

FOR SALE > FREESTANDING BUILDING

Cal-Skate Property

2881 PEACH AVENUE, CLOVIS, CALIFORNIA



2881 Peach Avenue, Clovis, CA
(Fresno/Clovis Trade Area)

25,540 SF Building on 2.33 Gross Acres!

REDUCED!

Ideal For:

- | | |
|----------------|-------------------|
| Retail | Churches |
| Office Uses | Schools/Colleges |
| Recreation | Fitness/Gym |
| Entertainment | Daycare Uses |
| Medical Office | Banquet Hall |
| Funeral Home | Government Center |
| Indoor Storage | Non-Profit Uses |
| Vehicle Sales | Grocery Store |

...And Other Uses!

(Some uses require government approvals)



Do Not Disturb Skating Rink Employees - Shown By Appointment Only!

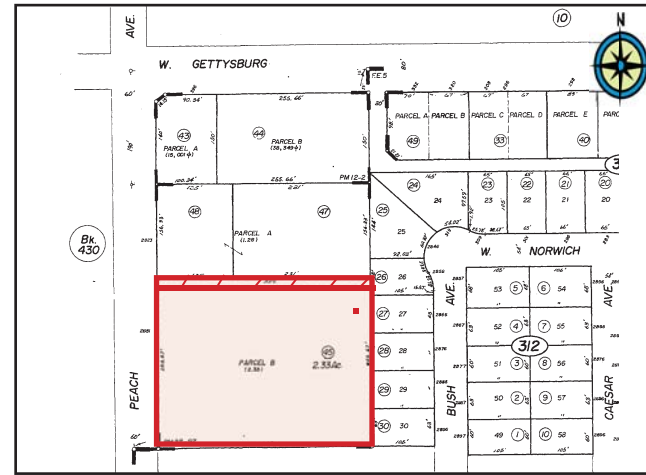
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For Sale > 2881 Peach Avenue, Clovis, CA

PROPERTY SUMMARY

Property:	2881 Peach Avenue, Clovis, CA (Currently Cal-Skate Skating Rink)		
Building Size:	25,540 SF		
Parcel Size:	2.33 gross acres, with 30 ft. easement on the north portion.		
Zoning:	C-2, Community Commercial, City of Clovis		
Clear Height:	Approximately 17'		
Clear Span:	84' and 16'		
Customer Traffic:	Approximately 15,000 cars per day, intersection		
Customer Demographics:	<u>Population</u>	<u>Avg. HH Income</u>	
1 Mile:	20,769	\$45,135	
3 Miles:	130,474	\$56,056	
5 Miles:	349,065	\$63,691	
10 Miles:	689,819	\$67,799	
20 Miles:	853,876	\$67,586	
City/County Info:	www.clovischamber.com www.clovis4business.com www.fresnoedc.com		
Asking Price:	\$1,800,000 REDUCED: \$1,600,000		
Lease Inquiries:	See Broker		



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