

**Prime Office Building Located in Old Town Clovis, CA**



Sale Price	<b>\$995,000</b>
Lease Rate	<b>\$1.80 SF/MONTH (MG)</b>

**OFFERING SUMMARY**

Building Size:	3,870 SF
Available SF:	3,870 SF
Lot Size:	11,815 SF
Price / SF:	\$257.11
Year Built:	1989
Zoning:	C-3: Commercial Downtown
Market:	Fresno
Submarket:	Clovis
APN:	497-063-03

**PROPERTY HIGHLIGHTS**

- ±3,870 SF Freestanding Office Building w/ Great Exposure
- (12) Private Offices, Reception, Large Breakroom, & Bullpen Area
- Prime Office Space Centrally Located In Old Town Clovis
- Economical Space | Move-In Ready | New Finishes
- Centrally Located w/ Close Access to the Entire City
- Parking On Two Sides Of Building | Easy Access | Skylights
- Surrounded with Ample Parking and Mature Landscaping
- ±312,271 Residents Within 5-Mile Radius
- Busy Retail Growth Corridor | Surrounded w/ Quality Tenants
- High Level of Consumer Traffic & High Volume Exposure
- Secure, Private, Established Location w/ Quality Tenant Mix
- Located Between HWY-168 and Clovis Avenue

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**Central CA Commercial**

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

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### PROPERTY DESCRIPTION

±3,870 SF freestanding office building off Bullard Avenue in Clovis, CA. The building offers (12) private offices, large breakroom, reception/waiting area, open cub space, & (2) private restrooms. The building offers stunning interiors featuring 12-foot ceilings, private ADA restrooms, kitchenette with a sink/granite counters, and skylights throughout. Easy access, abundant on-site private parking (plus street), spacious new restrooms, and direct signage/exposure to the newly upgraded Bullard Ave. All ancillary services including transportation, shopping, food-service, and banking are nearby with nearby major retail centers, Crossroads Shopping Center & Shaw/Clovis Avenues, in close proximity. Prime location in Old Town Clovis, situated just east of Clovis Avenue, with convenient access to nearby retailers.

### LOCATION DESCRIPTION

Property is well located off Bullard Avenue in Clovis, CA. The property is just north of Barstow Avenue, east of CA-168, west of Pollasky Avenue, & south of Bullard Avenue. The subject property is located along State Highway 168 which provides a steady traffic flow and great visibility. The nearby Crossroads Shopping Center is home to several national retailers and has over ±78,480 SF of retail, entertainment, & restaurant space. Nearby national tenants include Raising Cane's, Costco, Walmart, McDonalds, Starbucks, Target, Lowes, Sears, Sierra Vista Mall, Dutch Bros, Red Robin, Wells Fargo, Chase, Goodwill, & many others!



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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	3,870 SF	Lease Rate:	\$1.80 SF/month

AVAILABLE SPACES

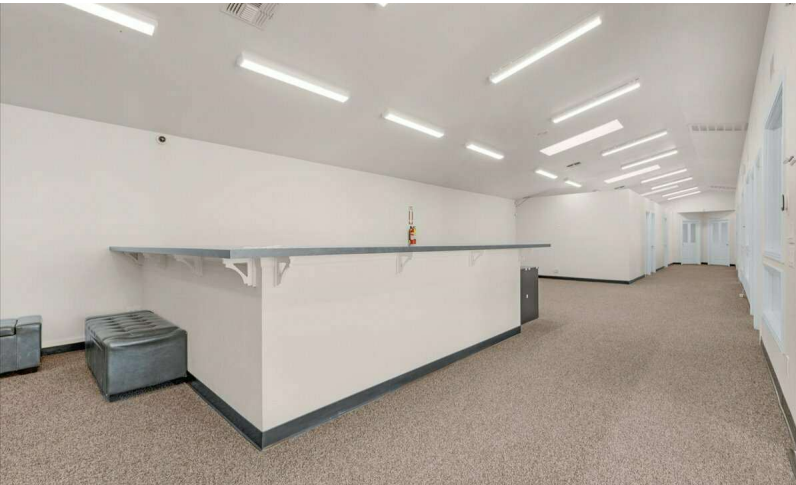
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
330 Bullard Ave, Clovis, CA 93612	Available	3,870 SF	Modified Gross	\$1.80 SF/month	±3,870 SF Office Building that includes 12 private office suites, 2 private restrooms, a reception area, and a conference room.



Office For Sale & Lease | 330 Bullard Ave Clovis, CA 93612



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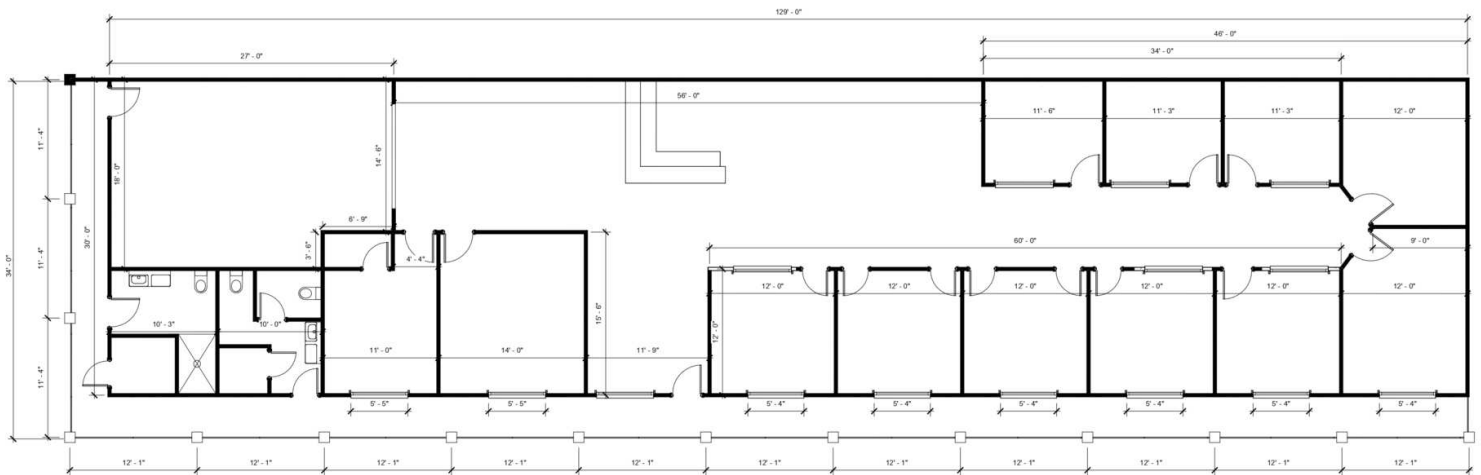
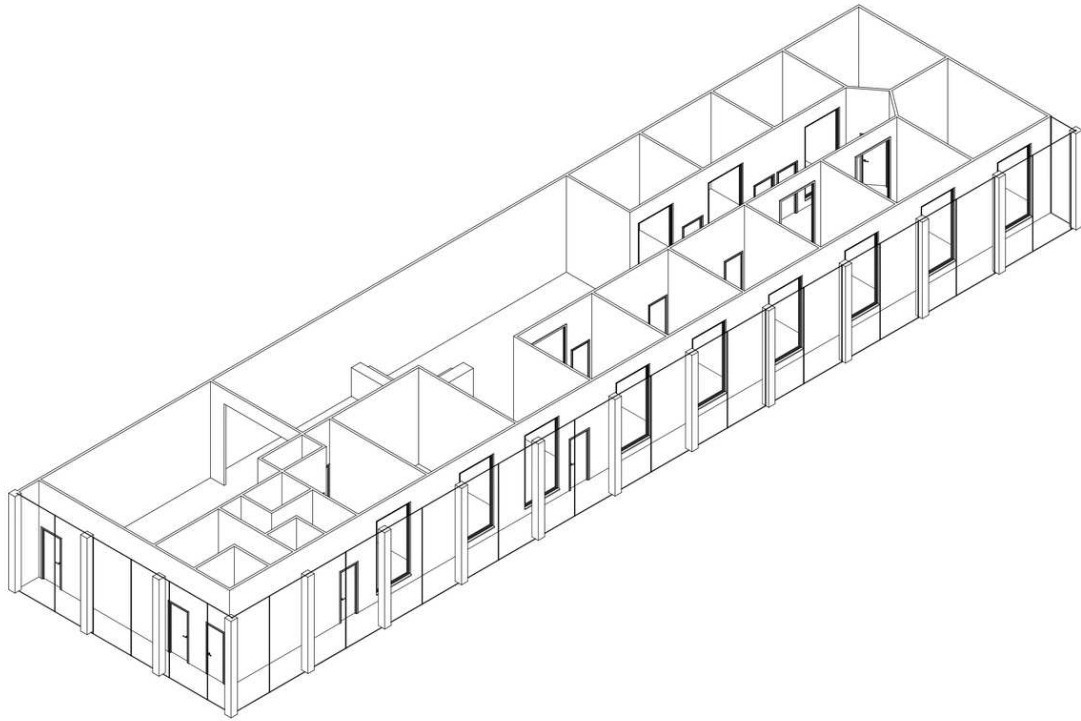
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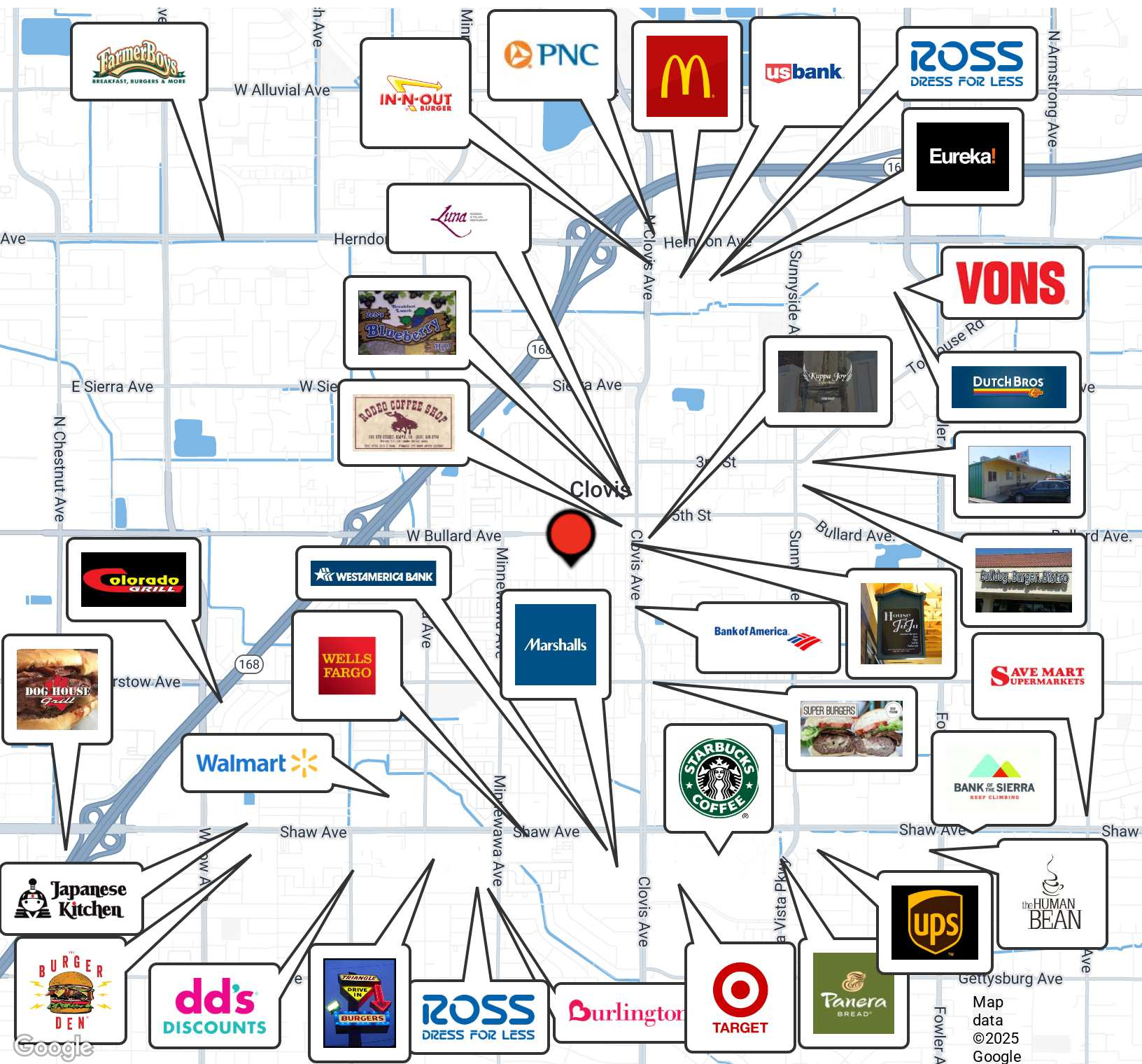
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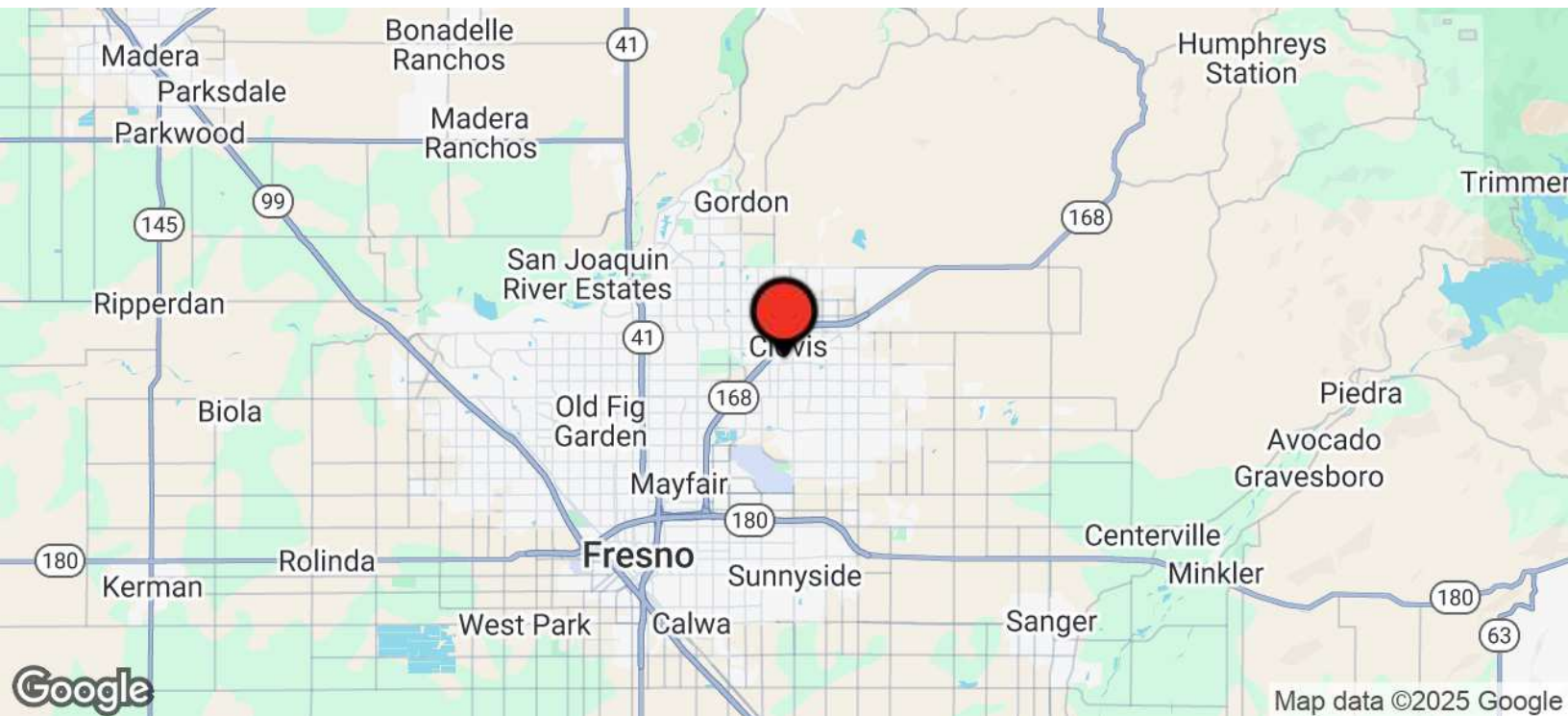
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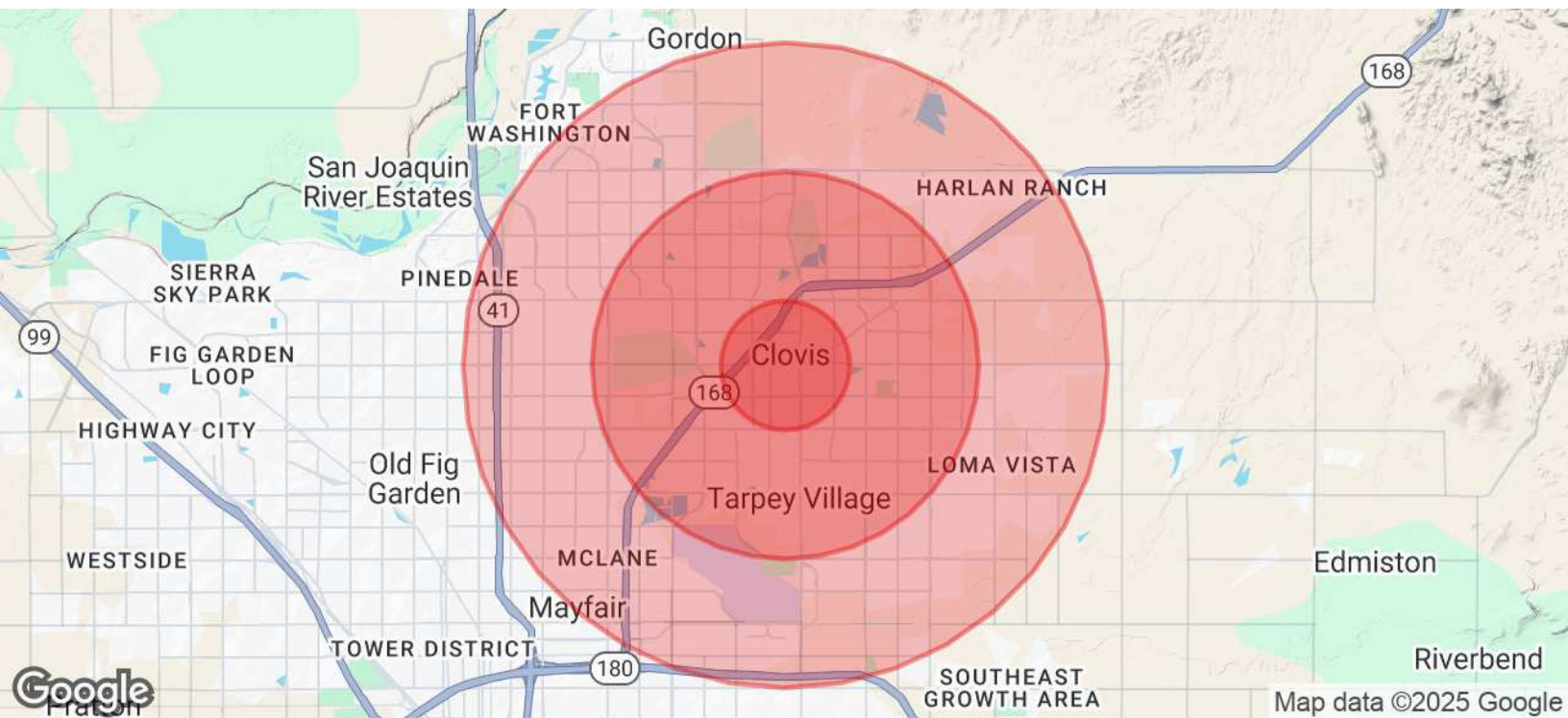
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## Prime Office Building Located in Old Town Clovis, CA

**POPULATION****1 MILE****3 MILES****5 MILES**

Total Population	16,826	136,624	309,488
Average Age	40	38	37
Average Age (Male)	38	37	36
Average Age (Female)	42	39	38

**HOUSEHOLDS & INCOME****1 MILE****3 MILES****5 MILES**

Total Households	7,061	49,281	107,849
# of Persons per HH	2.4	2.8	2.9
Average HH Income	\$77,626	\$114,131	\$110,397
Average House Value	\$345,103	\$463,436	\$444,550

**ETHNICITY (%)****1 MILE****3 MILES****5 MILES**

Hispanic	40.5%	36.4%	40.5%
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