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**PROPERTY SUMMARY** 

**TENANT SUMMARY** 

**DEMOGRAPHICS** 

**PROPERTY PHOTOS** 





### 727 GLOVIS AVE

CLOVIS, CA 93612

### **\$2,961,800**

MONTHLY BASE RENT:	\$13,575 NNN
CAP RATE:	5.50%
LEASE TERM:	10 YEARS LEASE 1/1/2023-12/31/2032 <b>OPTIONS:</b> 3 × 5-year
LEASE RATE:	\$0.90 PSF / Month
SQUARE FOOTAGE:	15,084
PRICE PER SQUARE FOOT:	\$196.35
LOT SIZE:	0.91 ACRES
YEAR BUILT:	1960
APN:	497-094-01
ZONING:	C2

#### **INVESTMENT HIGHLIGHTS**

**Esta blished Commercial Asset:** This 15,084 sq ft single-story retail property, built in 1960, sits on a 0.91-acre lot in downtown Clov as along major thoroughfare, offering strong visibility and access in aprime retail corridor.

**Prime Location with Strong Visibility:** The property is positioned in a high-traffic commercial zone with excellent exposure. Its close proximity to the Clovis Rodeo Grounds and nearby major thoroughfares enhances both foot traffic and destination appeal for tenants and customers alike.

Stable Tenancy & Recent 2025 Improvements The property is anchored by Flooring Liquidators, a long-term, reputable tenant specialising in flooring and installation, providing a dependable income stream. Additionally, HVAC and roof upgrades completed in 2025 reduce future capital expenditures and enhance asset stability.

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## TENANT SUMMARY



Established company with a well-known reputation in California's flooring industry.



Strategic and sophisticated operator in place to expand the brand and strengthen the company's financials.



Distribution hub in Modesto, California to facilitate efficient operations to the locations throughout northern and southern California.



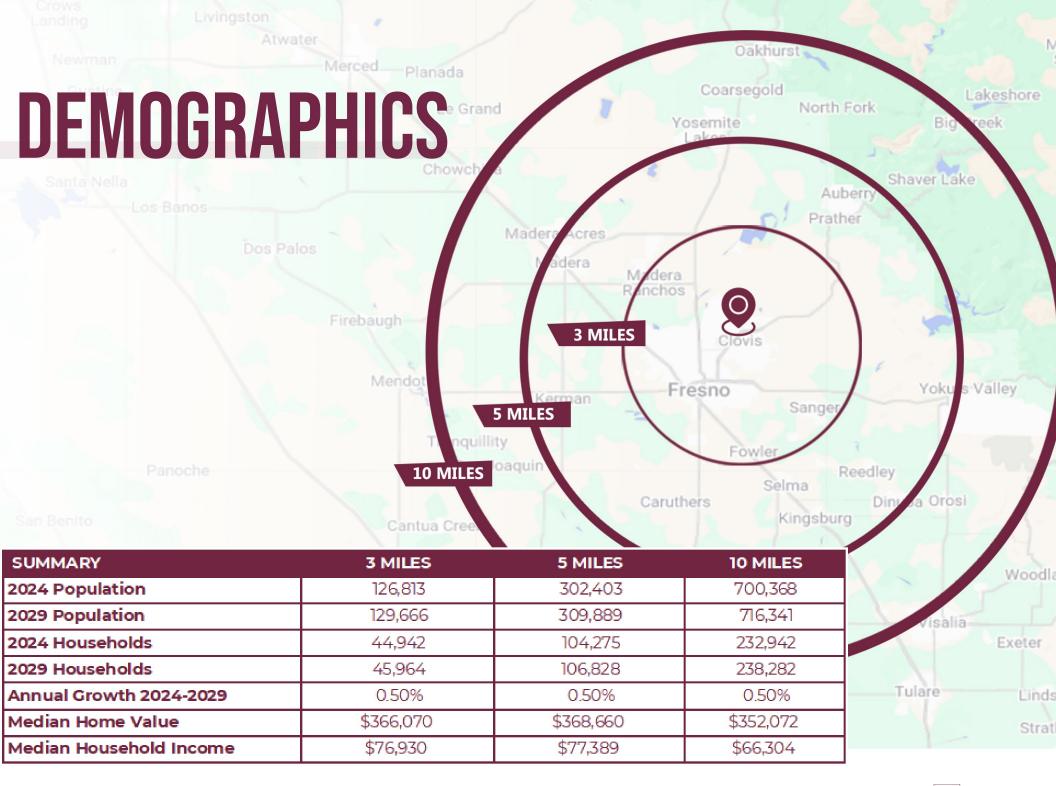
According to an IBISWorld report, the flooring industry in California would expand to \$4.5 billion in 2025.



Founded by Steve Kellogg in 1997, Modesto, California- based Flooring Liquidators provides floor, cabinets, countertops, and installation services in California and Nevada, operating 20 warehouse- format stores and a design center. Over the years, the company established a strong reputation for innovation, efficiency and service in the home renovation and improvement market.

Flooring Liquidators serves retail and builder customers through two businesses: retail customers through its Flooring Liquidators retail stores, and builder and contractor customers through Elite Builder Services, Inc., which services national builders.

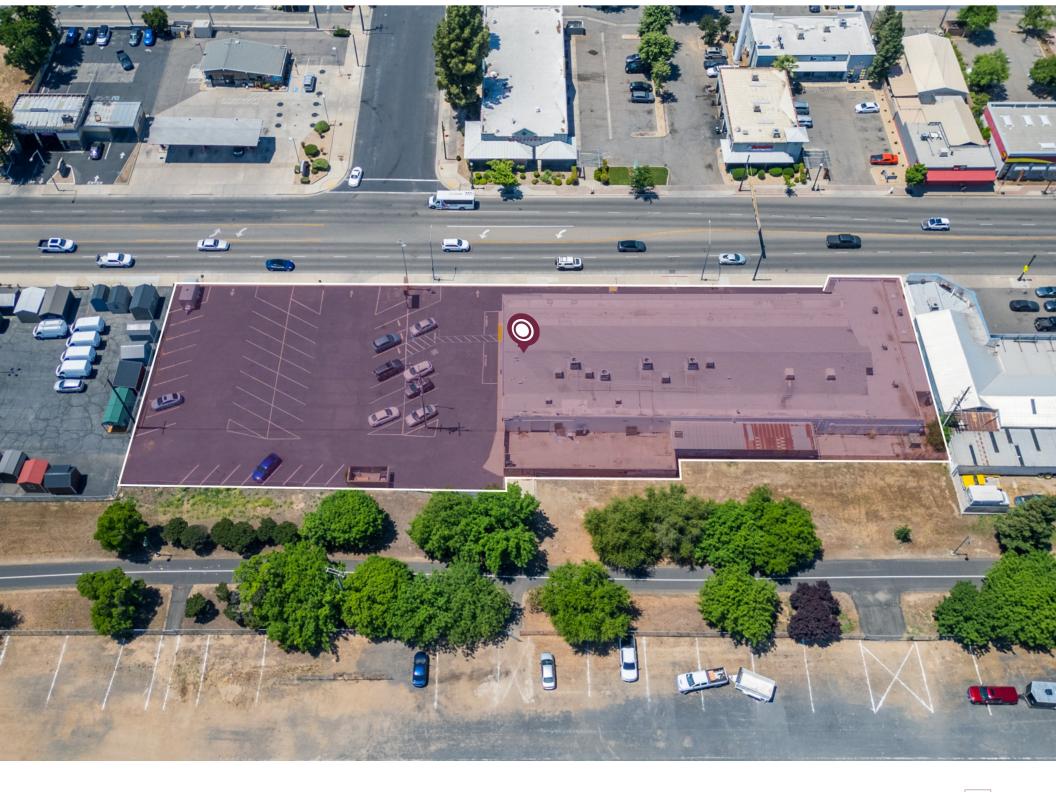
In January of 2023, it was announced Live Ventures Incorporated (Nasdaq: LIVE), a diversified holding company ("Live Ventures"), had acquired Flooring Liquidators. The transaction was valued at approximately \$84 million. The Flooring Liquidators company and brand fit seamlessly into the company's strategy and portfolio. The acquisition dramatically increased Live Venture's sales figures.



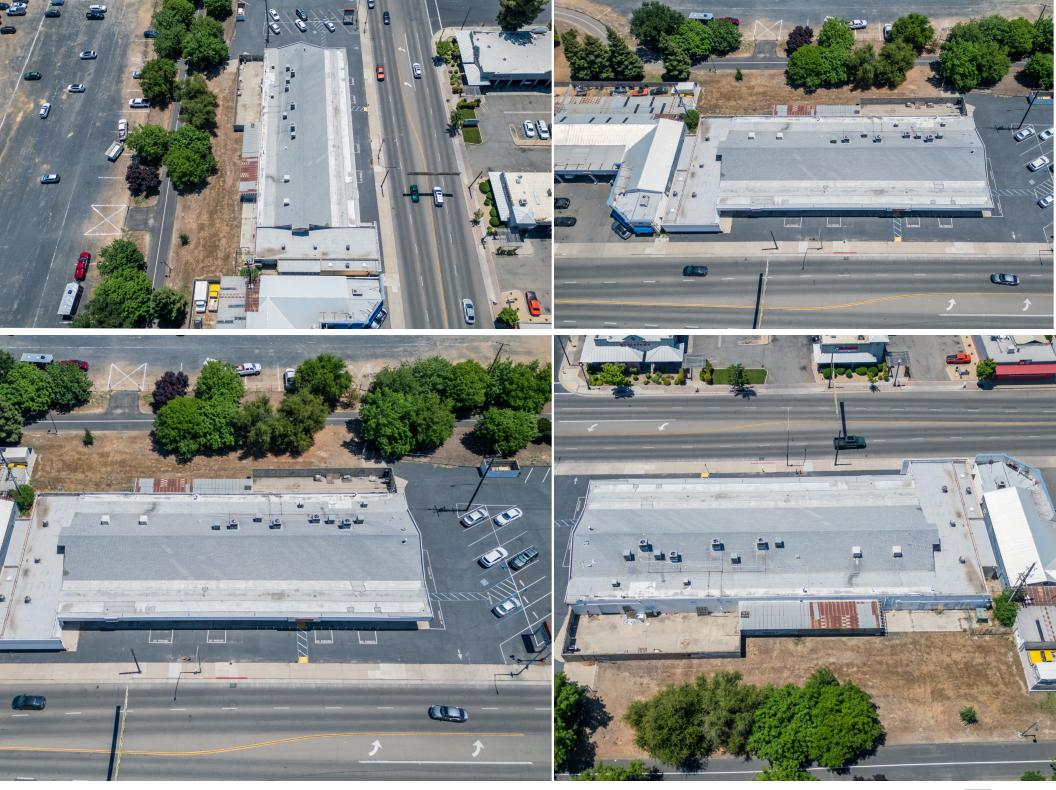
DEMOGRAPHICS

# PROPERTY PHOTOS





PROPERTY PHOTOS







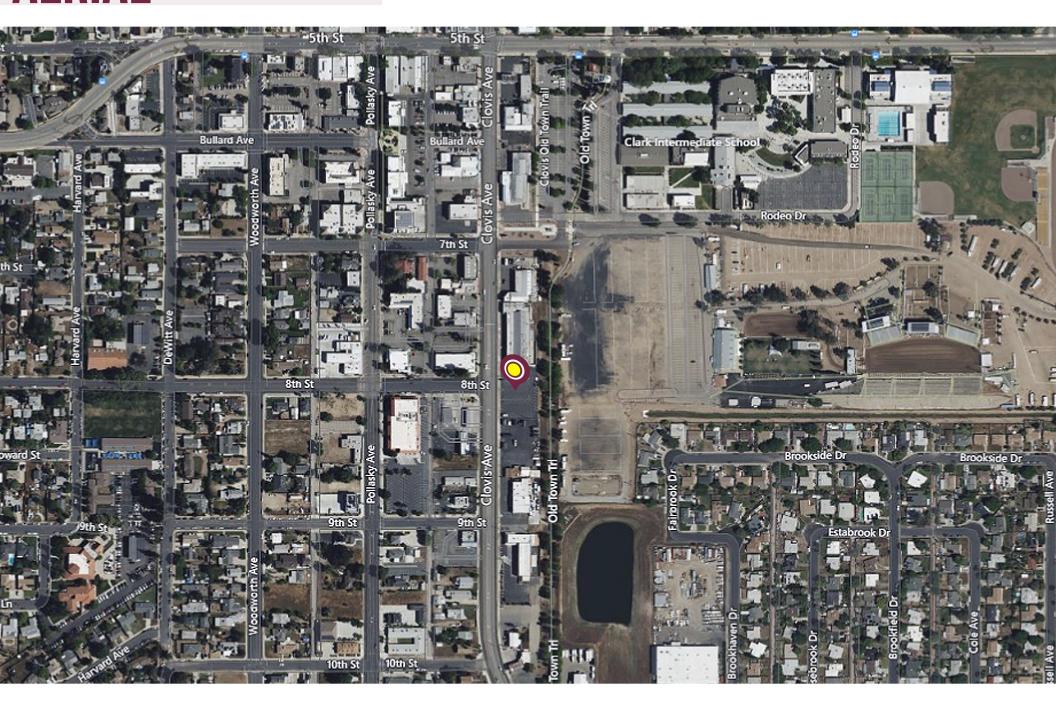






PROPERTY PHOTOS — 10

### **AERIAL**





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