



Space for Sublease

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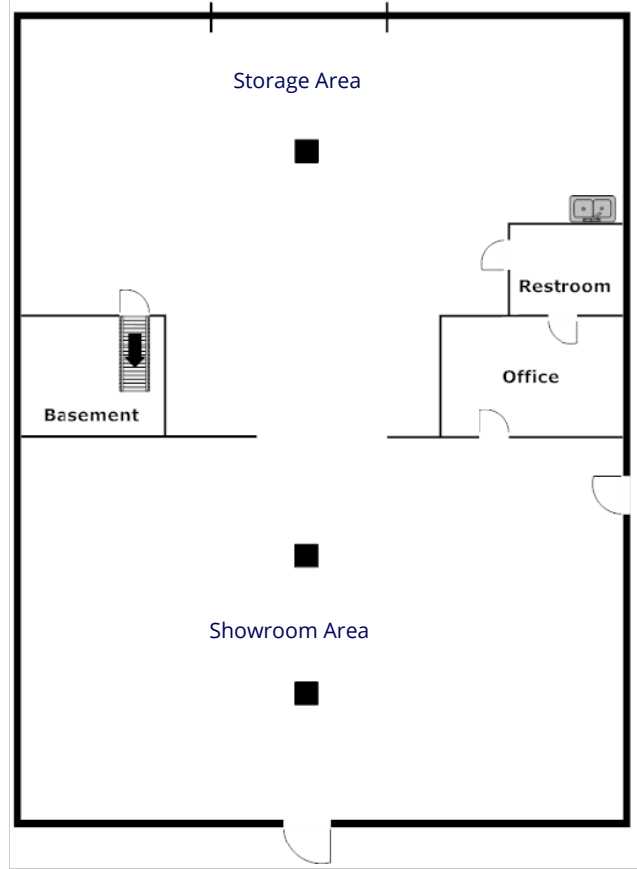
Space Available for Sublease in Historic Old Town Clovis

- ±3,963 square feet Retail use
- Available within 30 days
- Lease Rate: 2026 monthly rent is \$5,310.00 and triple net costs are approximately \$1,200.00 per month
- Showroom Space: ±1,975 SF - Storage Area: ±1,988 SF - Basement
- Zoning: C-3 (Commercial Professional)
- Lease Information: The Master Lease expires 11/30/2029. The Landlord will consider negotiating a new lease with a qualified tenant

FOR SUBLEASE

Floor Plan

The space includes a retail showroom with small office and large restroom, back storage area with 10' roll-up door and a basement space consisting of ± 54 , SF for additional storage.



Aerial

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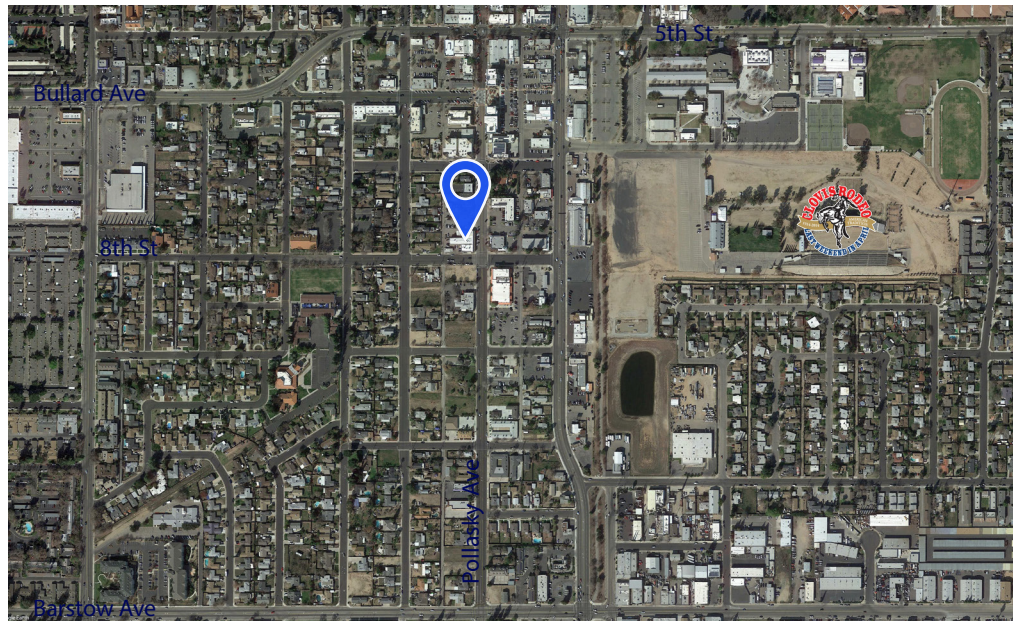
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