

RETAIL FOR LEASE

HIGH EXPOSURE RETAIL SPACES AVAILABLE AT STRIP MALL IN CLOVIS

3185 Willow Ave, Clovis , Clovis, CA 93612



Lease Rate

\$1.30 SF

PROPERTY HIGHLIGHTS

- Surrounded with Quality Tenants
- Close Proximity to Major Traffic Generators & Fwy 168 Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- ±7,430 SF Recently Renovated Spaces - Ample Public Parking
- Great Exposure with Ashlan and Willow Ave Signage
- Highly Visible Intersection w/ Ample Parking & Easy Access
- Fresh Paint & New Installed Ceiling Tiles
- Densely Populated Trade Area w/ 143,032 In 3 Miles
- Busy Retail Growth Corridor | \$58,529 Avg. HH Income (3 Mile)

OFFERING SUMMARY

Building Size:	7,430 SF
Available SF:	1,546 SF
NNN's:	\$0.30
Lot Size:	0.71 Acres
Number of Units:	2
Year Built:	1980
Zoning:	C2
Traffic Count:	74,824
APN:	430-612-40S
Condition:	Move-in Ready

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JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcommercial.com
CA #01945284

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

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PROPERTY DESCRIPTION

2 retail spaces available totaling in just under 7500 SF that can be combined or leased separately. The spaces have had a recent remodel and provide a wide open layout with a rear restroom. The entire exterior of the building has been repainted, the parking lot has been re-surfaced & re-stripped, minor re-calking & sealing of the flat portion of the roof, created a secured more effective garbage area, and added outside lighting among many other improvements. Each unit includes brand new floor (tenant to choose), new paint and fresh ceiling tiles.

LOCATION DESCRIPTION

Property well is located off CA-168 off of the Ashlan exit. It is South of The Fresno Yosemite International Airport, North of California State University, Fresno, East of Clovis East High School & West of CA-168. Neighboring national tenants include Dutch Bro's, Wells Fargo, Japanese Kitchen, Starbucks, Bank of the West, West America Bank, Crossroads Shopping Center, Denny's, Cricket, Don Pepe Taqueria, Center Clovis, Triangle Drive In, Flame It Burgers, Rally's, Dog House Grill, Ross Dress for Less, La Pizza Nostra, Boba Pub 2.0, dd's Discounts, Charters Cafe, Monkey Dog Coffee & many others.



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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
3185 Willow Ave, Clovis C	1,546 SF	NNN \$0.30/SF	\$1.30 SF/month

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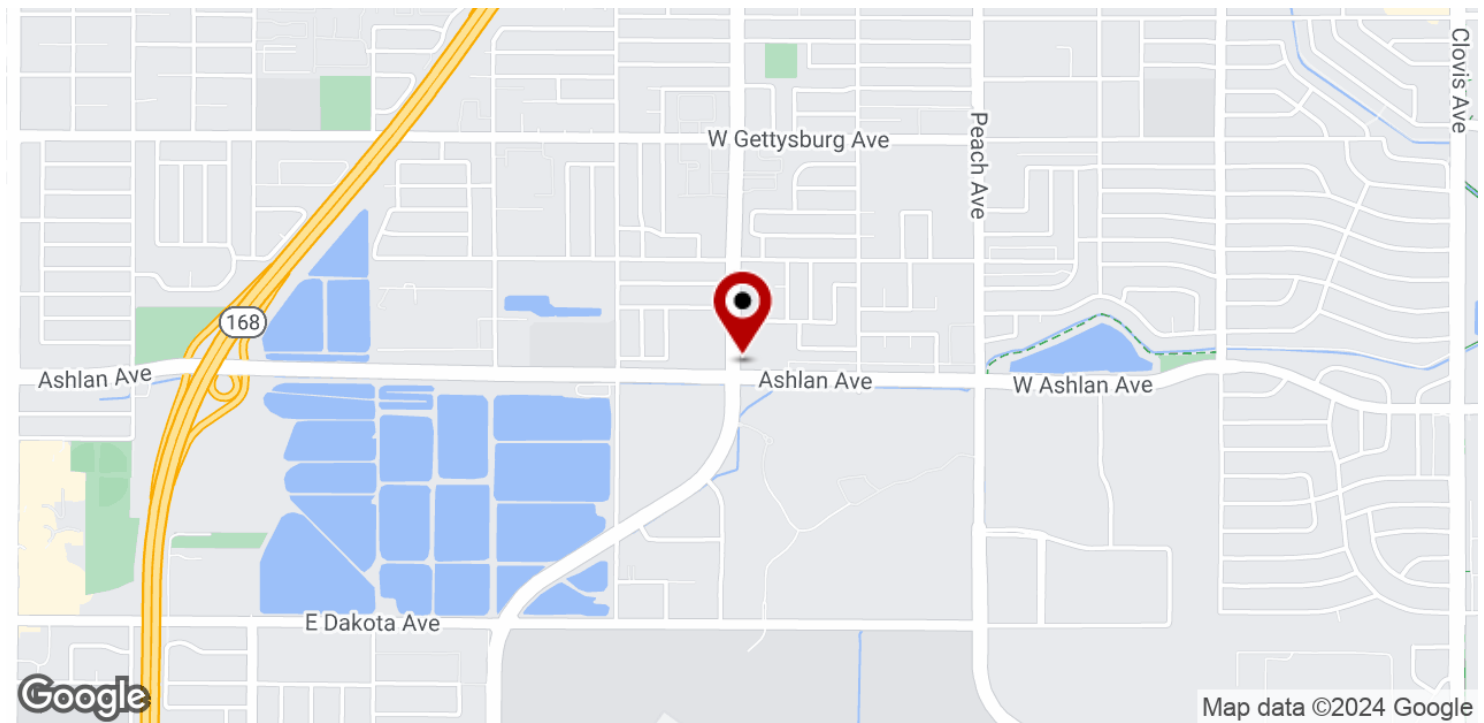
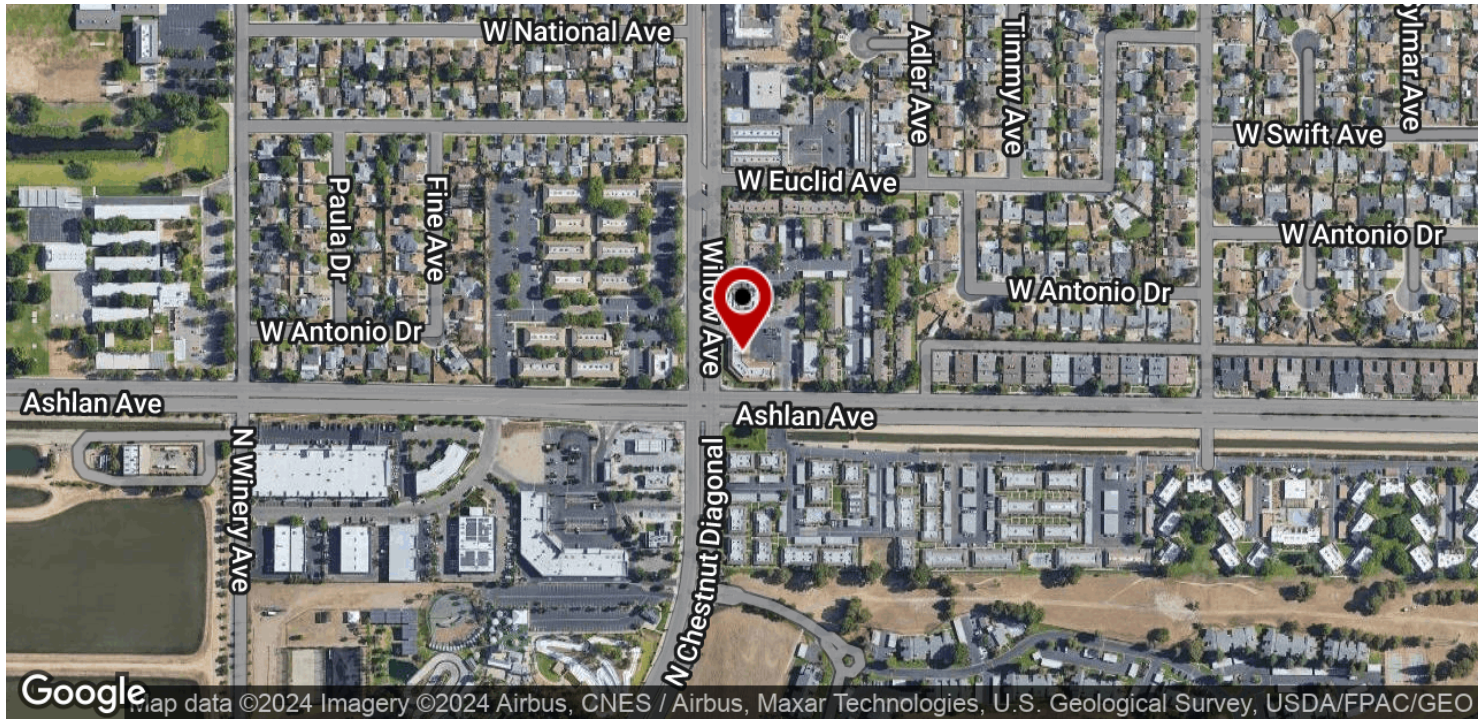
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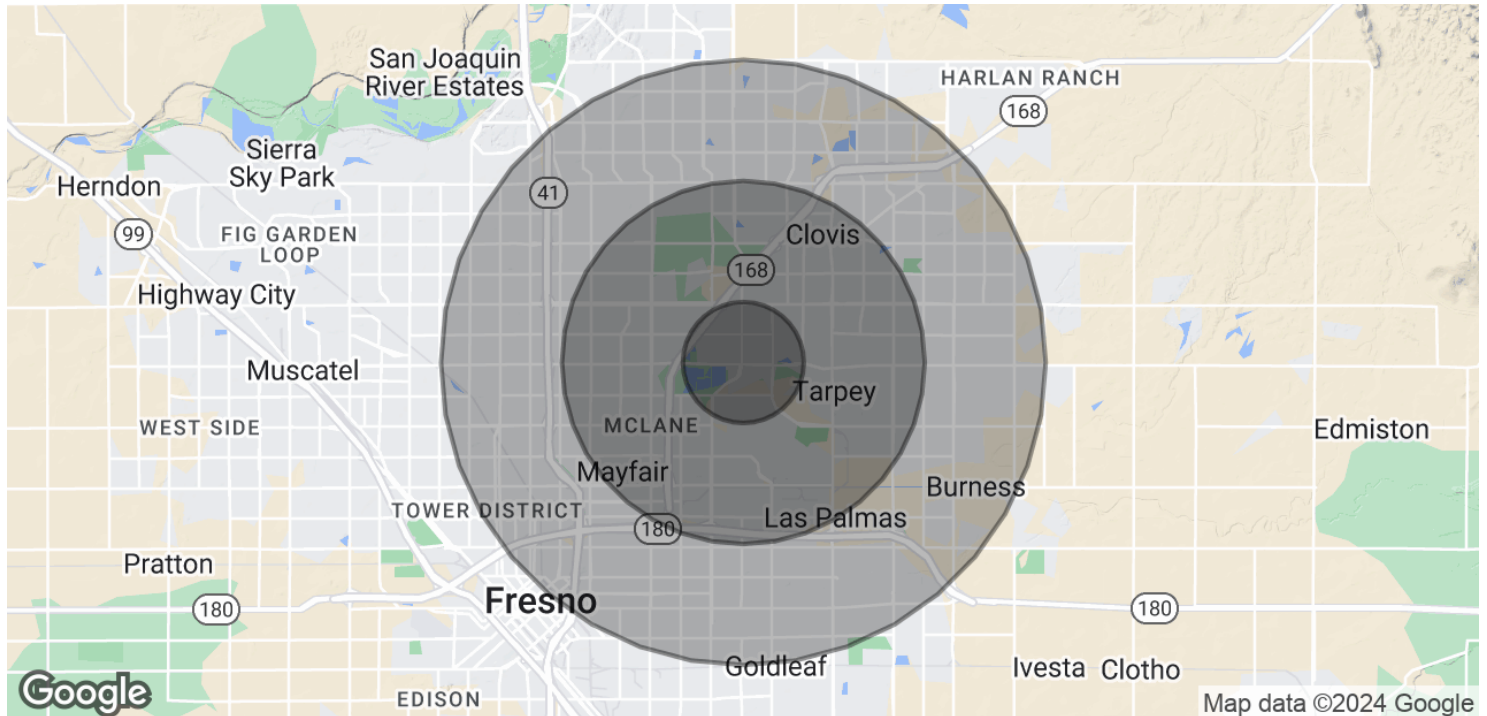
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,915	143,032	384,739
Average Age	31.5	31.7	33.3
Average Age (Male)	29.7	30.5	32.3
Average Age (Female)	34.9	33.2	34.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,605	51,447	135,967
# of Persons per HH	2.5	2.8	2.8
Average HH Income	\$50,961	\$58,529	\$70,611
Average House Value	\$148,469	\$206,258	\$230,535

* Demographic data derived from 2020 ACS - US Census

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