



Commercial Space Available

Offered Exclusively By



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**Property:** 1629 Pollasky Ave, Clovis, CA 93612

**Property Description:** Prime investment opportunity in the heart of Downtown Clovis! This commercial building features 13 units, with 12 currently occupied. Located in one of the most desirable areas of Clovis, the property offers excellent visibility and close proximity to local shops, dining, and community events. Whether you're an investor looking for steady returns or seeking long-term growth in a thriving market, this property checks all the boxes. Don't miss your chance to own a cornerstone property in one of the Valley's most vibrant downtowns.

**APN#** 497-202-01

**Number of Buildings:** 1 (13 Units)

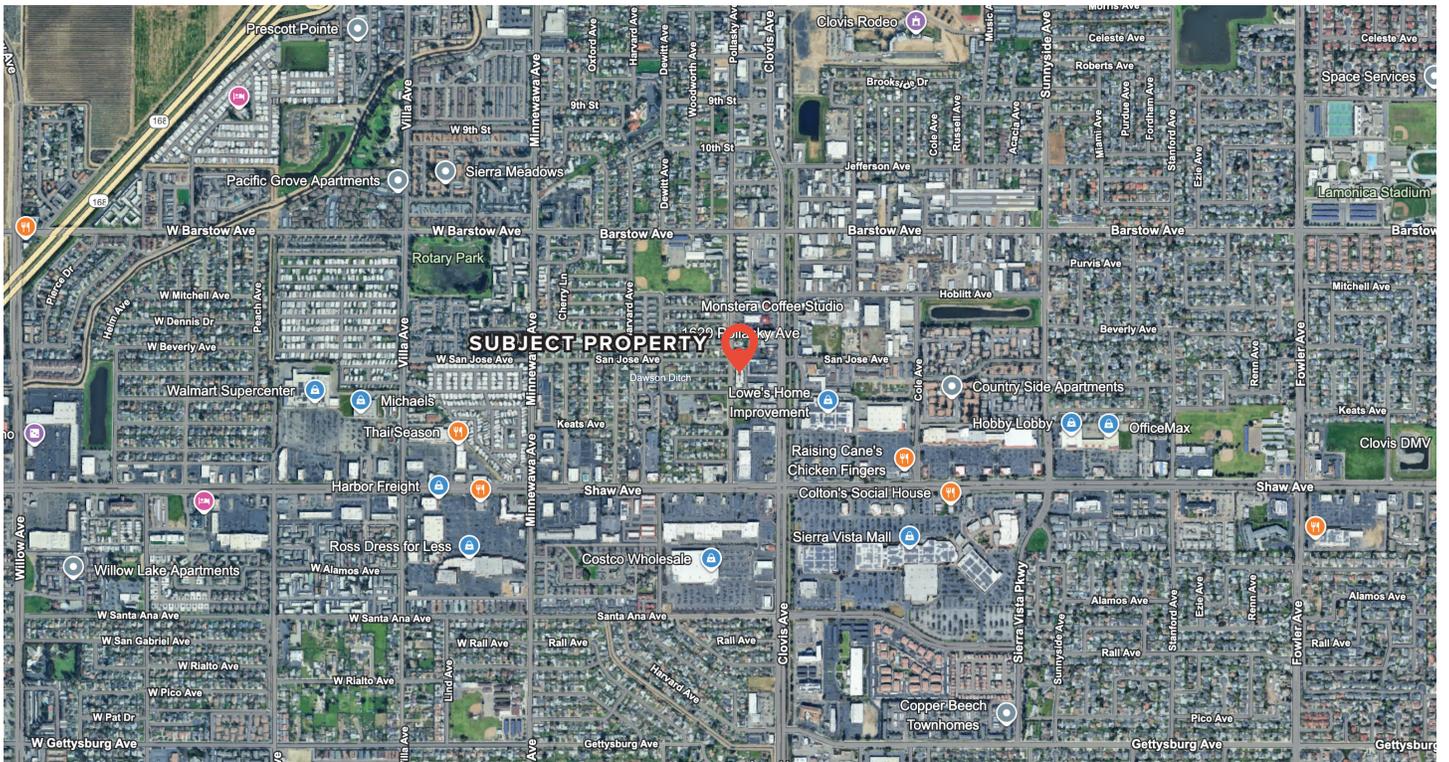
**Zoned:** CP

**Total square feet:** Approximately 12,000 square feet

**Lot Area:** 0.936 Acres

**Year Built:** 1974

# PROPERTY LOCATION



Located in the heart of Old Town Clovis, 1629 Pollasky Ave is surrounded by popular local favorites like House of JuJu, Luna Pizzeria, and On the Edge Coffee House, along with boutique shops, community events, and the vibrant charm of Clovis' historic downtown. It's a walkable, high-visibility area known for its friendly atmosphere and strong local culture.



# PROPERTY SUMMARY



	Unit	Status	Sq Ft	Market Rent	Rent	Lease From	Lease To
<b>RENT ROLL</b>	#100	Current	480		550.00	12/01/2023	11/30/2024
	#102	Current	1,420		1,560.00	07/15/2008	08/14/2008
	#103	Current	810		650.00	07/15/2006	07/14/2008
	#104	Current	543		665.00	04/07/2017	04/06/2018
	#105	Current	465		625.00	09/01/2023	08/31/2024
	#106	Current	465		495.00	04/15/2025	04/30/2026
	#107	Vacant-Unrented	1,065	1,195.00			
	#108	Current	1,065		1,190.00	05/16/2025	04/30/2026
	#109	Current	892		1075.00	05/01/2022	04/30/2024
	#110	Current	625		660.00	12/01/2021	11/30/2023
	#111	Current	700		655.00	06/15/2019	05/31/2022
	#112	Current	710		855.00	03/01/2013	03/31/2013
	#113	Current	819		990.00	06/01/2022	05/31/2023
	#114	Current	820		660.00	12/15/2023	12/31/2024
		<b>Total</b>		<b>10,879</b>		<b>10,640.00</b>	

2727 N Grove Industrial Drive is located in Fresno, California, which is part of Fresno County. Fresno is located in Central California as the seat of Fresno County. Fresno is about 200 miles north of Los Angeles and 170 miles south of Sacramento. It is the fifth largest city in California and the largest inland city in the state with an estimated population of 538,330 in 2018. Fresno has one of the largest urban populations in the United States.

The property is located in the heart of Fresno, with a variety of nearby employment opportunities, including major healthcare facilities, educational institutions, and food processing plants. A few examples include:

- Healthcare: Community Medical Regional Center, Saint Agnes Medical Center, Kaiser Permanente Fresno, and Clovis Community Medical Center (over 9,500 employees combined)
- Education: Fresno Unified School District, Clovis Unified School District, and California State University, Fresno (over 16,500 employees combined)
- Food Processing: Wawona Frozen Foods, Lyons Magnus, Producers Dairy Foods, La Tapatia Tortilleria (over 2,500 employees combined)

With recent expansion announcements from large corporations, more employment opportunities are on the rise for the Fresno. Amazon opened an order-filling center in Fresno at the end of 2018, employing an estimated 1500-2500 people. Ulta Beauty has also announced the opening of a distribution center which opened in the summer of 2018, employing between 500-1000 people.

Sources: fresnobee.com, FresnoEDC.com, datausa.io, Zillow.com, wikipedia.com, worldpopulationreview.com

