

AVAILABLE > PAD, GROUND LEASE OR BUILD-TO-SUIT



# Land - 1.85 Acres

NEC WILLOW AND ALLUVIAL AVENUES, CLOVIS, CALIFORNIA



## Property Features

- > Ground Lease or Build-to-Suit
- > Woodward Park Housing Growth.
- > Award-Winning Clovis School District.
- > Busy Intersection.

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# Property Profile

**Property:** Located at the Northeast corner of Willow and Alluvial, Clovis, California.

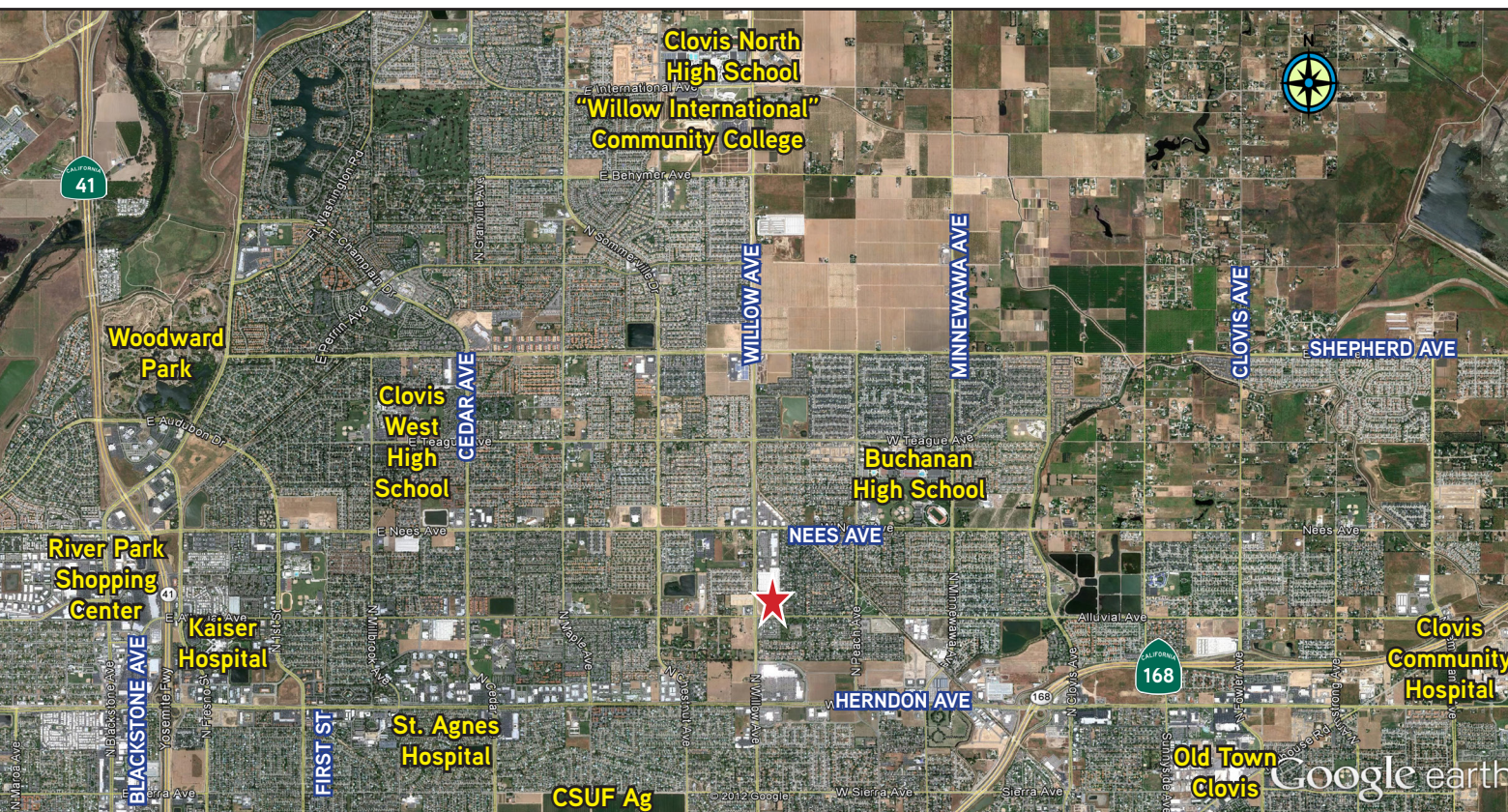
**Parcel Size:** ±1.85 Acres

**APN:** 561-020-50S  
561-020-51S

**Zoning:** Currently being rezoned to commercial and multi-family

Customer Demographics:	Population	Avg. HH Income
1 Mile:	15,211	\$101,460
2 Miles:	54,229	\$96,818
3 Miles:	124,835	\$84,307
4 Miles:	201,799	\$80,818
5 Miles:	270,242	\$79,971

**Traffic Count:** Over 29,000 ADT

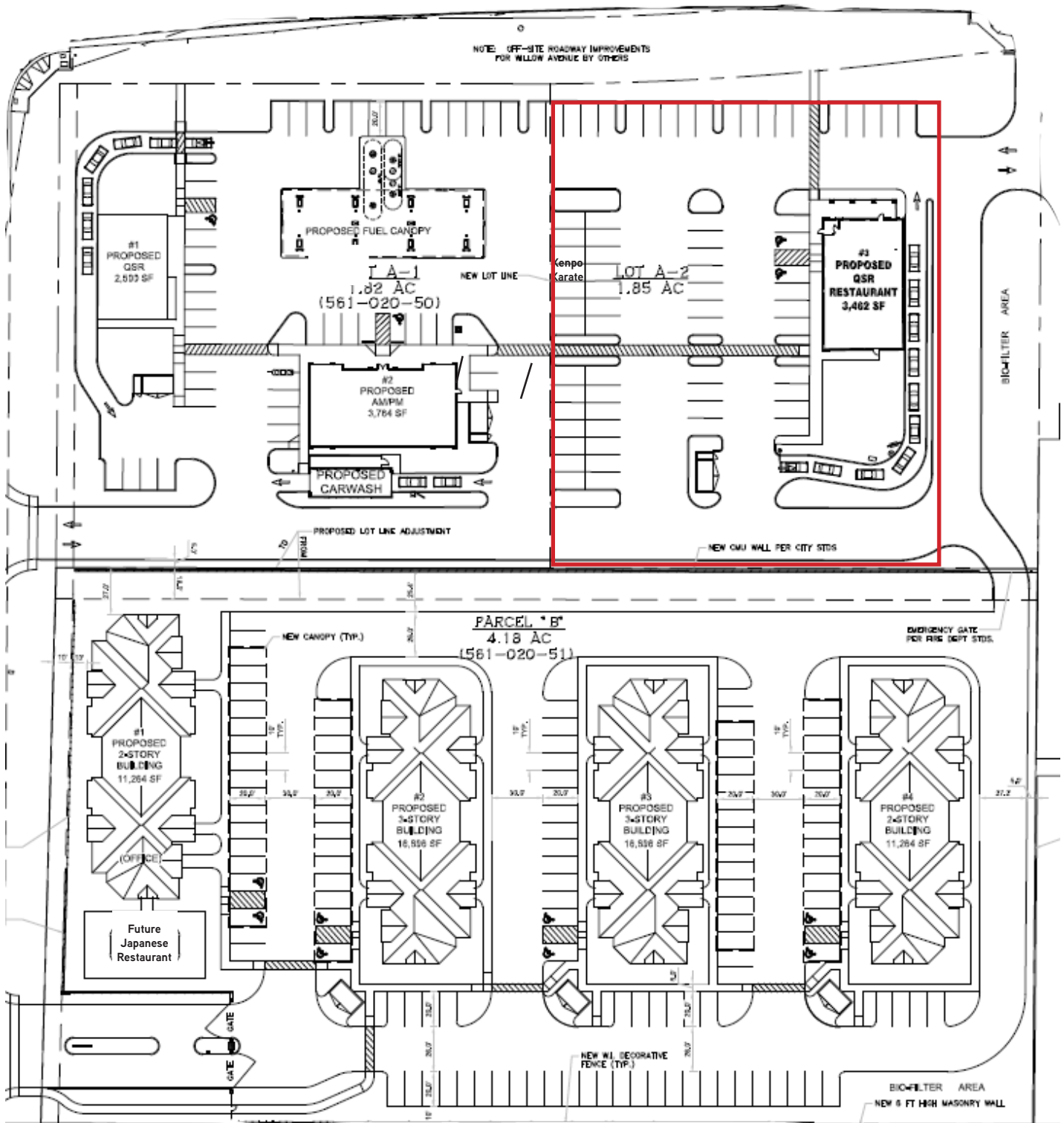


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# NEC Willow & Alluvial Avenues > Site Plan



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