

1436 CLOVIS AVENUE | CLOVIS, CA

36,539± SF RETAIL CENTER



FOR LEASE



FOR INFORMATION, PLEASE CONTACT:

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ABOUT 1436 CLOVIS AVENUE

The Barnyard Shopping Center is strategically located on Clovis Avenue, a key thoroughfare in Old Town Clovis.

This exceptional location offers excellent visibility and accessibility, ensuring it is a convenient destination for both residents and visitors.

With ample parking facilities, shoppers can enjoy a hassle-free experience when visiting.

PROPERTY INFORMATION

Cross Streets:	Clovis & Barstow Avenues
Total Building Size:	36,994± SF
Lot Size:	3.37± Acres
Tenancy:	90% Occupied
Year Built:	1981
Property Subtype:	Retail Center
Zoning:	C2 (Commercial Shopping Center)
APN:	497-184-16



CONTACT LISTING AGENTS
FOR LEASE RATE



OCCUPYING TENANTS



OLD TOWN WAFFLE



HACIENDA TEQUILAS



1450-68 CLOVIS AVENUE

ADDRESS	TENANT	SF
1414 Clovis Avenue	Hacienda Tequilas	4,242±
1416 - 1436 CLOVIS AVENUE (NORTH SIDE)		
1416 Clovis Avenue – Suite #202*	Katherine Woodard	320±
1416 Clovis Avenue – Suite #204*	Vacant	1,130±
1416 Clovis Avenue – Suite #206*	Kelsey Keller	588±
1416 Clovis Avenue – Suite #208*	Pro-Tec Safety	706±
1416 Clovis Avenue – Suite #212*	Body Sculpting by Jess	496±
1416 Clovis Avenue – Suite #214*	Dresses Worn Once	588±
1416 Clovis Avenue – Suite #216*	Katherine Woodard	712±
1418 Clovis Avenue	Dogz & Cats	974±
1420 Clovis Avenue	Rosa Linda's Fine Mexican Cuisine	1,200±
1424 Clovis Avenue	GateWay Church	1,300±
1426 Clovis Avenue	GateWay Church	1,200±
1428-30 Clovis Avenue	GateWay Church	2,000±
1432 Clovis Avenue	Daisy Constant	960±
1434 Clovis Avenue	Paris McGinty	960±
1436 Clovis Avenue	One Sweet Table	960±
1450-1468 CLOVIS AVENUE (SOUTH SIDE)		
1450 Clovis Avenue – Suite # 201*	Vacant	594±
1450 Clovis Avenue – Suite # 205*	Family Express LLC	823±
1450 Clovis Avenue – Suite # 209*	Family Express LLC	941±
1450 Clovis Avenue	Zoom Realty	320±
1450 Clovis Avenue – Suite # 211*	Hannah Dorn	496±
1450 Clovis Avenue – Suite # 217*	More Than Pizza	496±
1450 Clovis Avenue – Suite # 219*	Temple Training	594±
1458 Clovis Avenue	American Academy	3,854±
1460 Clovis Avenue	Traffic Depot	980±
1462 Clovis Avenue	Traffic Depot	960±
1464 Clovis Avenue	Old Time Barber Shop	960±
1466 Clovis Avenue	New Nail Creations	1,200±
1468 Clovis Avenue	PHO 5 Restaurant	1,694±
1484 Clovis Avenue	Old Town Waffle	4,082±

* Indicates Upstairs



AVAILABILITY
MAP

AREA DEMOGRAPHICS



POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection	20,370	132,286	326,531
2024 Estimate	19,975	126,925	313,226
Growth 2024-2029	1.98%	4.22%	4.25%
Growth 2020-2024	4.54%	4.91%	3.59%
Growth 2010-2020	0.43%	11.93%	13.85%

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection	8,441	46,887	111,962
2024 Estimate	8,210	44,863	107,170
Growth 2024-2029	2.81%	4.51%	4.47%
Growth 2020-2024	6.57%	5.10%	3.97%
Growth 2010-2020	2.24%	11.16%	12.13%
2024 Est. Average HH Income	\$69,970	\$110,898	\$107,162

Source: Claritas 2024



TRAFFIC COUNTS

ADT

Clovis Avenue at Barstow Avenue (North and Southbound)	37,122±
Pollasky Avenue at Barstow Avenue (Northbound)	5,385±
Clovis Avenue at Shaw Avenue (North and Eastbound)	63,120±

KEY HIGHLIGHTS

- Situated along Clovis Avenue, one of the main thoroughfares in Clovis, California.
- Surrounded by residential neighborhoods, providing a steady stream of local shoppers and families.
- The center is close to various amenities, including parks, schools, and other essential services, making it a central hub for the community.

CITY OF CLOVIS

AREA DEMOGRAPHICS

ABOUT CITY OF CLOVIS

Located in the northeast quadrant of the Fresno-Clovis Metropolitan Area, Clovis is situated in the midst of the agriculturally rich San Joaquin Valley. Since its incorporation in 1912, Clovis has been the "Gateway to the Sierra." Dedicated to promoting planned growth while retaining its unique western atmosphere, the City's population has more than doubled since 1985, reaching the current level of close to 114,000, and encompassing over 23 square miles in area.

CITY STATISTICS



117,003
POPULATION



92%
H.S. GRAD OR HIGHER



35.6
MEDIAN AGE



\$75,413
MED. HH INCOME

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