

# FOR LEASE



**1,592 SQUARE FEET**

## *The Village* AT CLOVIS

- AVAILABLE JUNE 15, 2026
- PREVIOUSLY A KIDS GYM
- OPEN FLOOR PLAN
- DROP CEILING, LIGHTING, A/C AND RESTROOMS INCLUDED

**TENANTS:**

- LA KEBRADA MEXICAN RESTAURANT
- NEIGHBOR'S COOKHOUSE & TAP ROOM
- CORKY'S CUTS 4 KIDS
- SUNNYSIDE PIZZA
- SHOP N GO



**SEC OF FOWLER & NEES  
CLOVIS, CALIFORNIA**

**5 RIVER PARK PLACE WEST SUITE 110  
FRESNO, CA 93720**

**STEPHEN M. MELE  
BRE#00450188  
C: 559.250.3733**

# The Village

AT CLOVIS

<b>LOCATION:</b>	<b>1150-1175 N FOWLER AVENUE CLOVIS, CA 93611</b>
<b>INTERSECTION:</b>	<b>NORTH FOWLER AVENUE AND EAST NEES AVENUE</b>
<b>SHOPPING CENTER SIZE:</b>	<b>24,649+/- SQUARE FEET TOTAL</b>
<b>LOT SIZE:</b>	<b>2.6+/- ACRES (112,385+/- SF)</b>
<b>APN:</b>	<b>563-211-13</b>
<b>AVAILABLE:</b>	<b>1,592 SF</b>
<b>TENANCY:</b>	<b>MULTIPLE RETAIL</b>
<b>DEMOGRAPHICS:</b>	<b>SEE ATTACHED 1, 2 &amp; 3 MILE DEMOGRAPHIC PROFILE</b>
<b>RENT:</b>	<b>\$2.00PSF</b>
<b>ZONING:</b>	<b>RETAIL COMMERCIAL</b>

## PROPERTY OVERVIEW

Commercial West Associates is please to offer FOR LEASE The Village at Clovis, a modern, Class A retail center which includes two multi-tenant buildings totaling 24,649 gross square feet situated on 2.6+/- acres of land in Clovis, California. Located at the signalized intersection of N. Fowler Ave and E. Nees Ave, convenient access is provided via entries from both streets.

## PROPERTY HIGHLIGHTS

- Class A Construction Quality (2008 Build)
- Hard Corner Visibility, Signalized Intersection
- Strong Tenant Income
- Attractive Building Layout



**5 RIVER PARK PLACE WEST SUITE 110  
FRESNO, CA 93720  
P: 559.490.3600  
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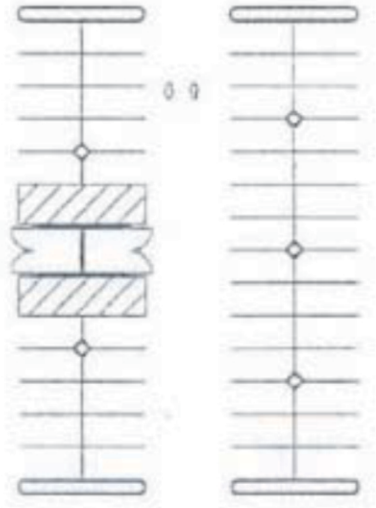
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**SITE MAIN UTILITIES SYMBOLS**

- T TRANSFORMER
- ELECTRICAL MAIN GEAR
- ELECTRICAL METERS
- HOUSE ELECTRICAL PANEL
- GAS METER
- FIRE RISER LOCATION
- ROOF ACCESS HATCH/RM
- OUTDOOR PATIO

**VICINITY MAP**

EAST NEEES AVENUE



SHOP N GO

CORKY'S CUTS 4 KIDS

LA KEBRADA MEXICAN RESTAURANT

SUNNYSIDE PIZZA

MASSAGE STUDIO

NEIGHBORS TAP & COOK RESTAURANT

AVAILABLE

TAILWAGGER'S PET GROOMING

GYM

FULL SERVICE SALON & SPA

Gb3

NORTH FOWLER AVENUE

The Villages



TSU-No.1 4-12-20