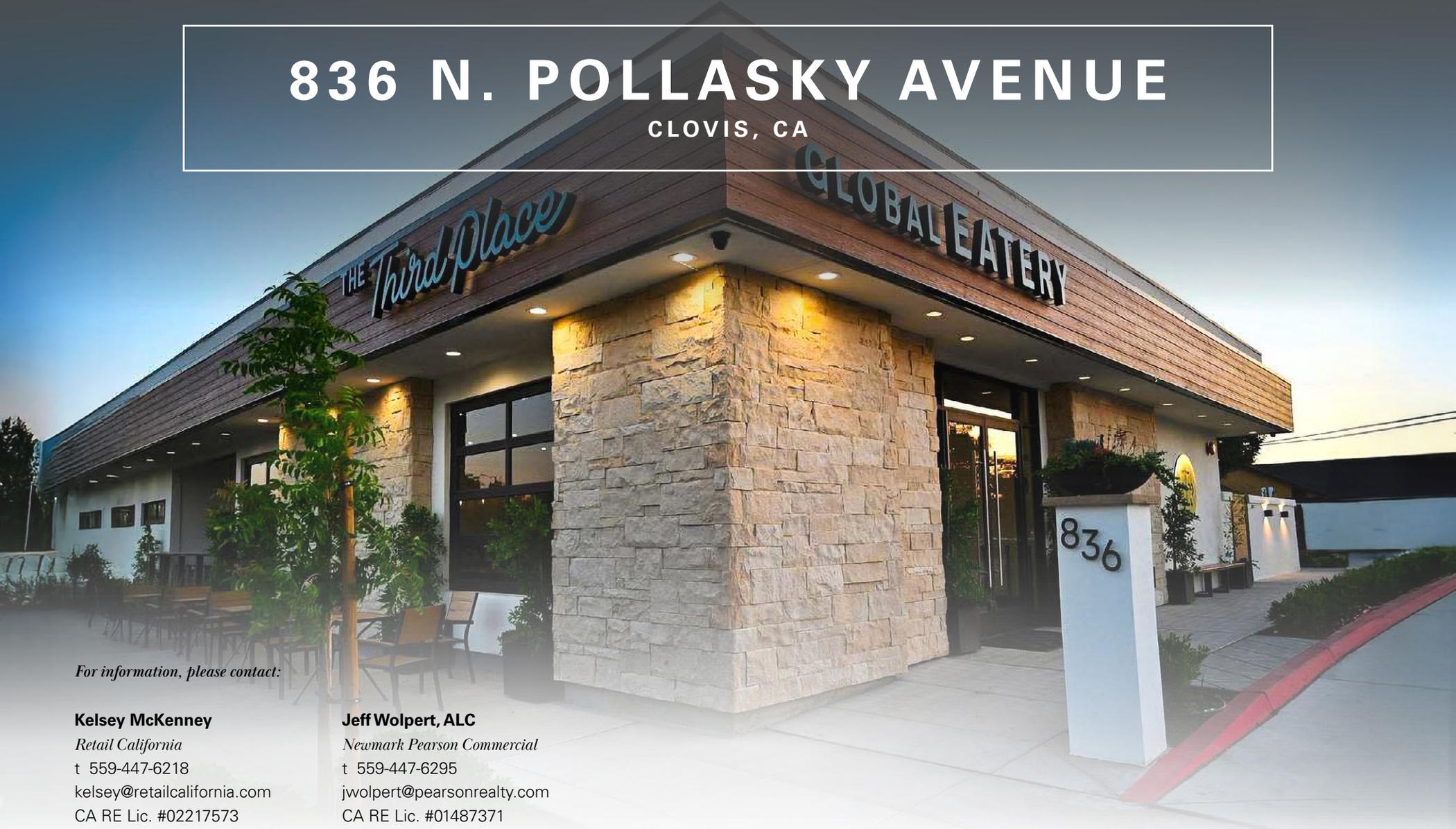


AVAILABLE FOR SALE OR LEASE
4,899± SF TURN KEY RESTAURANT SPACE

836 N. POLLASKY AVENUE

CLOVIS, CA



For information, please contact:

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836 N. POLLASKY AVENUE
CLOVIS, CA

PROPERTY
INFORMATION

Asking Price:	\$2,600,000.00
Lease Rate:	\$2.50 (PSF/Monthly) NNN
Building Size:	4,899± SF
Tenancy:	Single
Year Built:	1981
Year Renovated:	2024
Zoning:	C3 (Regional Commercial)
APN:	497-092-18 (Fresno County)

PROPERTY DESCRIPTION

The property at 836 N. Pollasky Avenue is an approximately 4,855± SF turn-key restaurant located in the heart of Old Town Clovis. Fully renovated in 2024, the building features modern finishes, updated kitchen infrastructure, and a well-designed layout that supports efficient front- and back-of-house operations. The space includes open dining areas, a functional service counter, upgraded restrooms, and an inviting outdoor patio suited for additional seating.

LOCATION DESCRIPTION

836 Pollasky Avenue is located in the heart of Old Town Clovis, a walkable and historic district known for its charming main-street atmosphere, locally owned shops, restaurants, and community events.

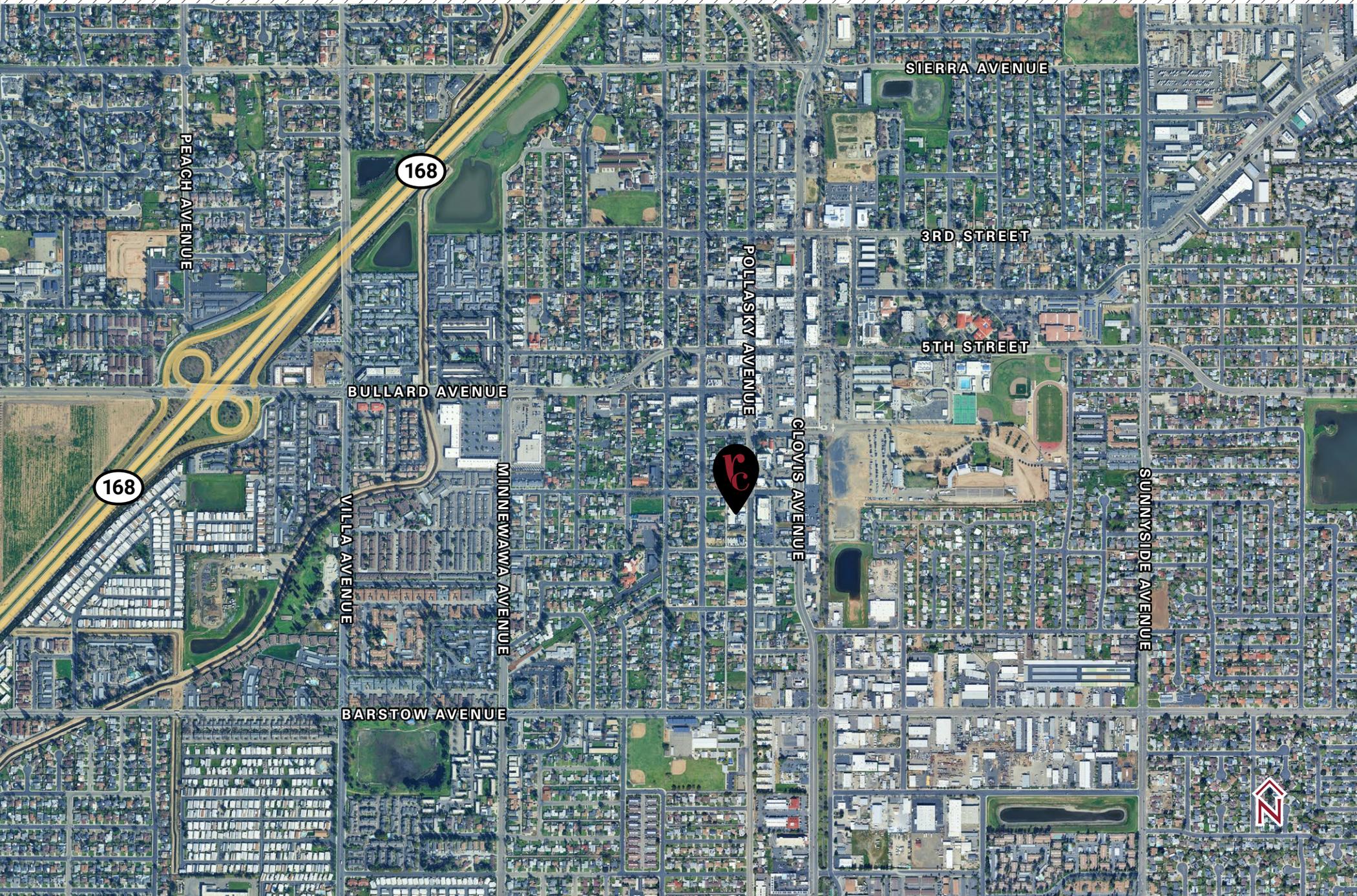
The property sits along Pollasky Avenue, one of the area's primary pedestrian corridors, surrounded by boutique retailers, cafes, and service-oriented businesses that contribute to the district's vibrant, small-town feel.

Positioned within a mixed commercial and residential area with steady foot traffic and strong neighborhood engagement, its central location offers excellent visibility and accessibility within one of Clovis's most popular destination districts.



836 N. POLLASKY AVENUE
CLOVIS, CA

AERIAL
MAP



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