

±35,200 SQUARE FOOT RETAIL/LIGHT INDUSTRIAL BUILDING FOR SALE

2450 N. Clovis Ave
Fresno, CA 93727



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NEC of Clovis and Clinton Avenues,
Fresno, CA

- ±25,000 SF Showroom Warehouse Space Available
- 1 Acre Fenced/Paved yard
- High Traffic Counts
- Close Proximity to Airport
- Great Access to Freeway 180
- Owner User/Investment Opportunity

Building Amenities

Total Building Size: 35,200 SF on 2.12 Acres

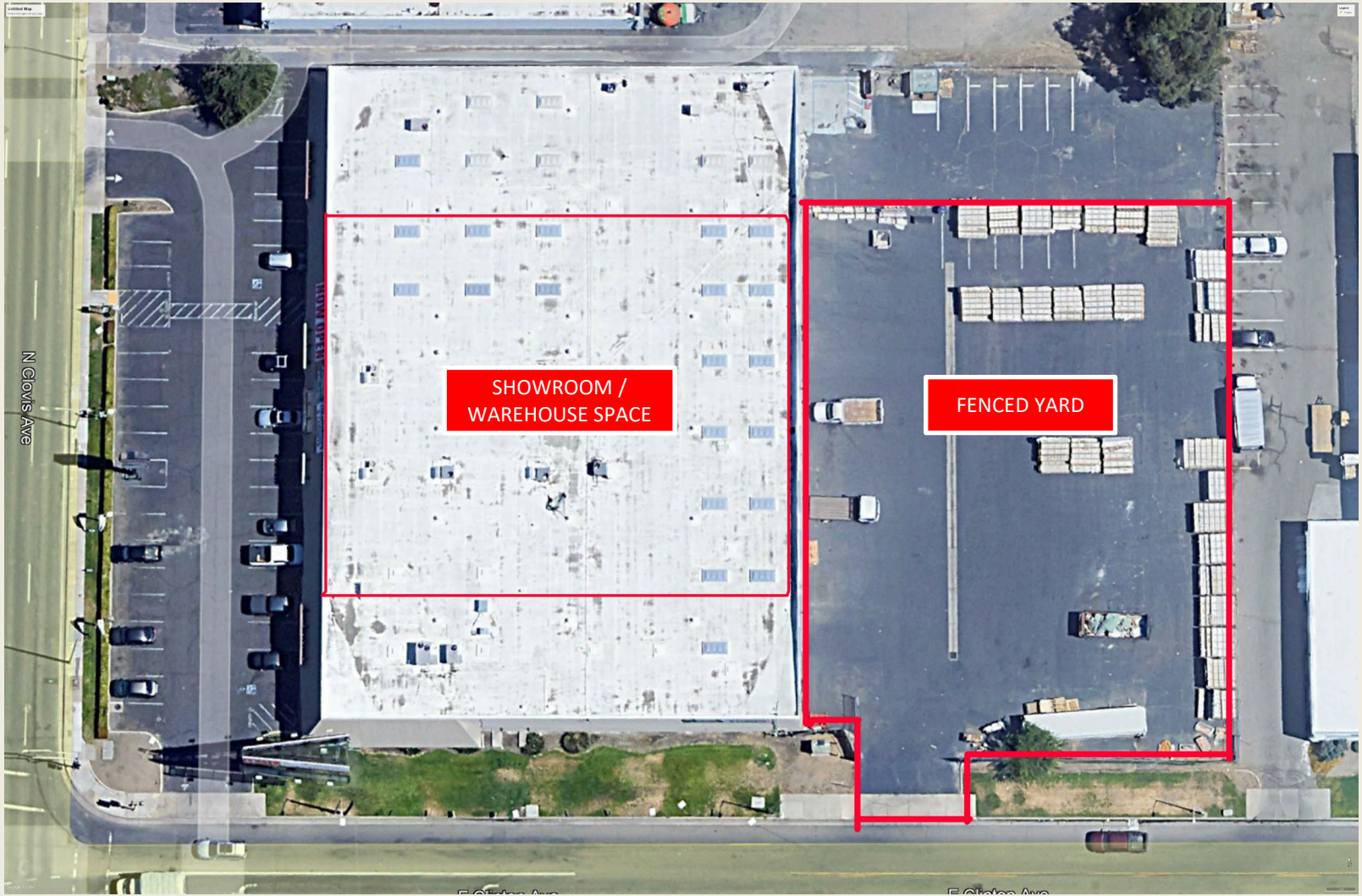
APN: 496-201-06, Fresno County

- **Asking Price – \$4,400,000.00 (\$121 PSF)**
- ±25,000 SF Retail / Warehouse Space Available
- 1 Acre fenced/paved yard
- “Industrial Light” Zoning (IL)
- High Visibility Location
- Pole Signage Available
- Two (2) - 10’ x 14’ Ground Level Roll-Up Doors
- Showroom with Warehouse
- 14’ to 16’ Clear Height
- Customer Traffic - Clovis Ave: Approx. 40,000 Cars Per Day
- Overhead crane system. Half-ton capacity

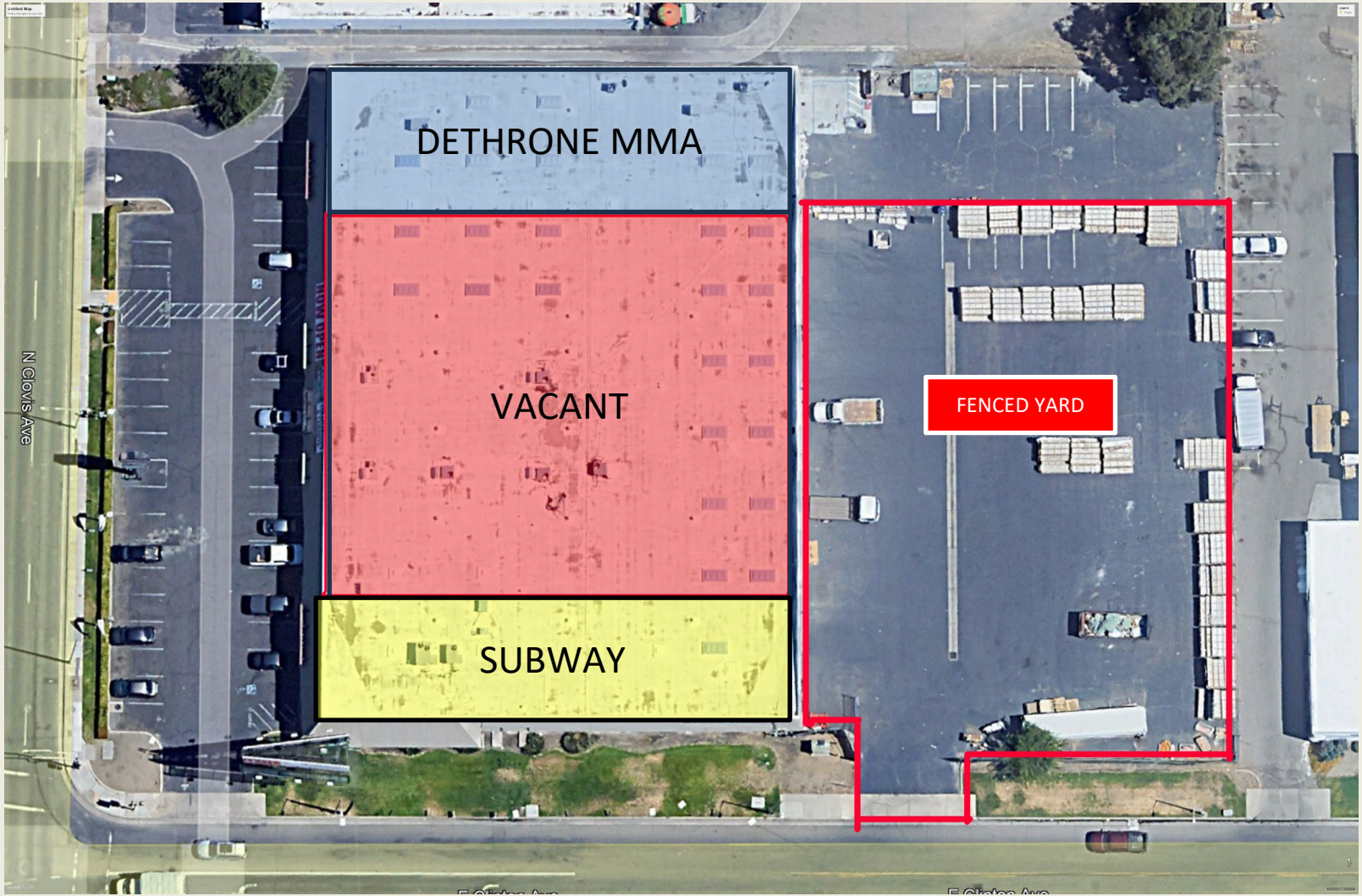


TENANT	SQUARE FOOTAGE	LEASE END DATE
Unit #2452 Dethrone MMA @\$5,064/NNN	7,040 SF	12/31/2026
Unit #2450 Sold - Vacant	27,000 SF	N/A
Unit #2448 Subway LEASED – @\$1,890/NNN	1,160 SF	1/31/2028
Totals	35,200 SF	

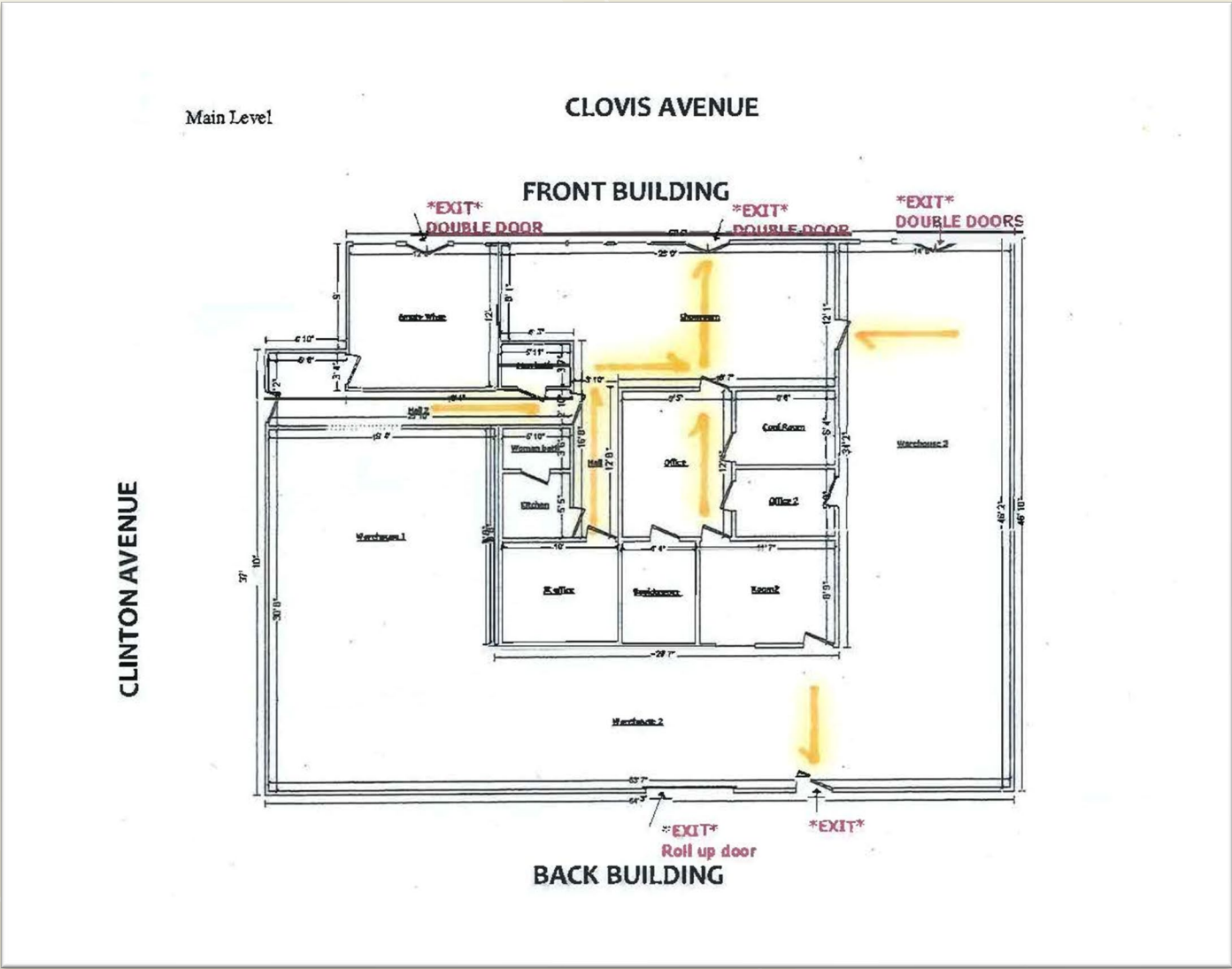
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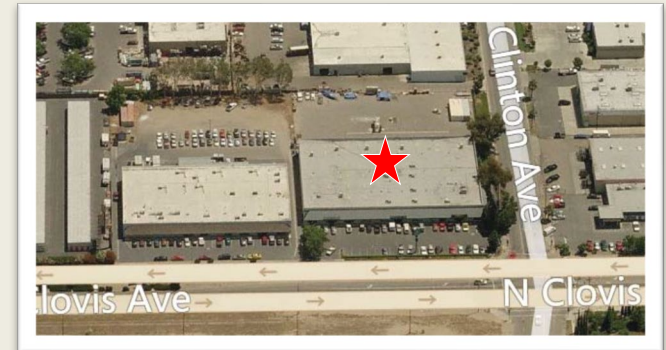
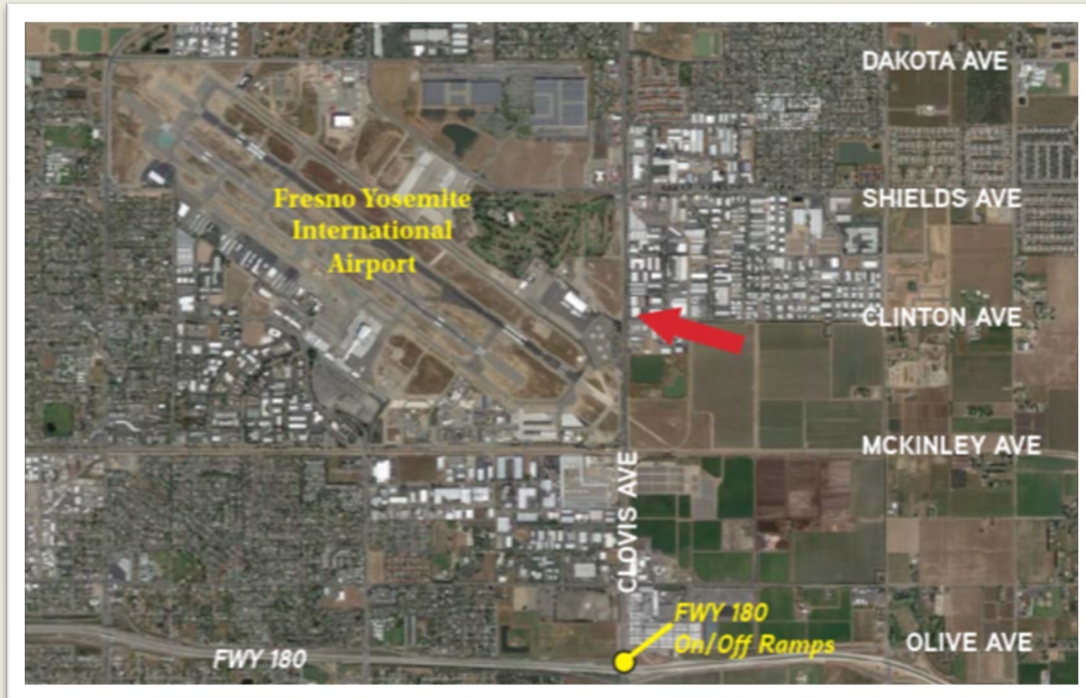
SITE AERIAL



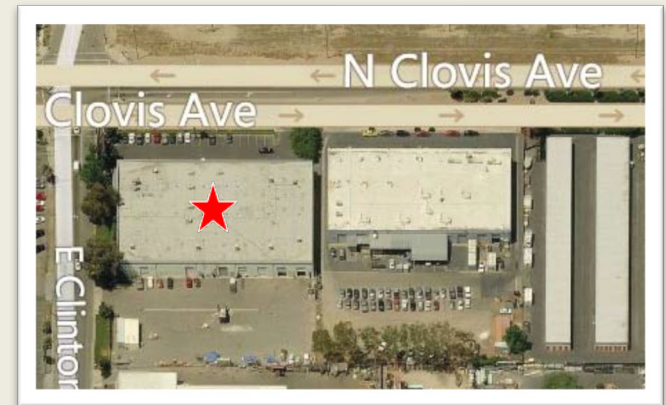
FLOOR PLAN



2450 N. Clovis Ave. Aerial



Facing East



Facing West

Customer Demographics

1 Mile	2,635	\$57,612
3 Miles	109,639	\$55,794
5 Miles	312,083	\$56,430
10 Miles	679,720	\$67,103
20 Miles	875,920	\$67,597



FREE
SAMPLES

RES

THIELSEN PIGEON WHITE

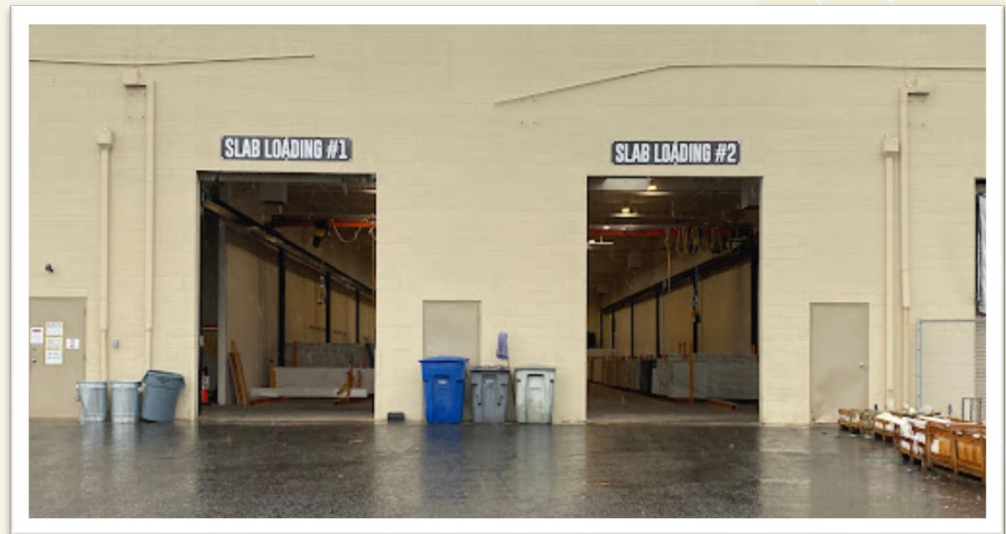
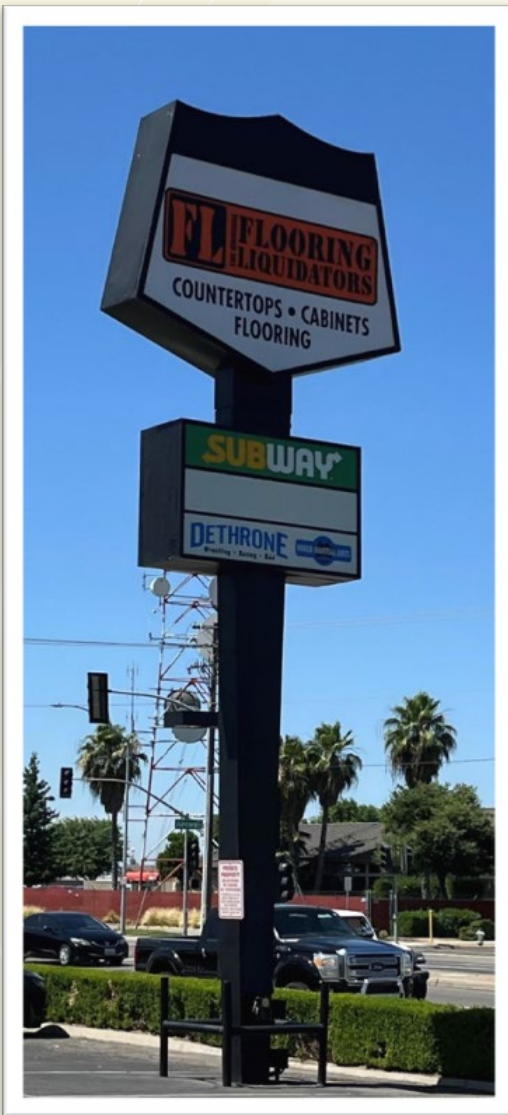
TORRANCE WHITE

SHAKER DOVE

STOCKING MOSAIC

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WATERPROOF



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("The Property"). Cosol is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Cosol is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Cosol also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Cosol, the Owner or this Memorandum, in determining whether to purchase the Property. The Recipient's use of this Memorandum, in determining whether to purchase the Property.

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This Memorandum includes statements and estimates provided by or to Cosol and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein. This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Cosol may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, Cosol will provide the Recipient with copies of all referenced contracts and other documents. Cosol assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Cosol and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient. The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. Cosol reserves the right to return of this Memorandum and the material in it and any other material provided by Cosol to the Recipient at any time.

Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.