

# 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 - 6,987 SF
Lot Size:	3.37 Acres
Cap Rate:	0.0%
NOI:	\$0
Year Built:	1981
Renovated:	2025
Zoning:	C-2, C-P
Market:	Fresno
Submarket:	Clovis
Cross Streets:	Clovis & Barstow
APN:	497-184-16

## PROPERTY HIGHLIGHTS

- Prime Ground-Floor Retail & Flexible Second-Floor Suites
- ±408 - 6,987 SF Available Surrounded w/ Quality Tenants
- Move-In Ready Units - New 2025 Interior/Exterior Remodel
- Ceiling Heights: 9' to the T-Bar, 11' to the Pipes, 13'6" to the Top Ceiling
- High Foot & Vehicle Traffic - Ideal For Retail Businesses
- Abundant On-Site Parking @ Front & Rear of Each Unit
- Various Configurations w/ TI's Available | High Speed Fiber Internet
- Close Proximity to Major Retailers, Restaurants, & Residential Areas
- Strategically Positioned for Maximum Visibility & Signage Exposure
- Prominent Building 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

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### Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

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### PROPERTY DESCRIPTION

The Barnyard Shopping Center is a prime neighborhood retail destination, ideally located in the heart of Clovis' most vibrant and historic district along Clovis Avenue — the city's iconic main street. Newly painted center offers prime ground-floor inline and endcap retail suites, as well as flexible-use upper-level spaces ranging from ±408 to ±6,987 SF on a high-traffic intersection with 116' of Clovis Ave exposure, monument signage & lit sign boxes. The Barnyard Shopping Center features ±37,240 SF of retail and office space conveniently located between Clovis Ave and Pollasky Ave in beautiful Clovis, CA. The center comprises four buildings on ±3.37 acres, which encompasses a village of approximately 40 boutique shops, beauty services, local stores, restaurants, and signature offices within a spectacular western-themed setting. The Barnyard Shopping Center boasts charming pathways connecting each local business, providing all visitors with a pleasant shopping experience. 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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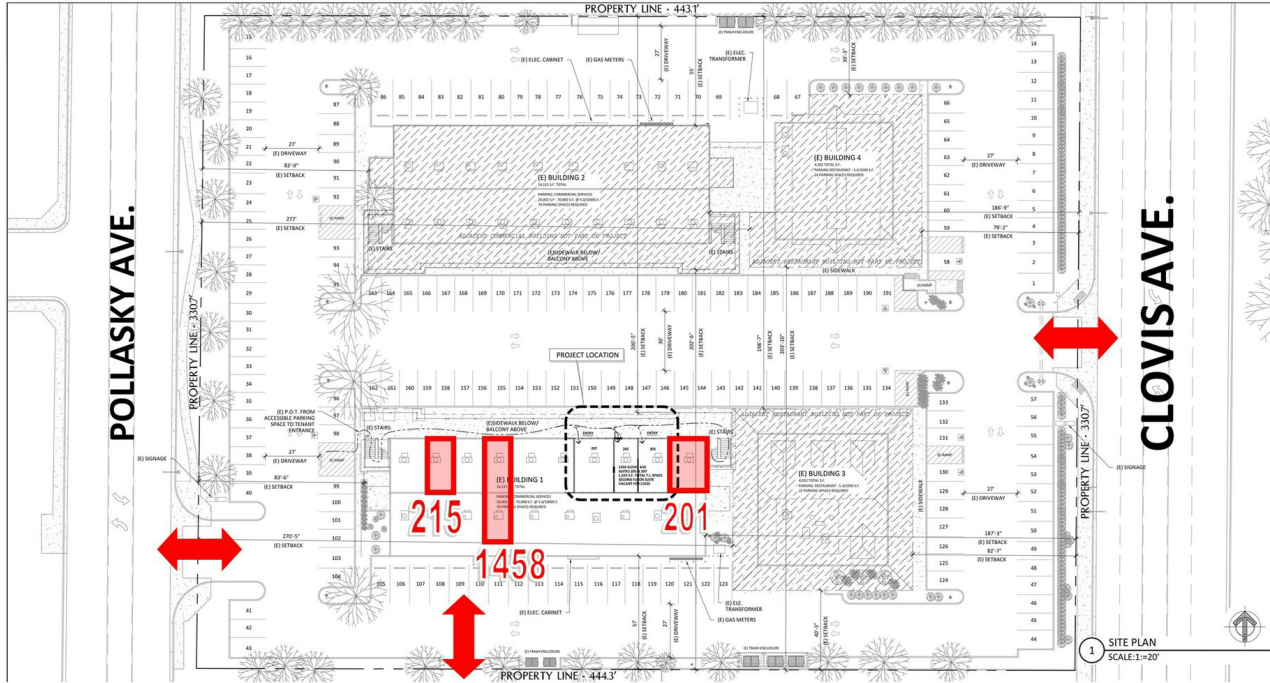
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**LEASE INFORMATION**

<b>Lease Type:</b>	CAM's: \$0.18/SF; Utilities: \$0.38/SF CAM: \$0.18/SF; Flexible	<b>Ceiling Height:</b>	9' to the T-Bar 11' to the Pipes 13'6" to the Top Ceiling
<b>Total Space:</b>	144 - 1,316 SF	<b>Zoning:</b>	C-2: Commercial C-P: CmrcI Professional Office

**AVAILABLE SPACES**

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1458 Clovis Ave	981 SF	CAM's: \$0.18/SF	\$1.95 SF/month	16' x 60' open space w/ rear restroom.
1450 Clovis Ave #201	660 SF	Utilities: \$0.38/SF CAM: \$0.18/SF	\$1.50 SF/month	20' x 30' end cap unit with (1) 10' x 10' room and a wide open L-shaped back room. TI's available.
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	3.37 Acres	Flexible	Inquire With Broker	Pop-up & Parking lot events: Inquire

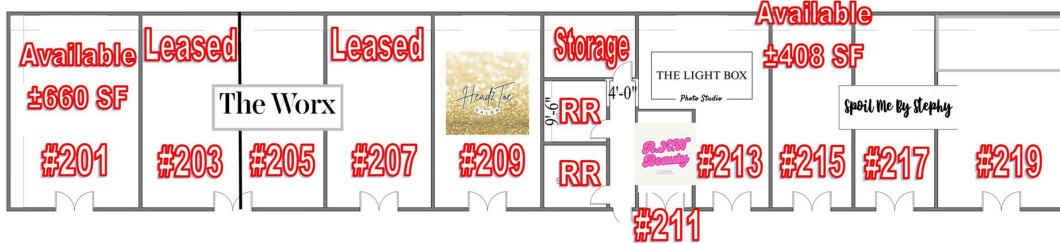
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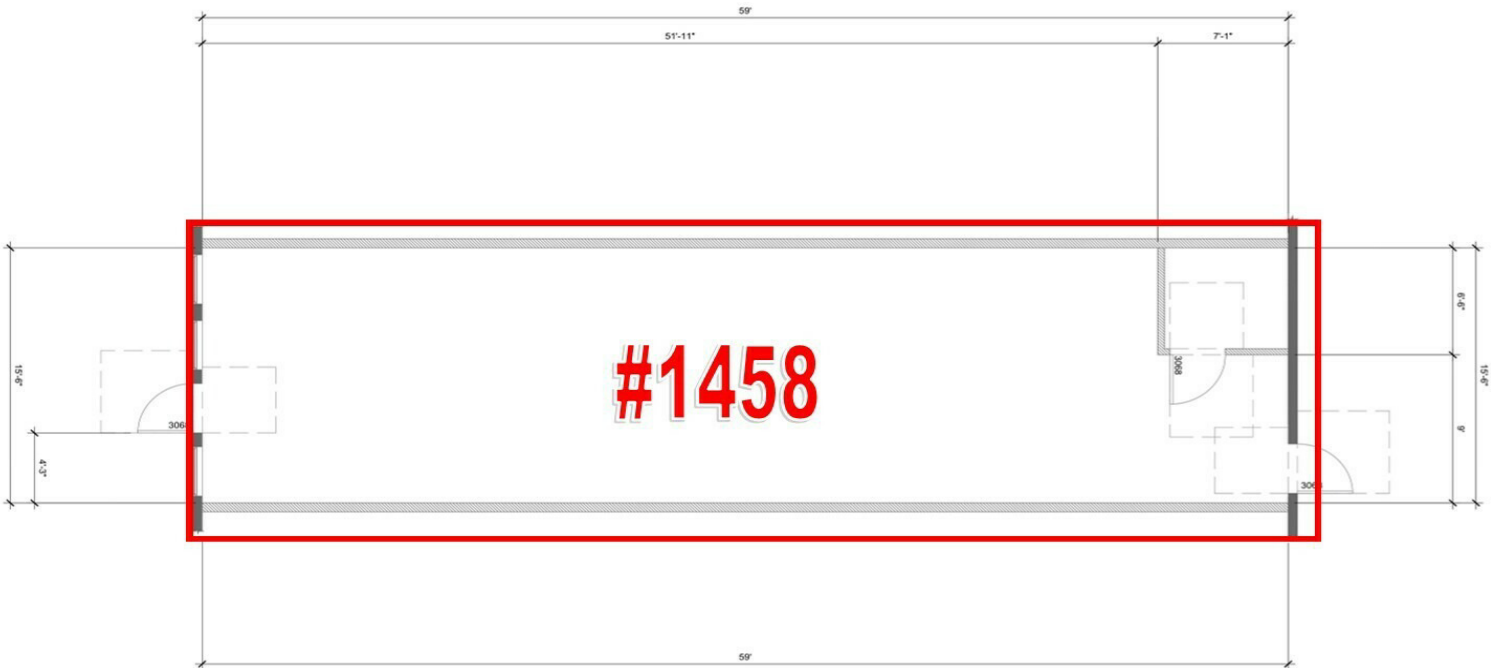
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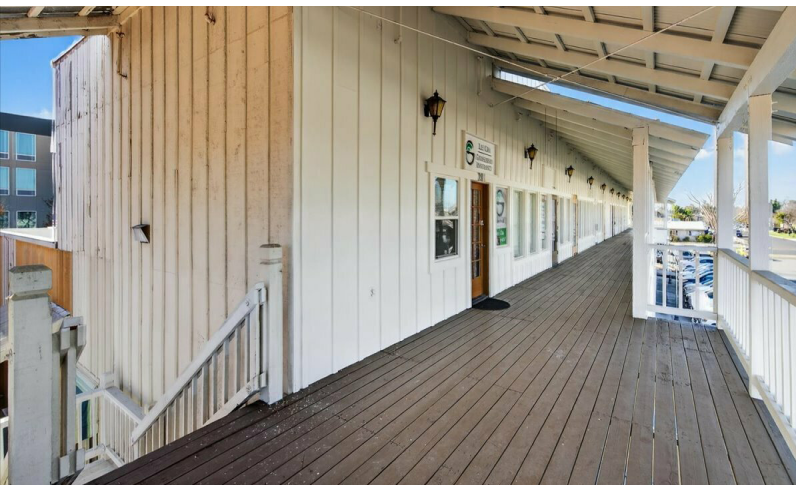
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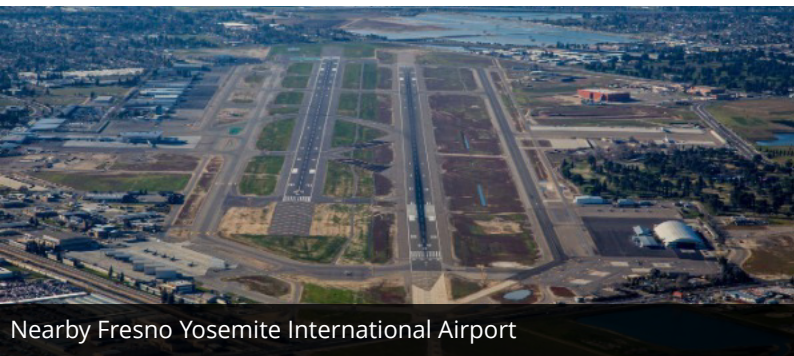
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Old Town Clovis



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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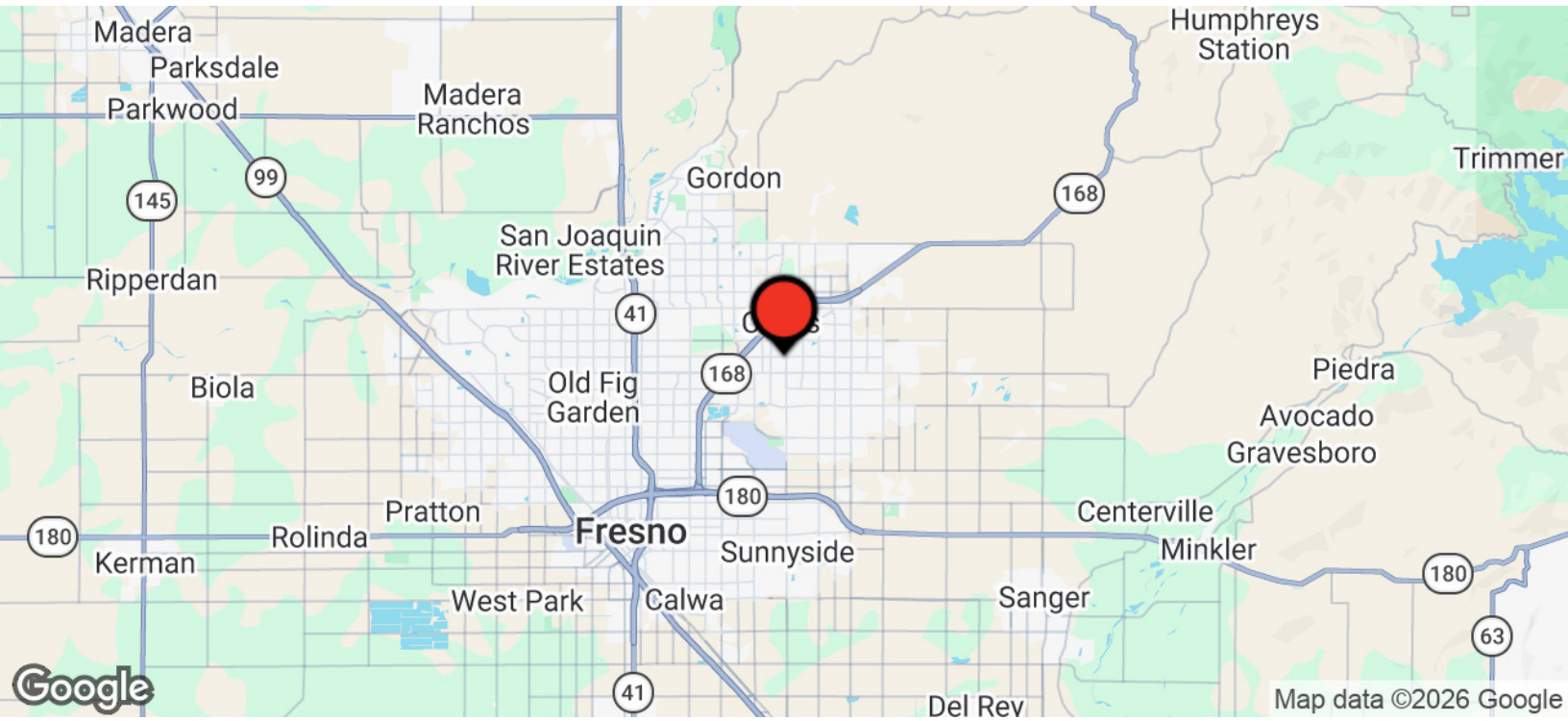
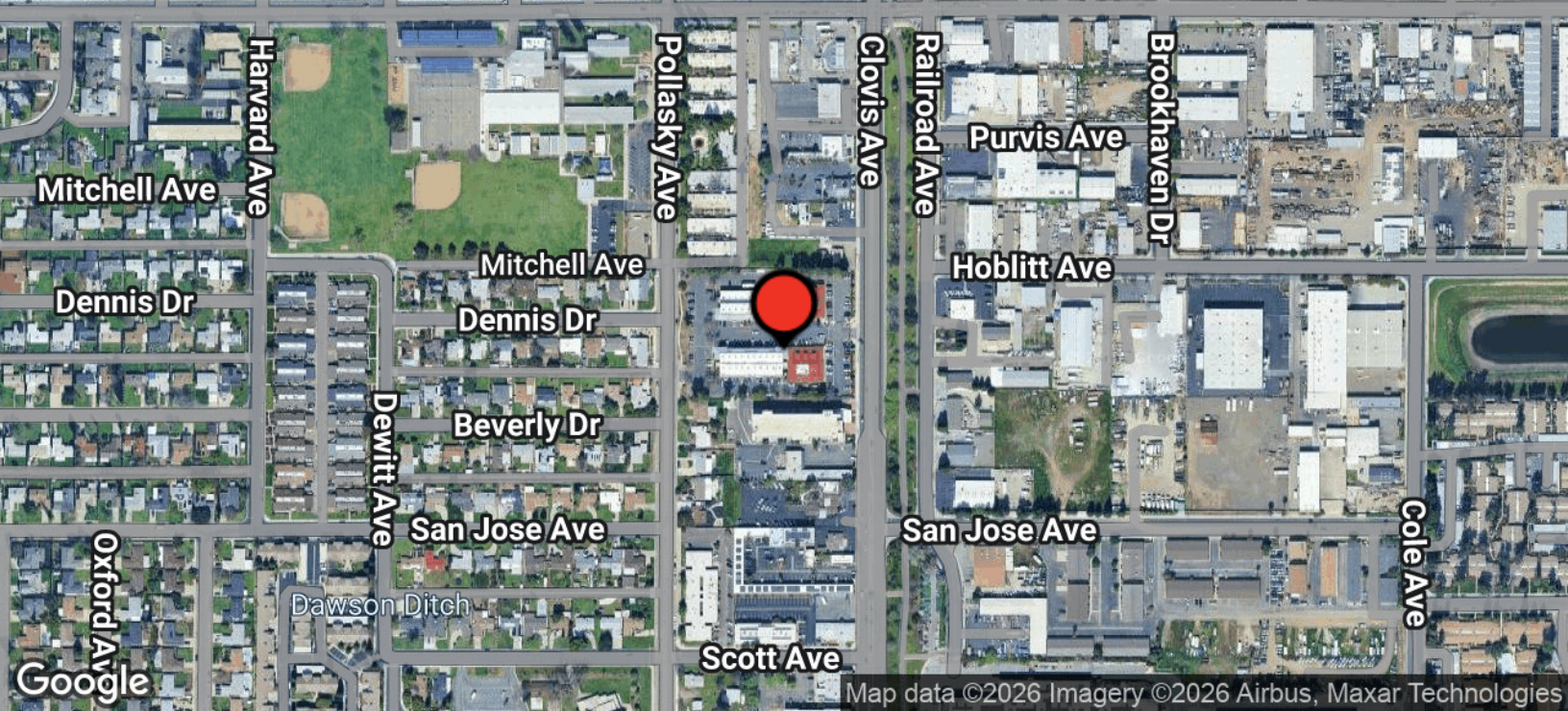
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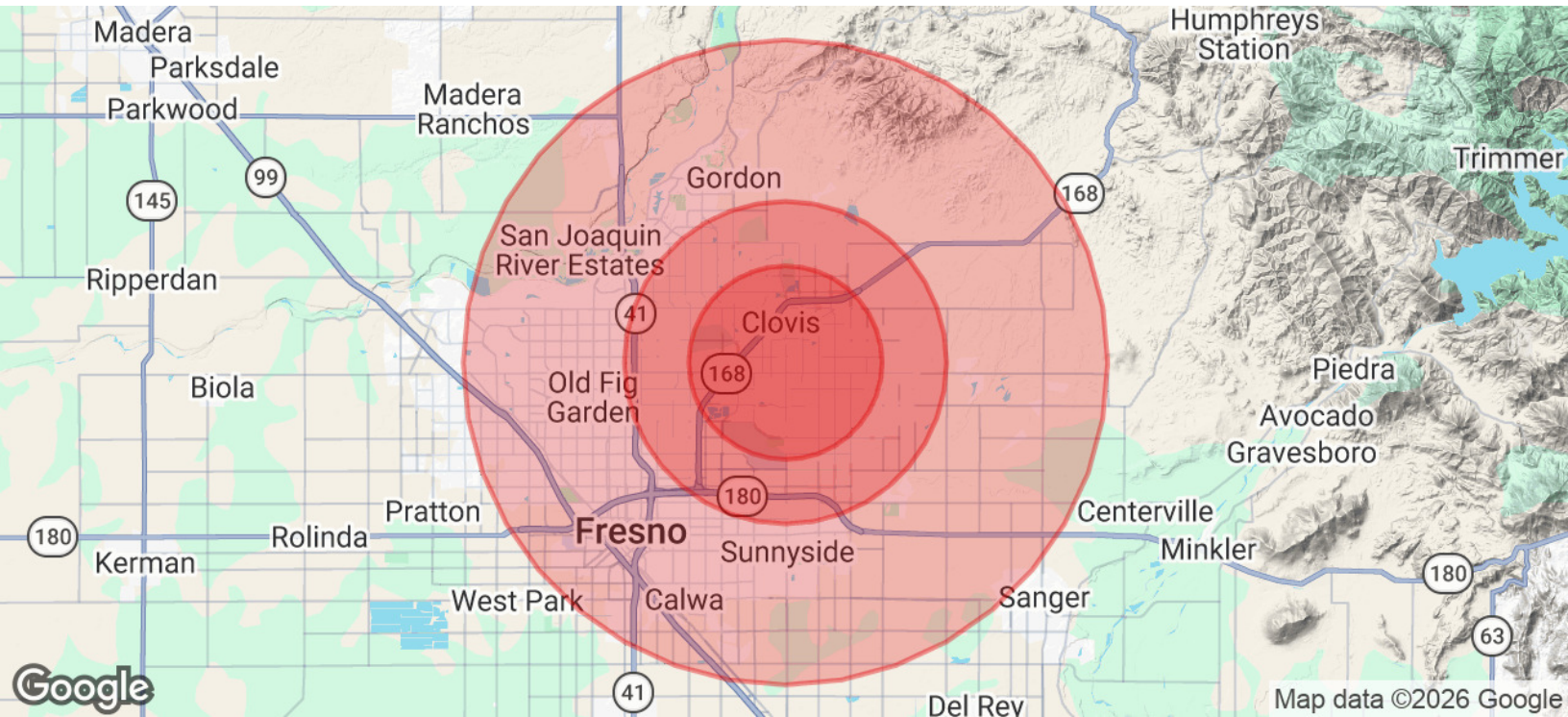
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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	120,679	306,442	694,146
Average Age	35.8	34.4	34.2
Average Age (Male)	34.2	33.1	33.2
Average Age (Female)	37.4	35.8	35.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
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

<b>ETHNICITY (%)</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Hispanic	36.1%	39.4%	47.1%

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