

# FOR SALE

Commercial Land

647 Armstrong – Clovis, CA

+/- 2.35 Acres



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All projections, opinions, assumptions or estimates are supplied for example only, may not represent current or future performance of the property. Any and information pertaining to the location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT DEREK FERAMISCO AND BOB WIGINTON FOR MORE DETAILS.**



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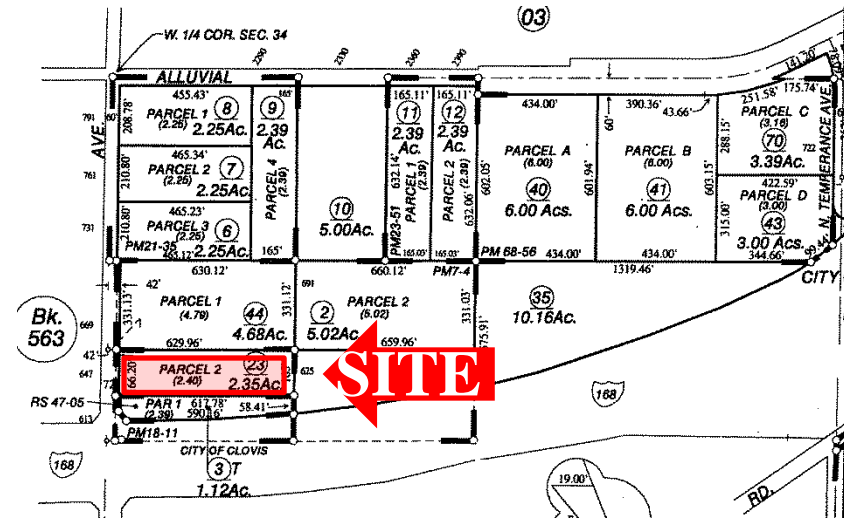
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# Property Description

RC Commercial is pleased to offer for sale +/-2.35 acres of Commercial Land located at 647 Armstrong in Clovis, CA.

- Purchase Price – \$990,000
- 2.35 Acres
- APN# - 564-041-23
- Zoning – Commercial (RT City of Clovis)
- Located near Clovis Community Medical Center with their massive \$300 million expansion and renovation project.



•Demographics	1 mile	3 mile	5 mile
Population	8,223	62,828	129,138
Daytime Pop	9,978	72,402	162,564
Avg HH Income	\$89,134	\$84,833	\$82,045



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**Fact sheet:**

## Clovis Community Medical Center Expansion

**Background**

Clovis Community Medical Center is transforming. The massive \$300 million expansion and renovation project, which began with its Outpatient Care Center and continues with the addition of a 5-story bed tower, Women's & Infants' Pavilion and more, will nearly double the hospital's capacity to 204 private rooms. It will make Clovis Community the only comprehensive hospital in the area with all-private rooms.

Scheduled to be completed in late 2014, the Clovis Community expansion has created more than 2,500 construction jobs since it began. It's also the largest expansion investment Community Medical Centers has made since completing the six-story trauma and critical care building at Community Regional Medical Center in downtown Fresno in 2007.

**All-private rooms**

- 204 private beds (109 inpatient beds currently)
- Serene and spacious for patient healing
- Latest high-tech systems and technology – from medical equipment to entertainment systems

**Timeline**

- Oct. 2008: Outpatient expansion began
- Oct. 2009: Outpatient expansion completed
- Feb. 2010: Inpatient expansion and renovation began
- Sep. 2012: Health & Education Conference Center and Medical Office Building construction began
- Nov. 2012: 5-story patient bed tower opened
- Late 2014: Hospital renovation and new construction completion expected

**Health & Education Conference Center**

Clovis Community will also be home to the Health & Education Conference Center. Not originally planned as part of the hospital's expansion, the center was made possible by more than \$4.1 million in philanthropic gifts. It will give physicians, employees, patients and families a state-of-the-art, 200-seat auditorium for educational seminars. Located next to the parking structure and hospital's main entrance, completion is expected in late 2013.

**Expansion facts**

- More than 2,500 construction jobs created since it began
- Approximately 65% of construction labor is expected to be local, with a mix of about 95% union labor and 5% independent labor for all contractors
- 600 new hospital jobs are expected to be created by 2018 when fully operational
- 5-story bed tower – stands 90 feet – tallest building in Clovis
- Multi-tiered parking garage with 659 new parking spaces added
- 36-bed emergency department and 2 resuscitation rooms
- 116 medical/surgical/telemetry beds
- 24-bed intensive care unit
- 11 inpatient surgical suites
  - da Vinci® robot surgical suite
- Renovated post-anesthesia care unit, pre-operative area and expanded surgery department
- 10 outpatient surgical suites
- 4-suite dedicated endoscopy center
- Expanded ancillary services such as pharmacy, laboratory and radiology
- Dedicated Women's and Infants' Pavilion with:
  - 16-bed labor and delivery unit
  - 40 postpartum rooms
  - 8-bed Level 2 neonatal intensive care unit
  - 8-bed newborn nursery
- New Health & Education Conference Center
- New medical plaza for physician offices

**Hospital amenities**

- Pneumatic tube system to speed information throughout the hospital
- "Get Well Network" interactive patient-care tool
- Smart-phone nurse call system
- Inpatient physical therapy space
- Satellite pharmacies throughout the hospital
- Bariatric lifts in two bariatric patient rooms
- Additional waiting rooms for visitors
- Consultation rooms for added privacy
- Spacious staff break rooms
- Conference room space
- "The Grove Café" expanded and redesigned
- "Cuisine on Call" features restaurant-style menu and flexible meal times for patients



**Construction facts**

- Approximately 1.5 million hours will be worked to complete the project
- 137 acres – the size of Clovis Community campus
- 43 acres of campus are developed
- 739,000 square feet added and renovated
- Total of 1,491 parking stalls
- 115,000 cubic yards of earth will be moved, enough to fill 14,500 dump trucks
- 2,000 tons of structural steel will be used, equal to the weight of 1,080 Volkswagen Beetles
- 10,000 cubic yards of concrete will be used, taking more than 1,200 concrete trucks to deliver
- 1,500 doors will be installed
- 30,000 square feet of glass will be installed
- 1.25 million linear feet of electrical wire will be put in place, equal to 237 miles of wiring
- 7,100 light fixtures will be installed
- 1,200 tons of cooling to be added to 800-ton system
- 8,000 gallons of paint will be used
- 15 miles of pipe will be installed
- 2,200 medical gas outlets will be put in place
- 2,500 plumbing fixtures will be put in place
- 400 toilets will be installed
- 400,000 pounds of duct work will be installed
- 300,000 square feet of duct insulation will be used
- Chilled water loop main to feed entire hospital increases from 8 inches to 18 inches

**Funding**

Community Medical Centers is a locally owned, not-for-profit, public benefit organization. Multiple giving opportunities are available. For more information, call Community Medical Foundation at (559) 459-2670, visit [www.ClovisCommunity.org/expansion](http://www.ClovisCommunity.org/expansion) or email [Foundation@CommunityMedical.org](mailto:Foundation@CommunityMedical.org)

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**Exclusively Listed By**

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