

INDUSTRIAL FOR LEASE

VALUE ADD INVESTMENT: 3 FREESTANDING BUILDINGS + DEVELOPMENT LAND

1570-1580 Menlo Ave, Clovis, CA 93611



OFFERING SUMMARY

AVAILABLE SF:	
LEASE RATE:	Negotiable
LOT SIZE:	1.07 Acres
YEAR BUILT:	1988
BUILDING SIZE:	14,850 SF
RENOVATED:	2019
ZONING:	Commercial Service
MARKET:	Clovis Industrial

PROPERTY HIGHLIGHTS

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

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PROPERTY OVERVIEW

Various Lease opportunities: ± 1960-3600 SF within a commercial service multi-tenant complex on 1.83 Acres (79,606 SF) between Fresno and Merced in Madera, CA. Offering a variety of move in ready warehouse spaces within an under-built market on reasonable lease terms. Great visibility, convenient parking & easy access to CA-99 on/off ramps. Many front parking spaces available and excellent existing corner signage. Suites offer multiple configurations and are setup to have a office/showroom, shop, and fenced yard area. Spaces equipped w/ ample power, roll up doors, restrooms, sky lights, air vents, evap coolers, heaters, security, separate meters, and have the ability to be combined.

LOCATION OVERVIEW

This property is located just east of Sunnyside Ave, south of Herndon Ave, north of Tollhouse Rd, and west of Fowler Ave. It is situated in the middle of the industrial park of Clovis, Ca. 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."

Clovis is 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. Clovis has a long history as a western town known for its slogan, "Clovis – A Way of Life". Since 1914, the Clovis Rodeo has been held on the last weekend in April, with a parade on Saturday morning, followed by the rodeo that afternoon and all-day Sunday. Also contributing to the "Clovis way of life" are a number of street festivals, including Big Hat Days, Clovis Fest, and the weekly Friday Night Farmer's Market held between mid-May and mid-September every year. This community pride, combined with Clovis' unique growth opportunities, continues to attract new residents, developers, businesses, and industries to the City. Property serves all surrounding communities including Fresno, Chowchilla, Ahwahnee, Bass Lake, Bonadelle Ranchos-Madera Ranchos, Coarsegold, Fairmead, La Vina, Madera Acres, Nipinnawasee, Oakhurst, Parksdale, Parkwood, Rolling Hills, and Yosemite Lakes.

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LEASE RATE: SEE BELOW **TOTAL SPACE:** -
LEASE TYPE: - **LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
401 N E St #D	Office Warehouse	\$0.60 SF/month	Modified Gross	3,600 SF	Negotiable	
610 N E St #100	Office Warehouse	\$0.60 SF/month	Modified Gross	3,038 SF	Negotiable	
610 N E St #106	Office Warehouse	\$0.60 SF/month	Modified Gross	1,960 - 3,920 SF	Negotiable	
610 N E St #108	Office Warehouse	\$0.60 SF/month	Modified Gross	1,960 SF	Negotiable	

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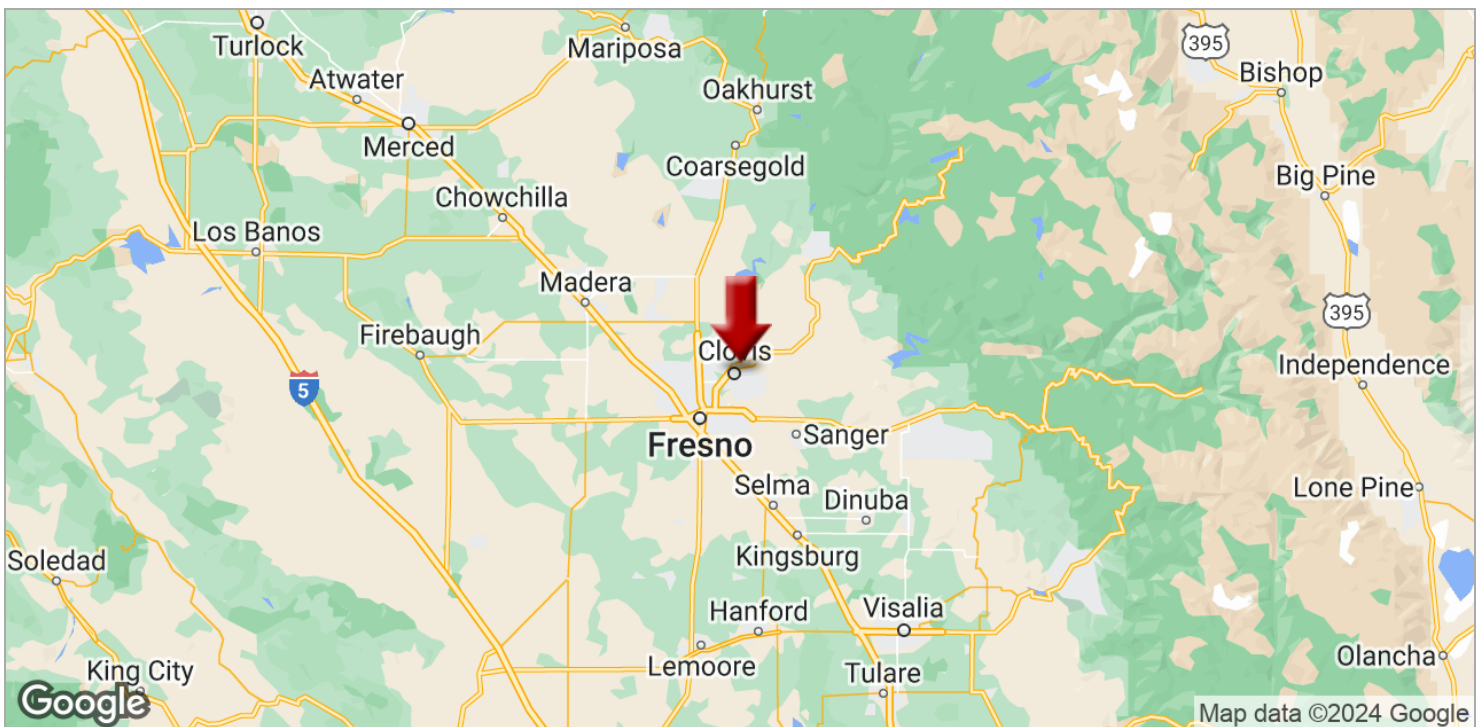
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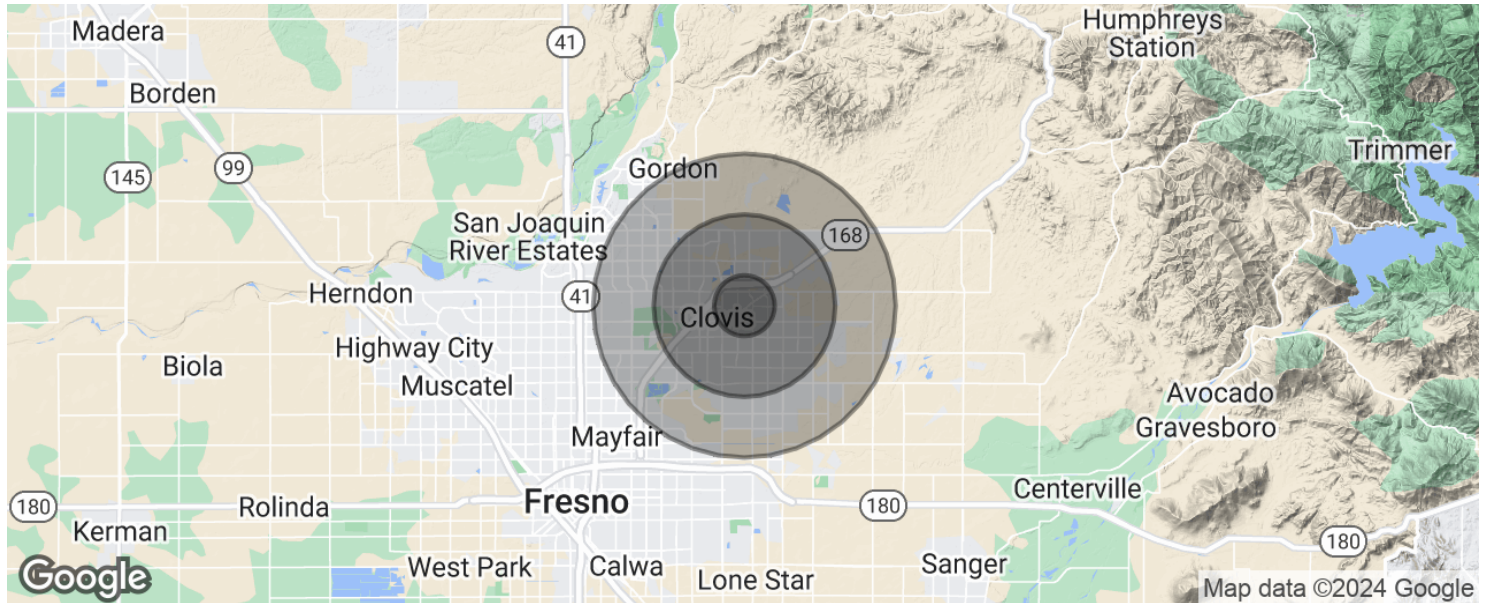
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	18,698	67,432	68,948
Median age	35.5	35.4	35.4
Median age (Male)	33.5	33.8	33.8
Median age (Female)	36.9	37.0	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,536	23,928	24,361
# of persons per HH	2.9	2.8	2.8
Average HH income	\$60,924	\$69,806	\$70,620
Average house value	\$320,907	\$336,944	\$358,114

* Demographic data derived from 2020 ACS - US Census

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