

FOR SALE > OFFICE/COMMERCIAL LOTS



Peach Herndon Business Park

CLOVIS COMMERCIAL LOTS

REVISED PRICING SCHEDULE



Well located lots for office or retail/showroom uses are available in the prime Northeast Fresno/West Clovis area. Excellent proximity to Freeway 168 with easy access to all the major freeways in the Fresno/Clovis Metro Area.

Office & Retail Anchor Tenants will be in and adjacent to this Business Park.

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> BENEFITS & FEATURES

- Parcels are zoned "CM" & entitled by the City of Clovis.
- Small hard-to-find legal parcels.
- Excellent location at the major Herndon/Peach intersection.
- Nearby access to Herndon/Freeway 168 interchange.
- Numerous retail shopping services, banking, restaurants within a few minutes walk from the center.
- CC&R's in place on every parcel for the protection of all property owners within the complex.
- In the heart of the emerging Northeast Fresno/Northwest Clovis office, retail & residential development areas.

> SELLER FINANCING

Seller will consider financing a sale to a qualified Buyer. Terms would be:

- Cash Down Payment - Minimum 30%
- Term of Note - 2 or 3 years
- Payment Schedule - Negotiable
- Interest Rate - 2% above current market interest rates

> COVENANTS, CONDITIONS & RESTRICTIONS - CC&R'S

CC&R's and Declaration of Restrictions was prepared and recorded against these lots on January 12, 1984. There is no current Owner's Association that has been established.

> STREETS WITHIN BUSINESS CENTER

These are all public streets regularly maintained by the City of Clovis.

> HEIGHT RESTRICTIONS

With "CM" zoning a Building Height Restriction will be established not to exceed 75'.

> SIGNING

There is a full description of signing restrictions clarified in the Project's CC&R's.

> ASSESSMENT BONDS

Are none here on any of these lots.

> SITE IMPROVEMENTS

Each lot is fully improved with water, sewer and electric stubbed to the parcel.

Broker Disclosure: Colliers International hereby discloses that the Seller principals of the subject property are both licensed Real Estate Brokers, one in California and the other in Colorado, and will be acting as principals only in any sale transaction.

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> LOT PRICE LIST

Address	APN	Lot Number	Size (Acres)	Price*	Price PSF
	561-181-18	1	1.96 Ac.	\$1,209,000	\$14.16
495 W. Fir Ave	561-182-01	7	.95 Ac.	\$625,000	\$15.10
530 N. Bush Ave	561-182-02	8	.96 Ac.	\$610,000	\$14.59
550 N. Bush Ave	561-182-03	9	1.94 Ac.	\$1,162,000	\$13.75
415 W. Fir Ave	561-183-06	21	.92 Ac.	\$549,000	\$13.70
455 W. Fir Ave	561-183-07	22	.92 Ac.	\$559,000	\$13.95
535 N. Bush Ave	561-183-08	23	.93 Ac.	\$539,000	\$13.30
412 W. Spruce Ave	561-183-09	24	.92 Ac.	\$475,000	\$11.85
392 W. Spruce Ave	561-183-10	25	.91 Ac.	\$475,000	\$11.98
372 W. Spruce Ave	561-183-11	26	.91 Ac.	\$475,000	\$11.98

Lot 1 - (In Escrow)

Lots 24, 25, 26 - (Sold)

*Prices subject to change without notice.

> LOT MAP

