

## The Barnyard Shopping Center: Prime Retail Shop Space

Retail For Lease | 1450 Clovis Ave Clovis, CA 93612



**CENTRAL CA  
COMMERCIAL**



Lease Rate

**\$1.95  
SF/MONTH**

### OFFERING SUMMARY

|                 |                   |
|-----------------|-------------------|
| Building Size:  | ±37,240 SF        |
| Available SF:   | ±946 - 981 SF     |
| Lot Size:       | ±3.37 Acres       |
| Year Built:     | 1981              |
| Renovated:      | 2025              |
| Zoning:         | C-2, C-P          |
| Market:         | Fresno            |
| Submarket:      | Clovis            |
| Cross Streets:  | Clovis & Barstow  |
| APN:            | 497-184-16        |
| Traffic Counts: | ±44,880 Cars/ Day |
| Parking Stalls: | 183 (5: 1,000)    |

### PROPERTY HIGHLIGHTS

- Quaint, Western-Themed Center w/ 40 Boutique Shops
- Pristine Condition | New Interiors | On Site Coffee Shop
- Low-Cost Fiber Internet | Warm LED Lighting | Ample Parking
- Ground-Floor Retail & Signature Second-Floor Suites
- Various Units | Opportunity To Grow Within | Flexible Terms
- High Exposure Monument & Front Unit Signage | Move-In Ready
- High Foot & Vehicle Traffic | On-Site Parking @ Front & Rear
- Close Proximity to Major Retailers, Restaurants, & Residential Areas
- Strategically Positioned for Maximum Visibility & Signage Exposure
- Prominent Buildings w/ High Exposure & Recent Renovations
- Perfect For Retail, Boutique, Salon, Fitness, Or Service Businesses
- Close Proximity to Major Traffic Generators & CA-168 Ramps
- Highly Visible Intersection w/ Ample Parking & Easy Access
- Densely Populated Trade Area | Excellent Clovis Ave Exposure

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Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

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### PROPERTY DESCRIPTION

The Barnyard Shopping Center consists of 4 buildings on  $\pm 3.37$  AC, encompassing a village of approximately 40 boutique shops, beauty services, local stores, restaurants, and signature offices within a spectacular  $\pm 37,240$  SF western-themed setting. Ideally located in the heart of Clovis' most vibrant and historic district between Clovis Ave and Pollasky Ave in beautiful Clovis, CA - the city's 2 iconic main streets. Newly remodeled center offers prime ground-floor inline and endcap retail suites, as well as flexible-use upper-level spaces ranging from  $\pm 408$  to  $\pm 6,987$  SF on a high-traffic intersection with 116' of Clovis Ave exposure, monument signage & lit sign boxes. Center boasts charming pathways connecting each local business, providing all visitors with a pleasant shopping experience. Common WiFi throughout, abundant exterior lighting, security camera access to all users, lush landscaping, various new restrooms, and a refreshing mix of quality like-minded businesses. The property attracts a lucrative mix of shopping tourists and residents and sits mere minutes from all the myriad activities and amenities offered in Clovis.

### LOCATION DESCRIPTION

Prominently located along one of the main thoroughfares in Clovis, California - Clovis Avenue. The Barnyard Shopping Center benefits from the influence of proven retailers and its ease of access to Clovis Avenue, CA-168, the Clovis community and surrounding trade area. The Barnyard Shopping Center is just 170 miles south of San Francisco, and 200 miles north of Los Angeles; Old Town Clovis is its historic and charming destination. Clovis boasts a higher quality of life than any other city in the Central Valley, combining an accessible small town feel with the amenities offered by the Fresno metropolitan area, while maintaining its motto "Clovis - A Way of Life." Easily accessible, visitors to the shopping center will quickly be able to reach major CA-168 within a three-minute drive of the property.



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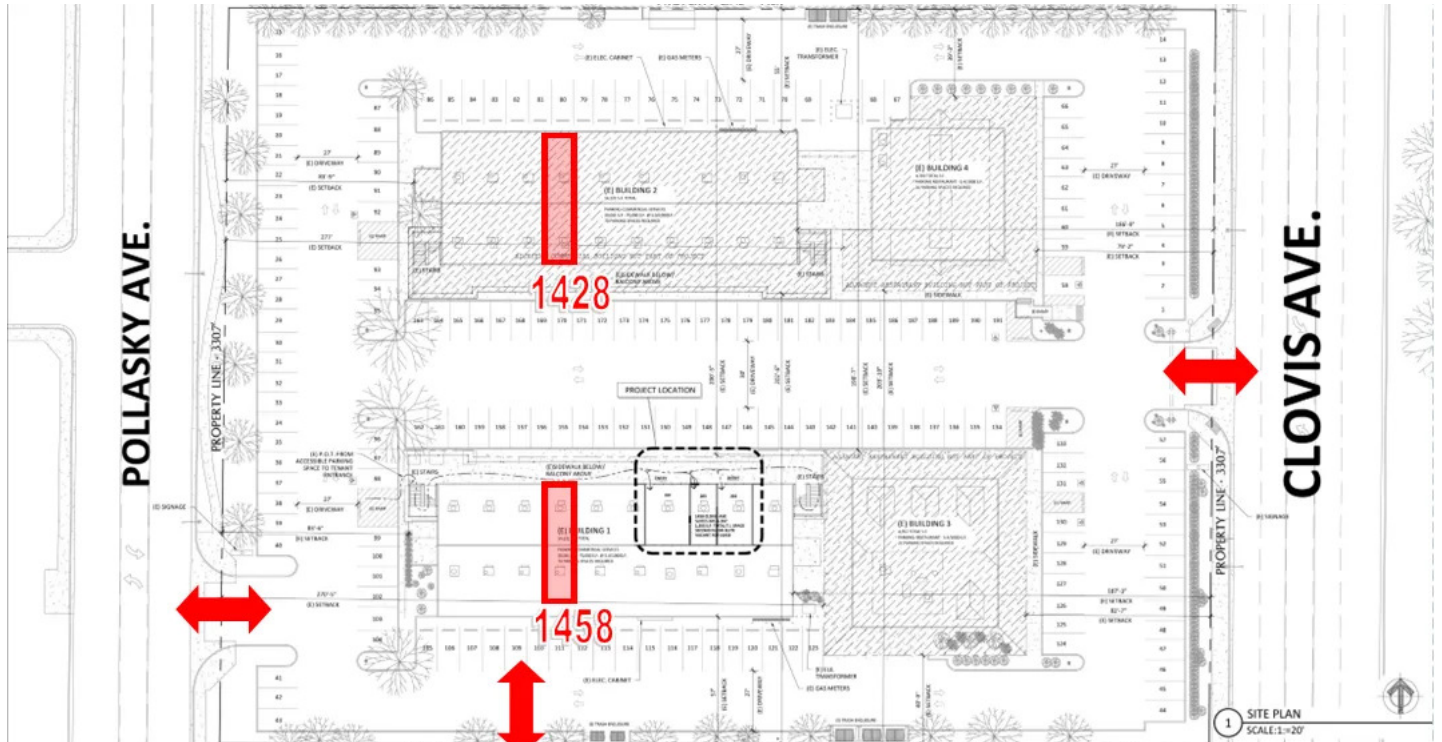
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## LEASE INFORMATION

|              |                            |             |                 |
|--------------|----------------------------|-------------|-----------------|
| Lease Type:  | CAM's: \$0.18/SF; Flexible | Lease Term: | Negotiable      |
| Total Space: | ±946 - 981 SF              | Lease Rate: | \$1.95 SF/month |

## AVAILABLE SPACES

| SUITE              | TENANT    | SIZE (SF)  | LEASE TYPE       | LEASE RATE          | DESCRIPTION                                                                                                                   |
|--------------------|-----------|------------|------------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------|
| 1428 Clovis Ave    | Available | 946 SF     | CAM's: \$0.18/SF | \$1.95 SF/month     | 16' x 60' former flower shop w/ an open front area, middle room (can be removed), rear sink/floor drain, and a rear restroom. |
| 1458 Clovis Ave    | Available | 981 SF     | CAM's: \$0.18/SF | \$1.95 SF/month     | 16' x 60' open space w/ rear restroom.                                                                                        |
| Parking Lot Events | Available | 3.37 Acres | Flexible         | Inquire With Broker | Pop-up & Parking lot events: Inquire                                                                                          |

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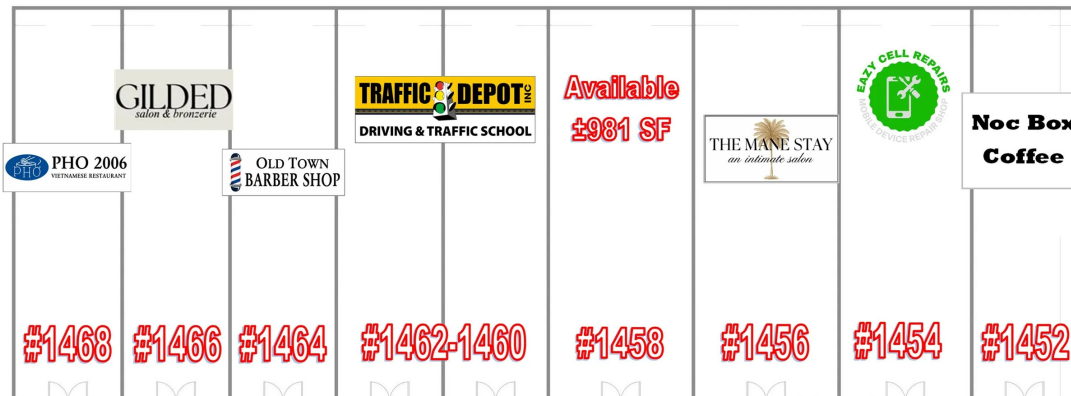
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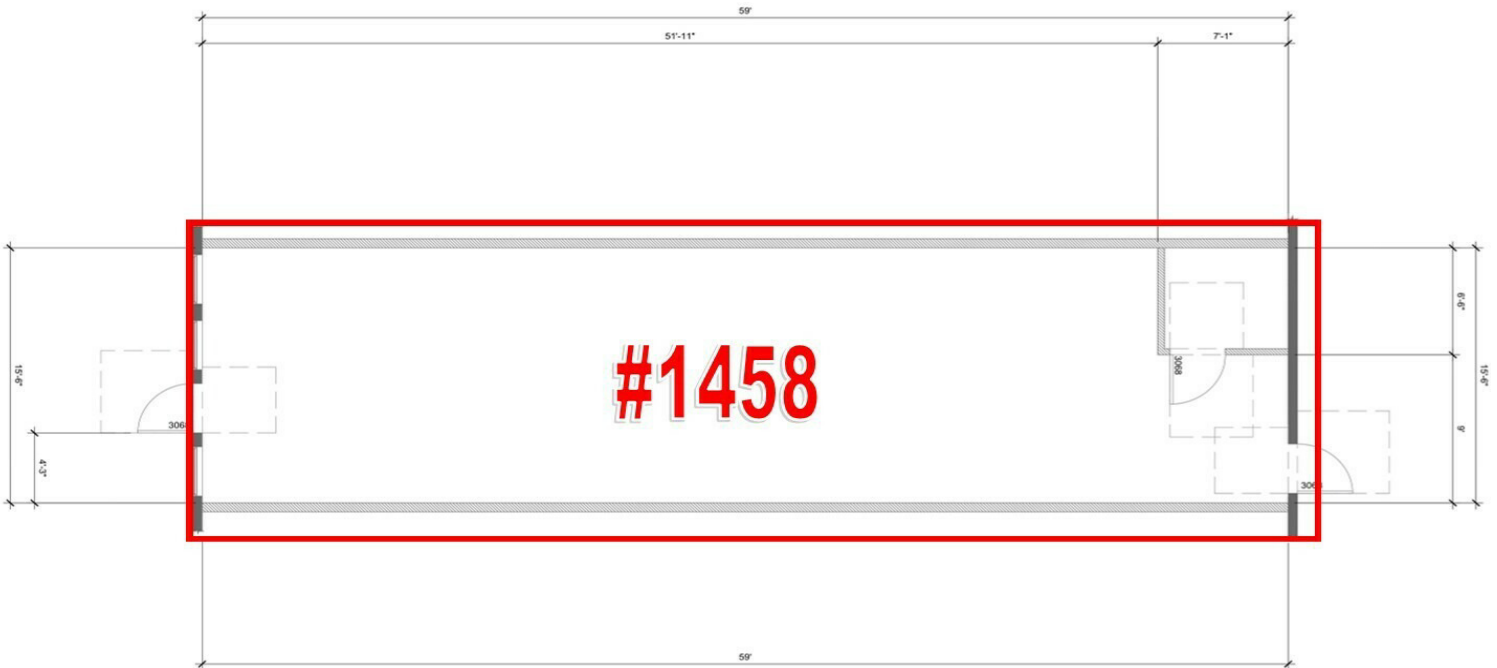
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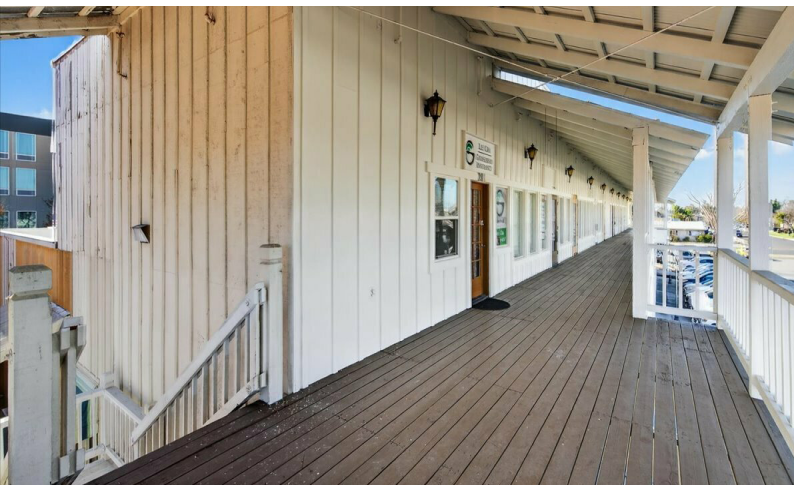
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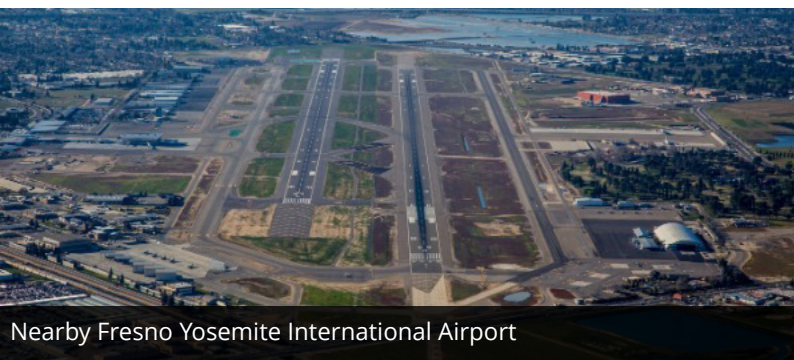
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Old Town Clovis



Nearby Fresno Yosemite International Airport



Clovis, CA

### ABOUT CLOVIS, CA:

Clovis, California, is a vibrant and rapidly growing community nestled at the base of the Sierra Nevada foothills in Fresno County. Ideally situated just northeast of Fresno along State Route 168, Clovis serves as a convenient gateway to Sierra National Forest, Shaver Lake, and Yosemite National Park. Its central location allows for easy access to both outdoor adventures and urban amenities, making it a desirable hub for residents and visitors alike.

Known for its clean streets, safe neighborhoods, and strong sense of community, Clovis blends small-town charm with modern convenience. The city is surrounded by scenic farmland, open spaces, and mountain views, offering a wide range of recreational opportunities such as hiking, mountain biking, skiing, boating, and camping. The historic Old Town Clovis district adds to the appeal with its antique shops, local eateries, farmer's markets, and frequent festivals that celebrate the area's Western heritage.

Clovis boasts a robust local economy driven by healthcare, education, retail, and an increasing focus on tourism and hospitality. With its family-friendly environment, proximity to national parks, and strong demand for short-term accommodations, Clovis is emerging as a strategic location for Airbnb rentals and real estate investment geared toward outdoor enthusiasts and travelers exploring California's Central Valley and Sierra gateway.

### CLOVIS, CA

- Clovis has a population of approximately 120,000 residents, offering a family-oriented, business-friendly environment with strong community values and a high quality of life.
- The area features a mix of suburban neighborhoods, open farmland, and scenic foothills, with easy access to Sierra National Forest, Shaver Lake, and Yosemite National Park.
- Conveniently located along California State Route 168, providing direct access to Fresno, the Central Valley freeway network, and mountain recreation areas.
- Situated in northeastern Fresno County in Central California, just 8 miles from Fresno Yosemite International Airport and within two hours of major national parks.
- Clovis benefits from a growing economy, increasing tourism traffic, and expanding demand for short-term rentals, making it a promising market for hospitality and real estate investment.

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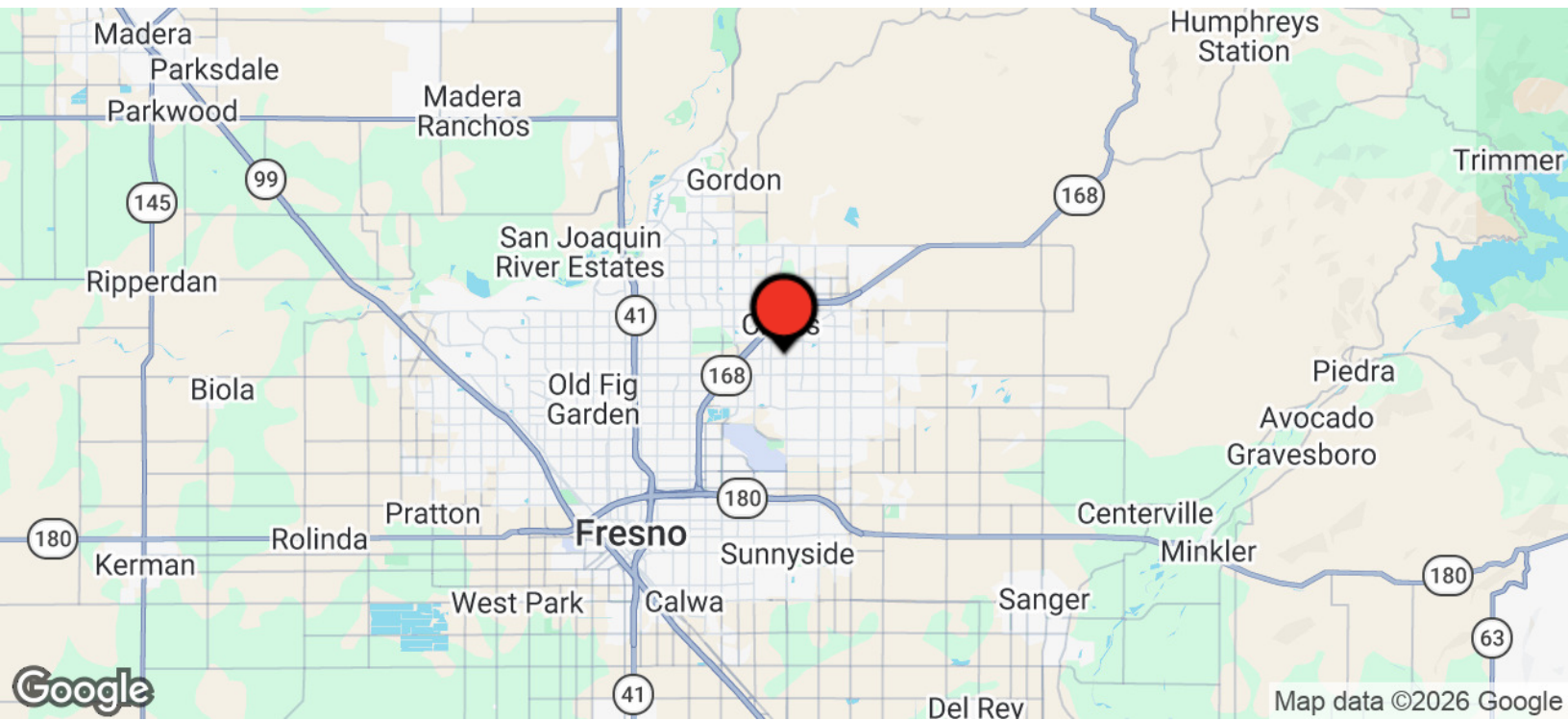
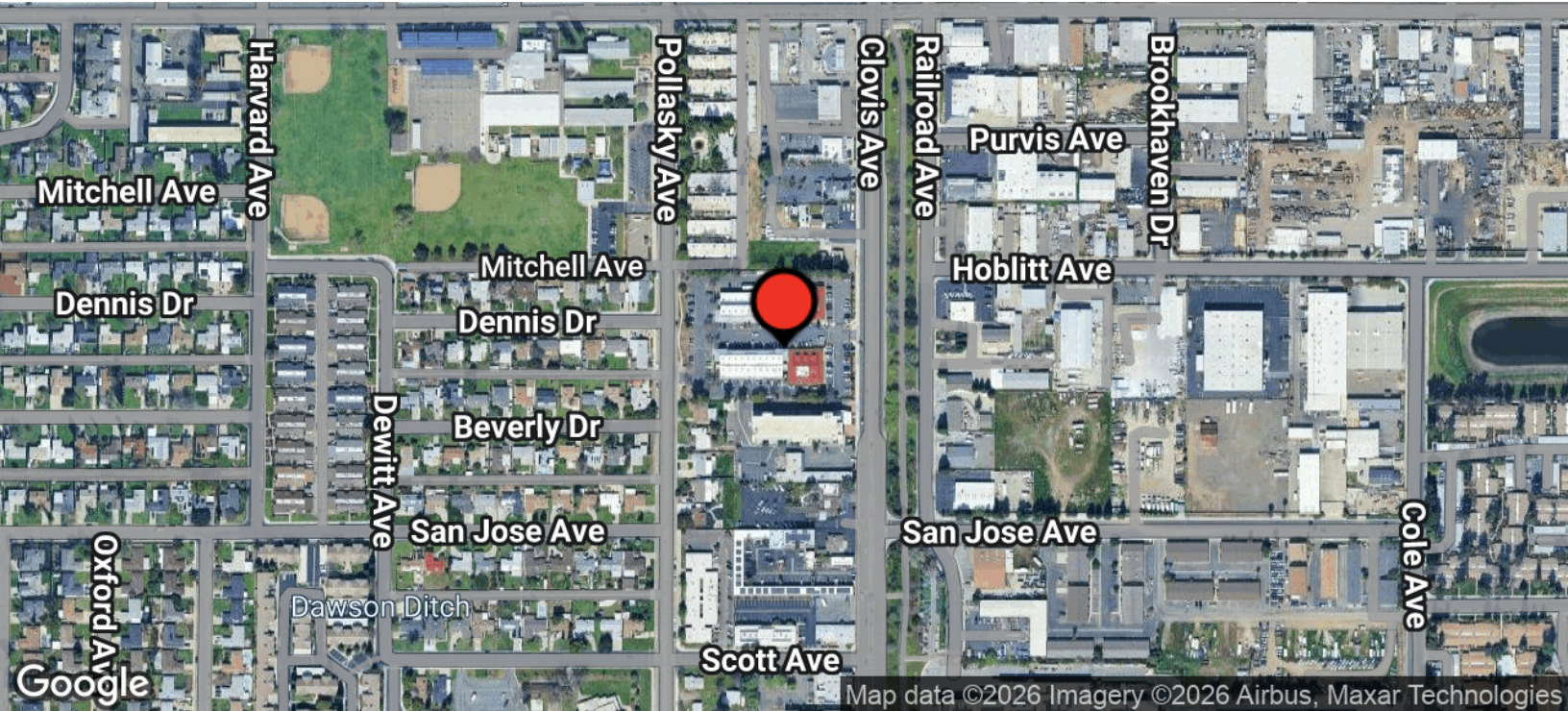


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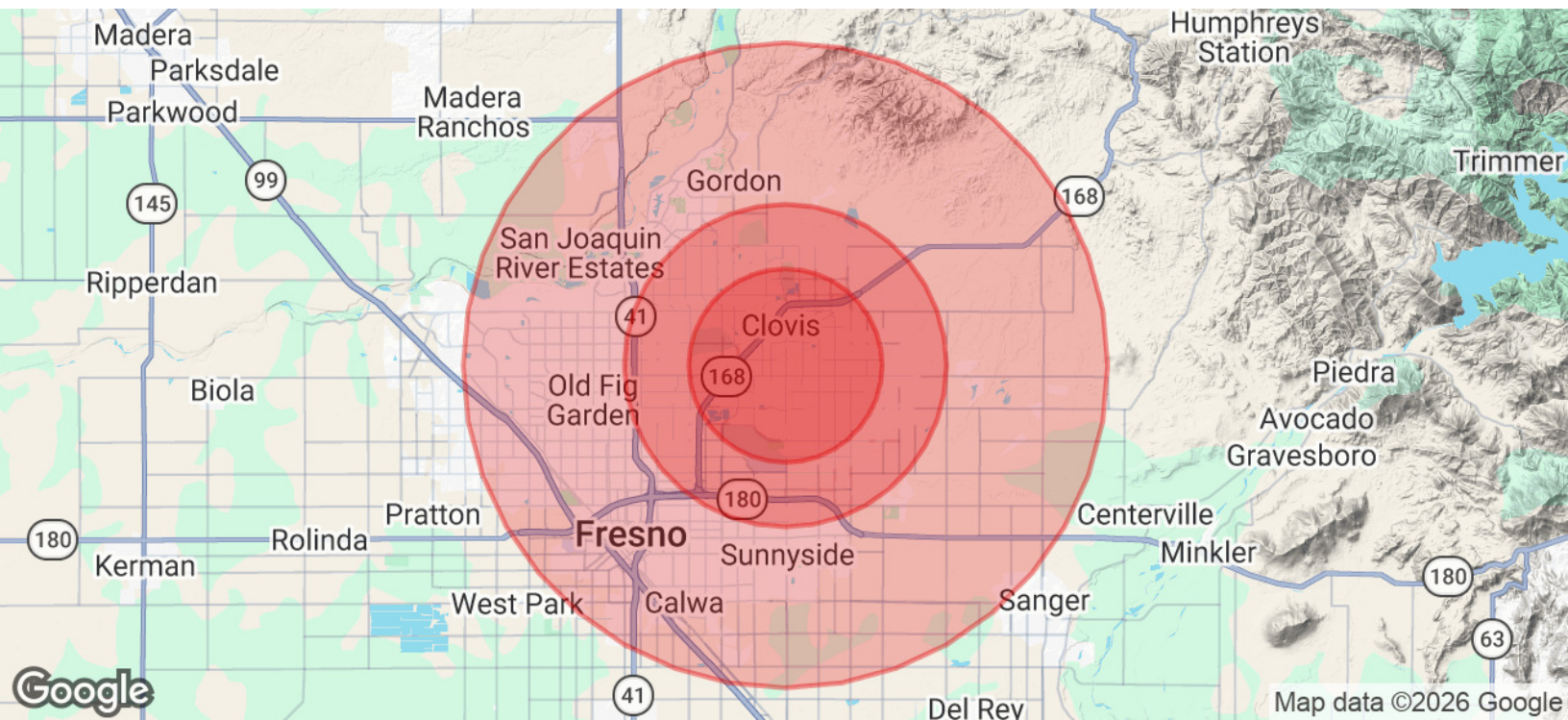


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### POPULATION

#### 3 MILES

#### 5 MILES

#### 10 MILES

|                      |         |         |         |
|----------------------|---------|---------|---------|
| Total Population     | 120,679 | 306,442 | 694,146 |
| Average Age          | 35.8    | 34.4    | 34.2    |
| Average Age (Male)   | 34.2    | 33.1    | 33.2    |
| Average Age (Female) | 37.4    | 35.8    | 35.4    |

### HOUSEHOLDS & INCOME

#### 3 MILES

#### 5 MILES

#### 10 MILES

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 41,372    | 102,298   | 230,430   |
| # of Persons per HH | 2.9       | 3.0       | 3.0       |
| Average HH Income   | \$109,274 | \$105,835 | \$100,488 |
| Average House Value | \$432,261 | \$425,645 | \$417,244 |

### ETHNICITY (%)

#### 3 MILES

#### 5 MILES

#### 10 MILES

|          |       |       |       |
|----------|-------|-------|-------|
| Hispanic | 36.1% | 39.4% | 47.1% |
|----------|-------|-------|-------|

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