

The Barnyard Shopping Center: Prime Retail Shop Space

Retail For Lease | 1450 Clovis Ave Clovis, CA 93612



**CENTRAL CA
COMMERCIAL**



Lease Rate

**\$1.35 - \$1.85
SF/MONTH**

OFFERING SUMMARY

Total Building Size:	±37,240 SF
Available SF:	±408 - 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

- ±1,750 SF of Industrial/Flex Space Available in Fresno Economical Spaces
- Move-In Ready | New Finishes
- On-Site Parking and Abundant Street Parking | Industrial Flex Building
- Fenced with Electric Gates | Fire Sprinklers: Yes
- New Paint & Flooring | Quality Restrooms
- High Speed Comcast Fiber Internet In Place
- CA-99 On/Off-Ramps Located 1 Mile West Of Property
- Huge Daytime Population Base (±221,863 within 5 Mlles)
- Well-Known Freestanding Building | Fenced Yard
- Private Offices | Open Rooms | Multiple Entrance Points
- Parking On All Sides Of Building | Easy Access | New HVAC's
- Convenient Location Between CA-99, CA-41, and CA-180
- Excellent Presence Surrounded with Quality Tenants

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Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

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PROPERTY DESCRIPTION

±1,750 SF of upgraded industrial/flex space. Front entrance leads into a reception area that flows into a large room perfect for conferences, meetings and presentations. Space features a large workspace area, (1) private office, and (1) private restroom. The first-class recent remodel includes brand-new hard-surface flooring throughout, Brand New HVAC's, updated energy efficient features, LED lighting, fresh interior/exterior paint, brand new ADA restrooms, electric security gate, 20+ outdoor LED lights during the night hours, new parking lot and lush landscaping w fenced yard.

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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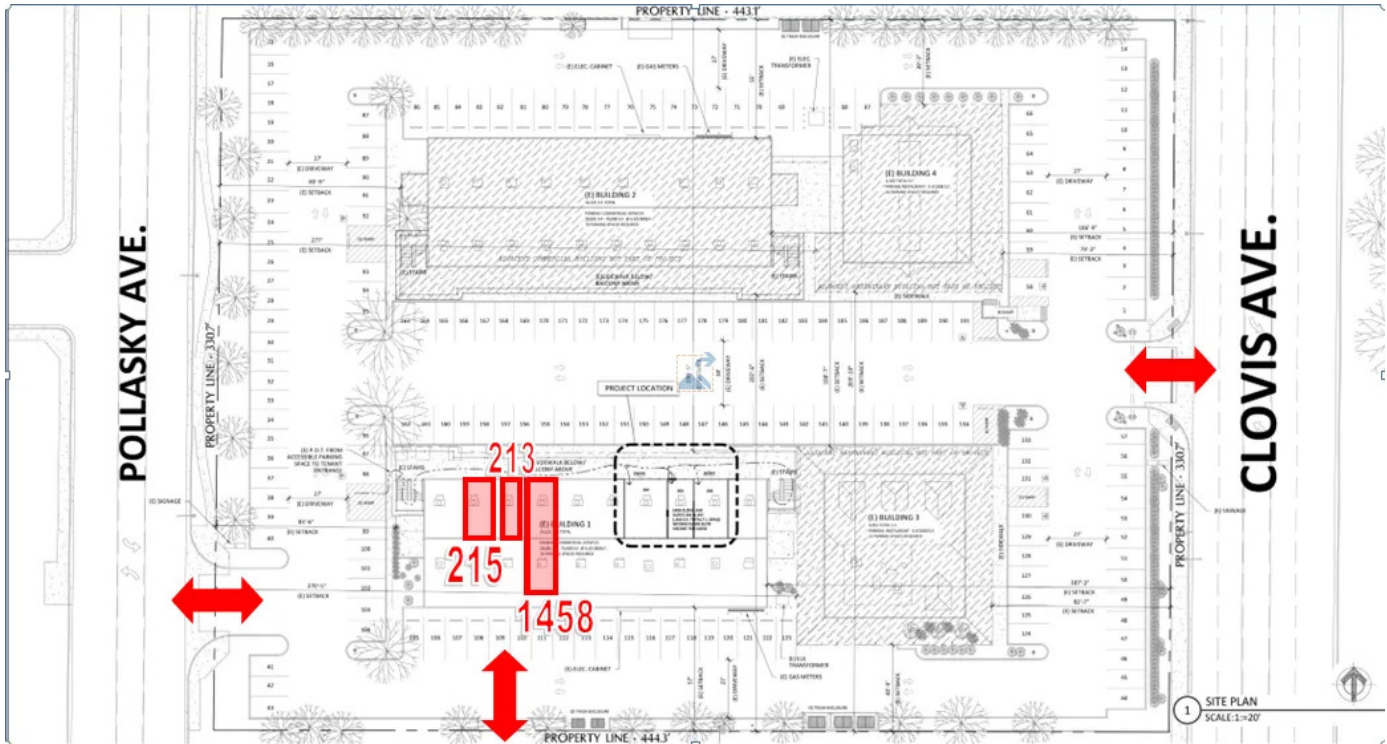
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LEASE INFORMATION

Lease Type:	CAM's: \$0.18/SF; Flexible	Lease Term:	Negotiable
Total Space:	981 - 146,797 SF	Lease Rate:	\$1.95 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1458 Clovis Ave	Available	981 SF	CAM's: \$0.18/SF	\$1.95 SF/month	16' x 60' open space w/ rear restroom.
1450 Clovis Ave #213	-	525 SF	Utilities: \$0.38/SF CAM: \$0.18/SF	\$1.40 SF/month	20' x 30' wide open unit with a rear sink connection. Can be combined with next-door #215 unit.
1450 Clovis Ave #215	-	408 SF	Utilities: \$0.38/SF CAM: \$0.18/SF	\$1.40 SF/month	12' x 30' wide open unit with a rear sink connection.
Parking Lot Events	Available	3.37 Acres	Flexible	Inquire With Broker	Pop-up & Parking lot events: Inquire

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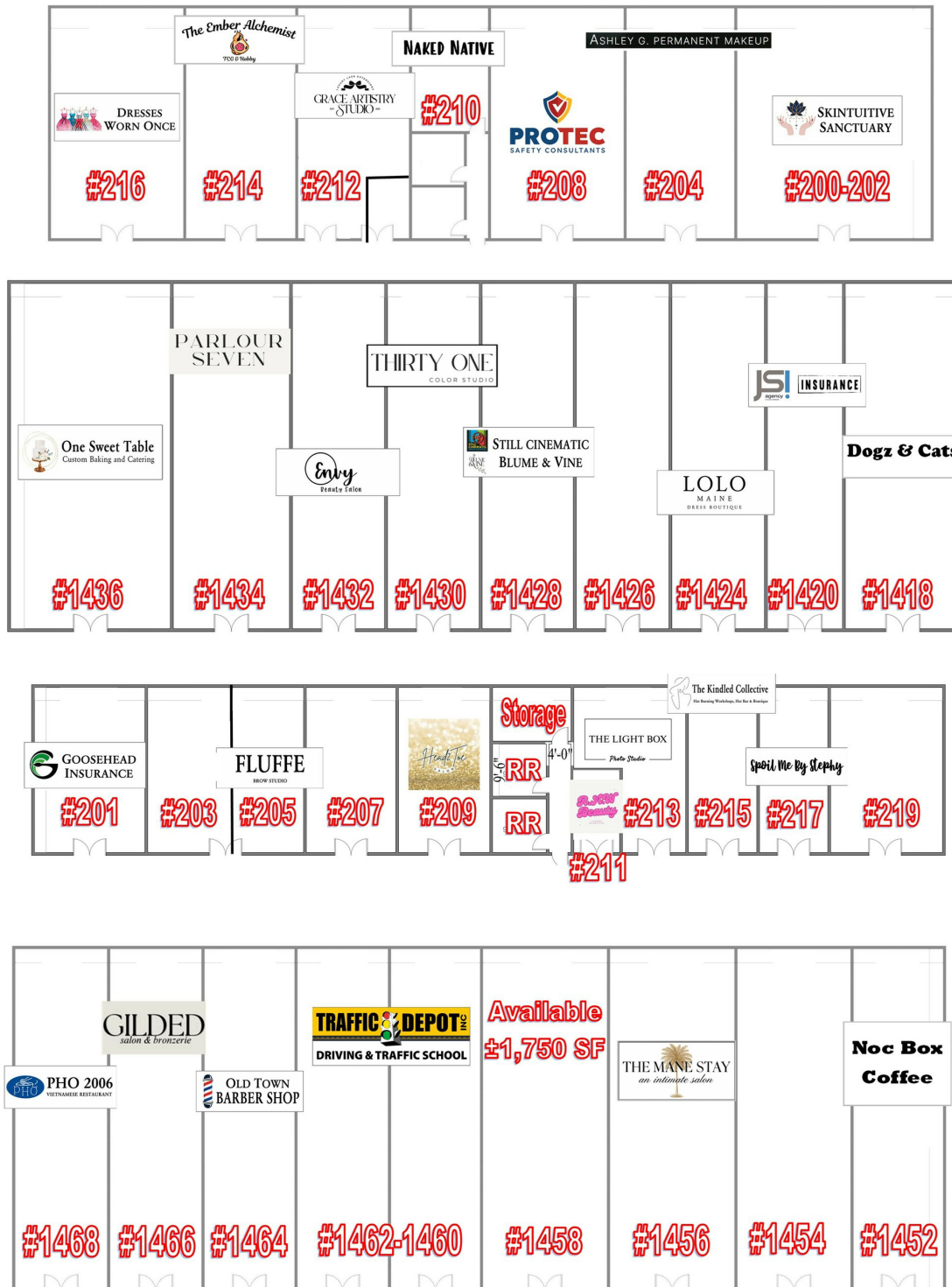
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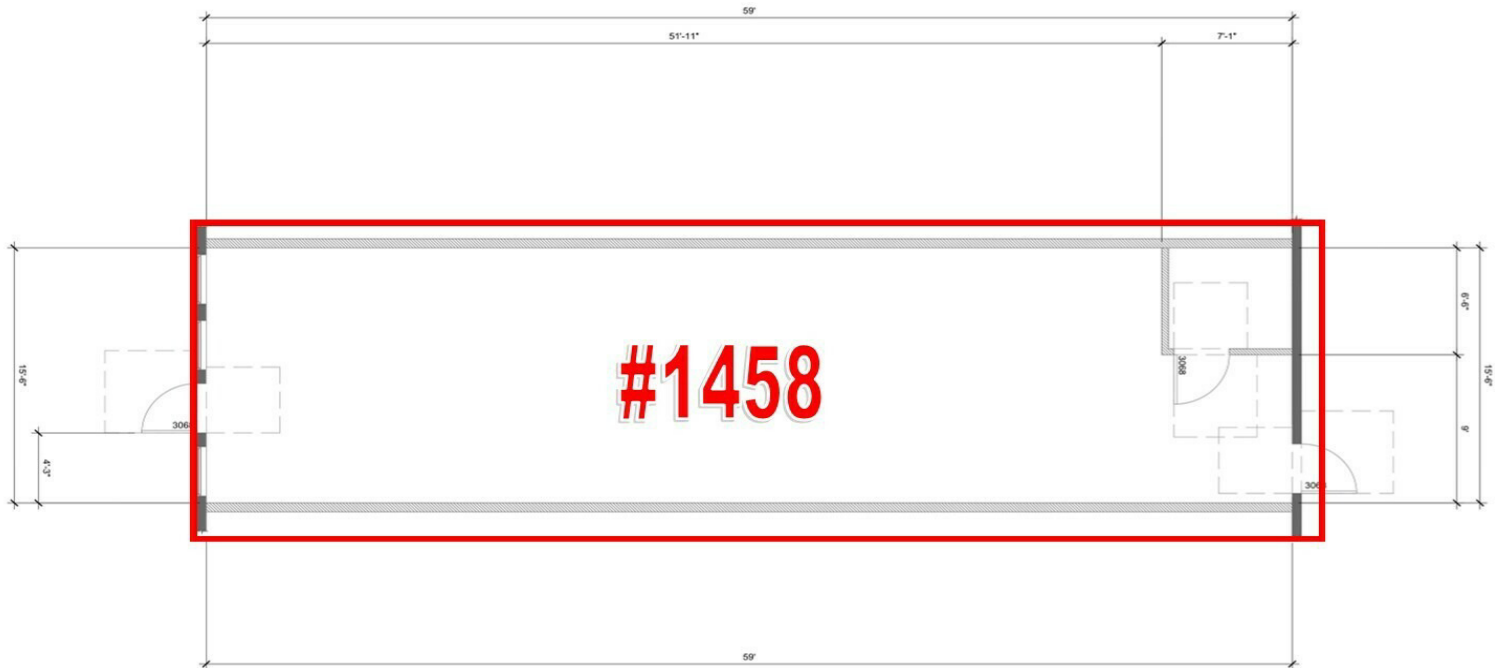
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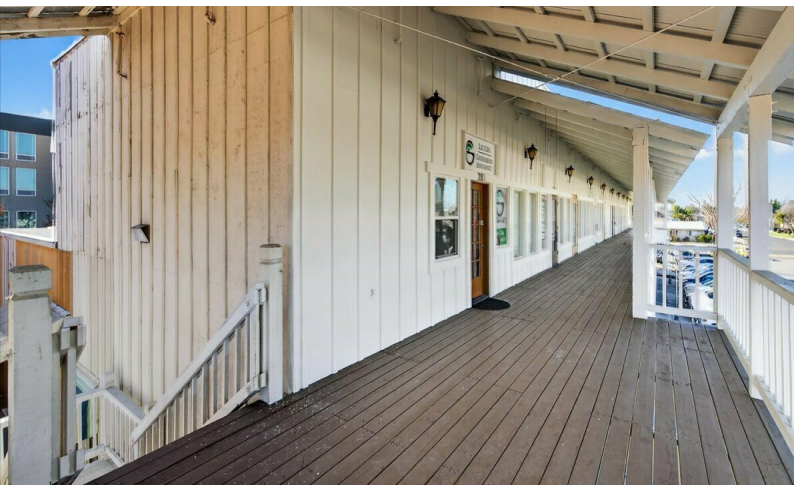
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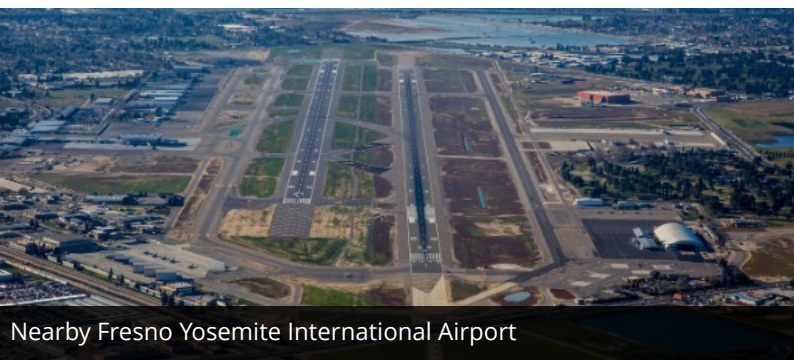
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Old Town Clovis



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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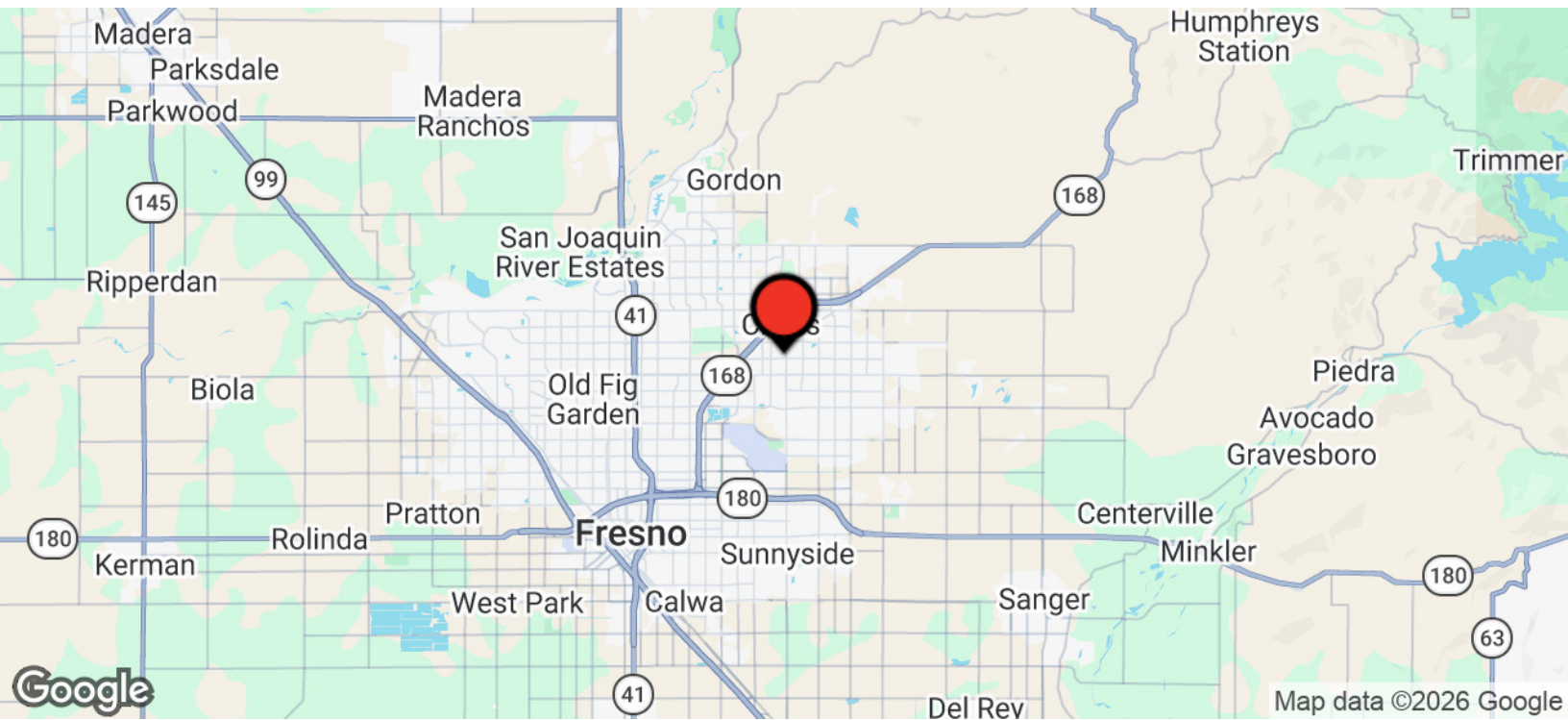
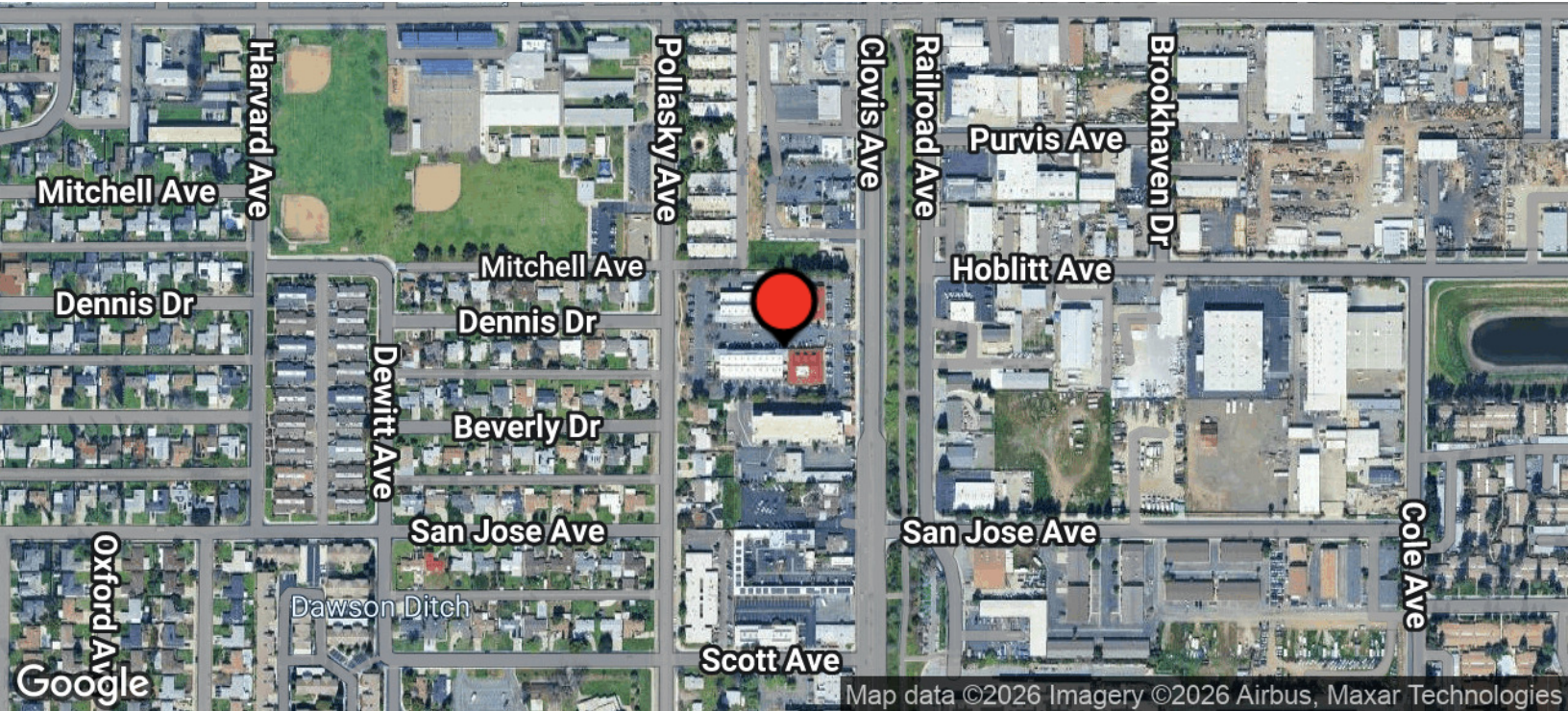
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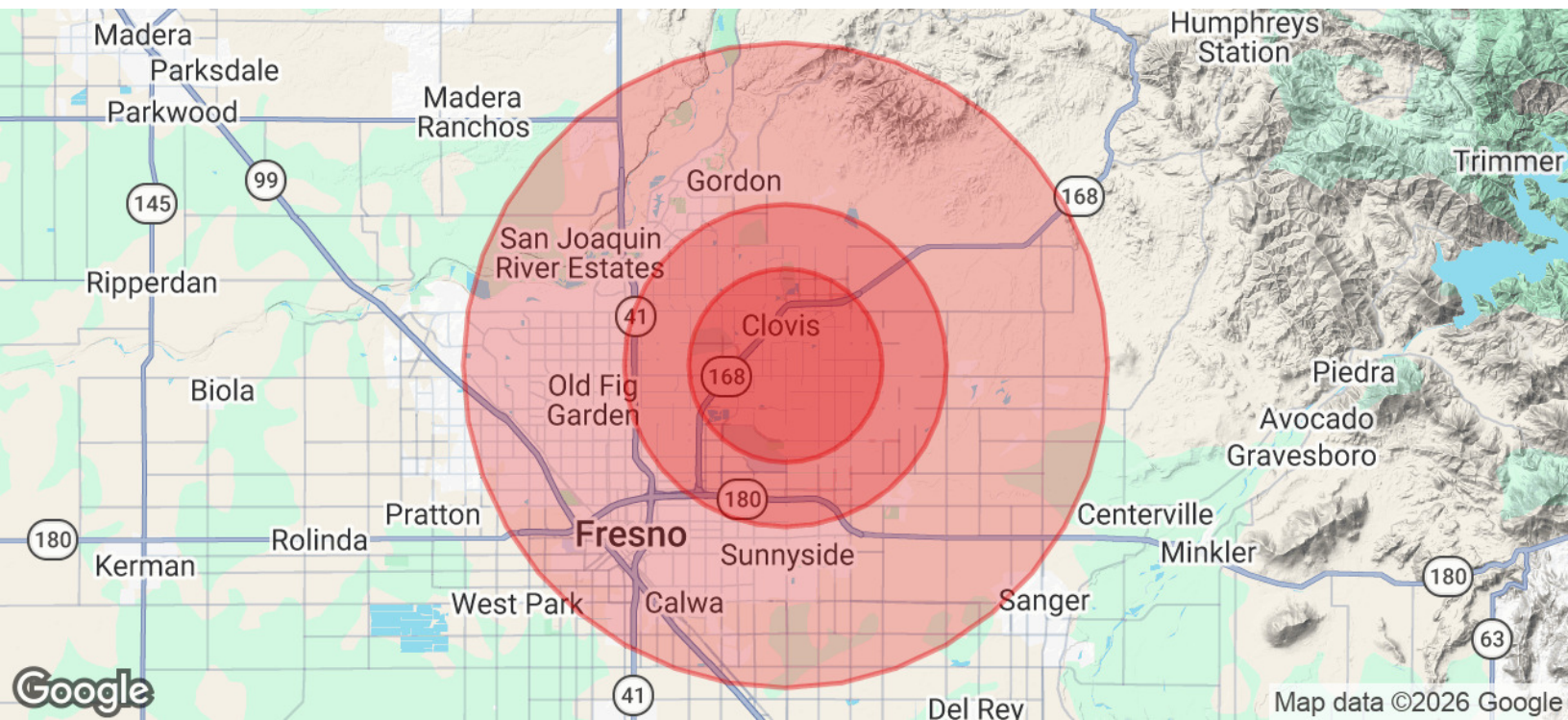
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POPULATION

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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