

1436 CLOVIS AVENUE | CLOVIS, CA

36,539± SF RETAIL CENTER

OFFERING MEMORANDUM



FOR SALE



FOR INFORMATION, PLEASE CONTACT:

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CA RE LIC. #01890236



Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200

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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

VALUE ADD BUY!

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

ASKING PRICE: \$4.625M



OCCUPYING TENANTS



OLD TOWN WAFFLE



HACIENDA TEQUILAS



1450-68 CLOVIS AVENUE

FINANCIAL SUMMARY

THE BARNYARD SHOPPING CENTER

1414, 1416 - 36, 1450-68, 1484 Clovis Avenue
Clovis, CA 93612

OFFERING SUMMARY

Asking Price:	\$4.625M
Price Per Square Foot:	\$125 PSF
Rentable Area:	36,539± SF
Year Built:	1981
Lot Size:	3.37± Acres

(1) All lease provisions to be independently verified by Buyer during the Due Diligence Period.



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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