

# 454 CLOVIS AVE

CLOVIS, CA 93612-1118

*Great Access & Visibility w/ Unmatched Level of Consumer Traffic*



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# PROPERTY OVERVIEW

The J.E. Good Building, a two-story brick structure built in 1906, stands as a cornerstone of Old Town Clovis's history and charm. Established by John Good after a fire destroyed the family grocery store, the building has served as a hub of commerce for over a century, fostering a vibrant community of merchants and small businesses.

Located in the heart of Old Town Clovis, this property combines historic character with modern convenience. Tenants benefit from its prime location near ample 3-hour free public parking, surrounded by boutique shops, restaurants, and the lively atmosphere of a high-traffic commercial area. Inside, fully remodeled interiors and elevator access provide a professional and comfortable workspace. Blending timeless architecture with contemporary amenities, the J.E. Good Building offers an ideal environment for professionals and entrepreneurs seeking a dynamic and convenient location.

## SPACE AVAILABILITY

Space	Size	Term	Rental Rate	Rent Type
1st Floor	2,071-5,951 SF	5-10 Years	\$36.00 /SF/YR	Modified Gross

## PROPERTY FACTS

Property Type:	Retail
Total Space Available	5,951 SF
Min. Divisible	2,071 SF
Center Type	Strip Center
Center Properties	1
Frontage	120' on 5th
Gross Leasable Area	14,120 SF
Year Built	1935

## BUILDING HIGHLIGHTS

May be converted to restaurant for the right tenant/lease. Premier corner unit on 5th & Clovis Ave - one of the best locations in all of Old Town Clovis. Call agent for questions.

- Listed rate may not include certain utilities, building services and property expenses
- Corner unit on 4-way signalized intersection
- May be divisible: 3,880 SF front & 2,071 SF rear
- Restaurant conversion possible
- Large public parking lot in rear (3 hrs)



AERIAL MAP



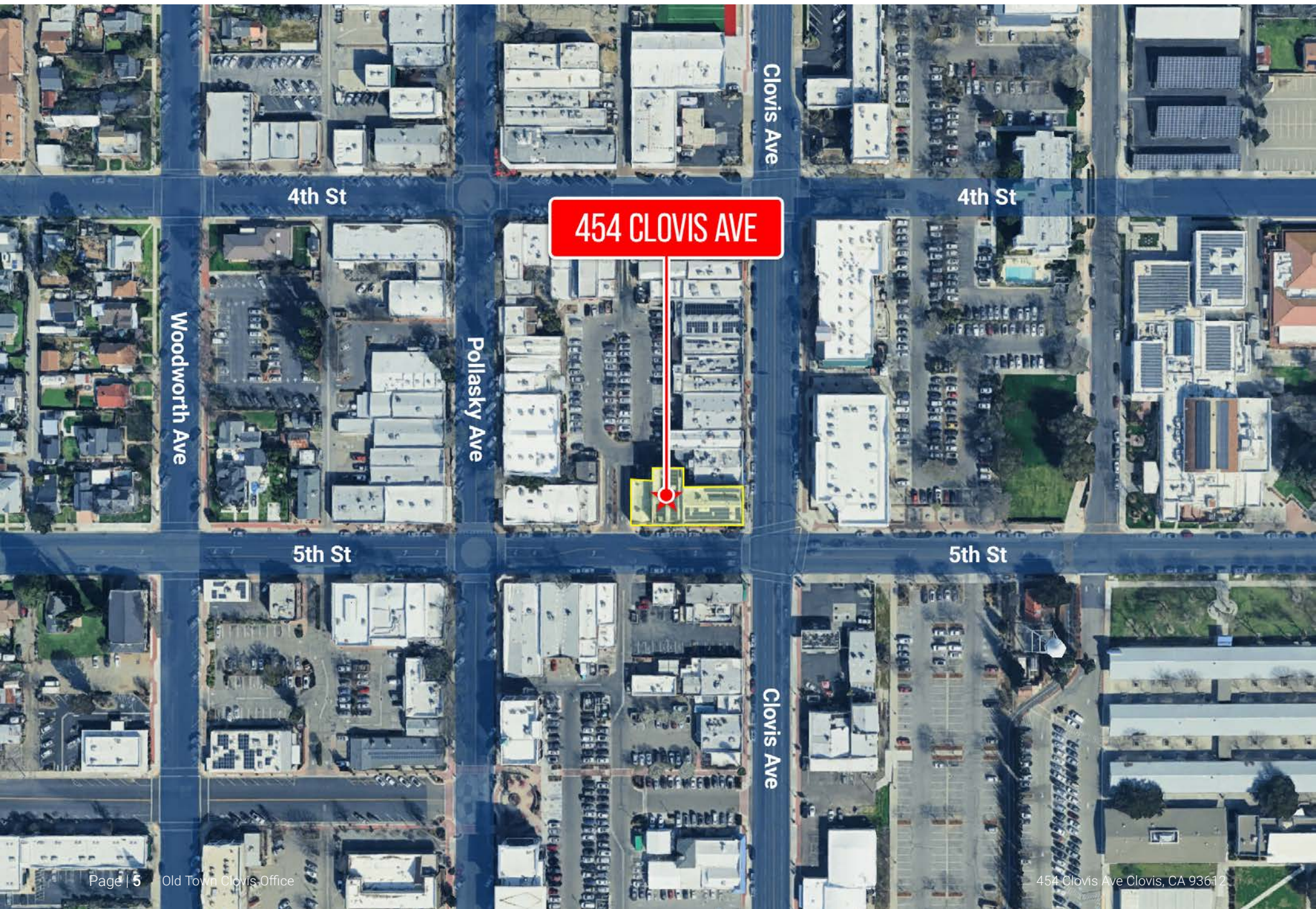


# PROPERTY PHOTOS





# AERIAL VIEW





# DEMOGRAPHIC

POPULATION	1 Mile	3 Mile	5 Mile
2024 Total Population	12,500	75,000	120,000
2029 Projected Population	12,850	77,250	123,600
Population Growth 2024-2029	2.8%	3.0%	3.0%
Average Age	35.2 years	36.5 years	37.1 years
2024 Total Households	4,500	27,000	44,000
2029 Projected Households	4,620	27,810	45,320
Household Growth 2024-2029	2.7%	3.0%	3.0%
Median Household Income	\$105,000	\$102,000	\$98,000
Average Household Size	2.5	2.8	3.0
Median Home Value	\$510,000	\$498,000	\$485,000



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*Old Town Clovis Office*



*Exclusively Marketed By:*

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