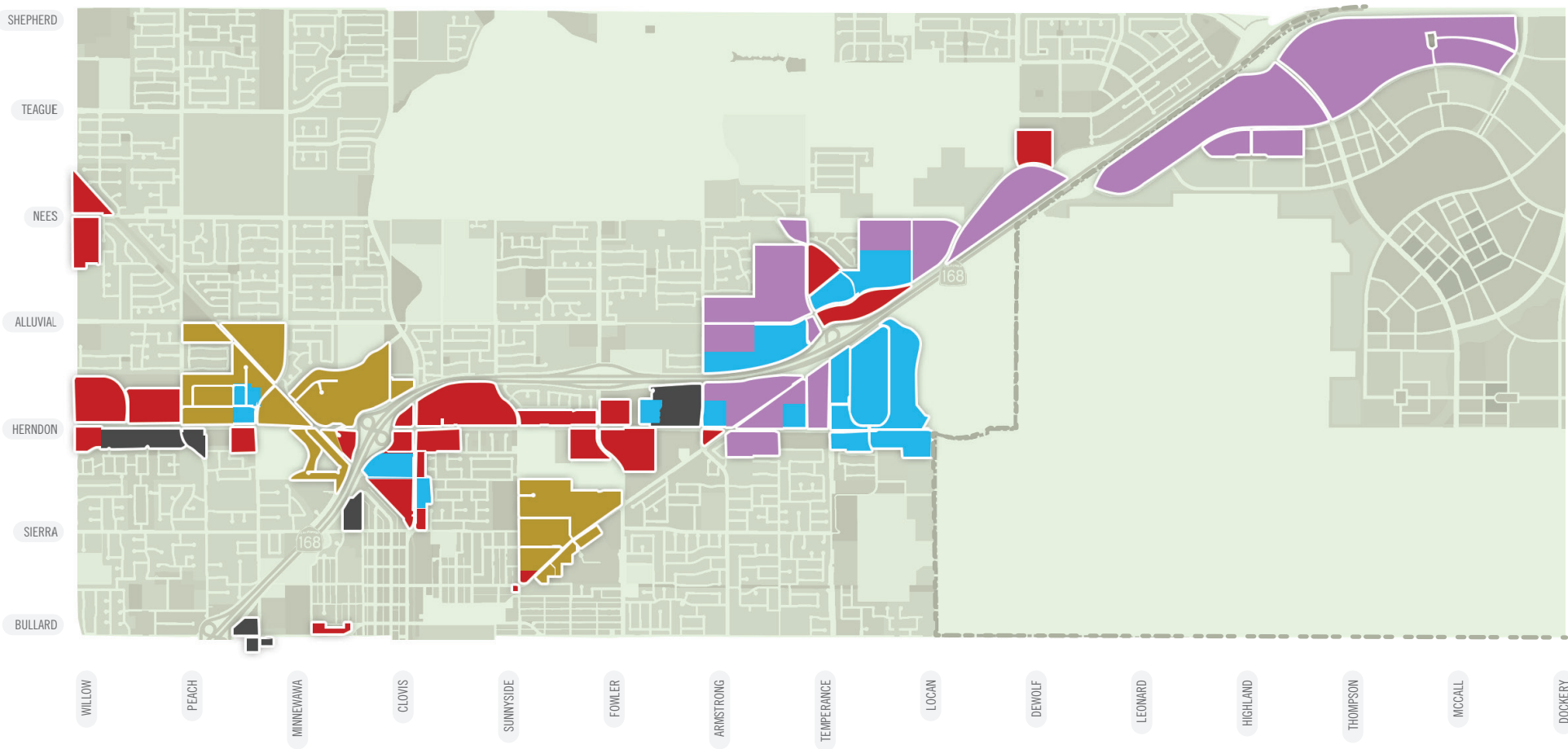


DISTRICT GEOGRAPHIC OVERVIEW



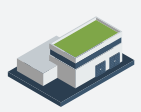
LEGEND



General Commercial



Medical



Mixed Use Business



Office



Industrial



CITY of CLOVIS

IT ALL BEGINS IN CLOVIS

*What makes Clovis the top
choice to live, work, and play?*

Since 1912, when the City of Clovis was founded, city leaders and citizens have understood the importance of the business community. Jobs, diverse businesses, a responsive municipal government, and a highly qualified workforce make Clovis California's top choice to operate a business – and it's only getting better!




SIERRA GATEWAY
DISTRICT



CITY of CLOVIS

Facts and Statistics



SAFETY FIRST



Clovis is ranked as the safest city in the valley by the FBI



8

HEALTH CENTERS

Help is just a short drive away with 8 hospitals and medical centers nearby.



38%

LOWER HOME PRICES

Median home prices are 38% lower than median state prices. This means affordable housing for employees and cheaper development costs.



EDUCATION FIRST

Clovis Unified School District is ranked as the #1 best district in the Valley.

30%

THRIVING BUSINESS

There is a 30% reduction in office and industrial development fees.



7,726

JOBS ADDED

Clovis added more than 7,726 jobs since 2012

49.3%

BOOMING POPULATION

The population in Clovis has increased 49.3% since 2000



CENTRALLY LOCATED

Clovis is centrally located Between San Francisco & Los Angeles

INDUSTRIES IN 2015



14%

MANUFACTURING



11%

RETAIL TRADE



8%

HEALTH CARE AND SOCIAL ASSISTANCE



7%

PUBLIC ADMINISTRATION



10%

EDUCATIONAL SERVICES



8%

ACCOMMODATION & FOOD SERVICES



HEALTHCARE FACT SHEET



Smarter Healthcare Begins in Clovis

Healthcare is a major component of the Sierra Gateway District and the City of Clovis is working with developers to streamline the process in order to ensure economic success for all parties.

Why is the Sierra Gateway District right for you?

38%
LOWER HOME PRICES

Median home prices are 38% lower than median state prices. This means affordable housing for employees and cheaper development costs.

92.1%

**WELL
EDUCATED
JOB POOL**

#1 ranked Clovis Unified School District & 92.1% of adults holding HS diplomas.

7,726

JOBS ADDED

Clovis added more than 7,726 jobs since 2012

49.3%

BOOMING POPULATION

The population in Clovis has increased 49.3% since 2000

Is the Sierra Gateway District right for you?

Call (559) 324-2060

to find out why the Sierra Gateway District is the ideal location for your next healthcare/medical project!

PLUS

- Shortage of medical providers – demand is HIGH
- Variety of sites, sizes, and locations add flexibility to your project
- Medical business clustering is mutually beneficial to healthcare providers
- City of Clovis is extremely business friendly – offering potential tax incentives and fee reductions
- Exceptionally close freeway access to HWY 168
- Adjacent to Clovis Community Medical Center & 100,000 sq ft. cancer treatment center (Summer of 2018)




SIERRA GATEWAY
DISTRICT

RETAIL FACT SHEET



Smarter Retail Begins in Clovis

Why is the Sierra Gateway District right for you?

The new retail center, adjacent to Clovis Community Medical Center and adjacent to Freeway 168 in the Sierra Gateway District, will fill the growing needs of the Clovis Community in the years to come. Through 2030, market demand in the Clovis area is expected to support about 1.3 million square feet of new retail building space, and this retail center will be needed to help meet that market demand. With very convenient access to the center through Freeway 168, potential customers will not be limited by geography.

Great Income

Clovis has one of the highest median incomes in the Valley

1.3m

1.3 Million sq ft. Retail Growth

Great Service

City of Clovis Concierge Services Program Available

Is the Sierra Gateway District right for you?

Call (559) 324-2060

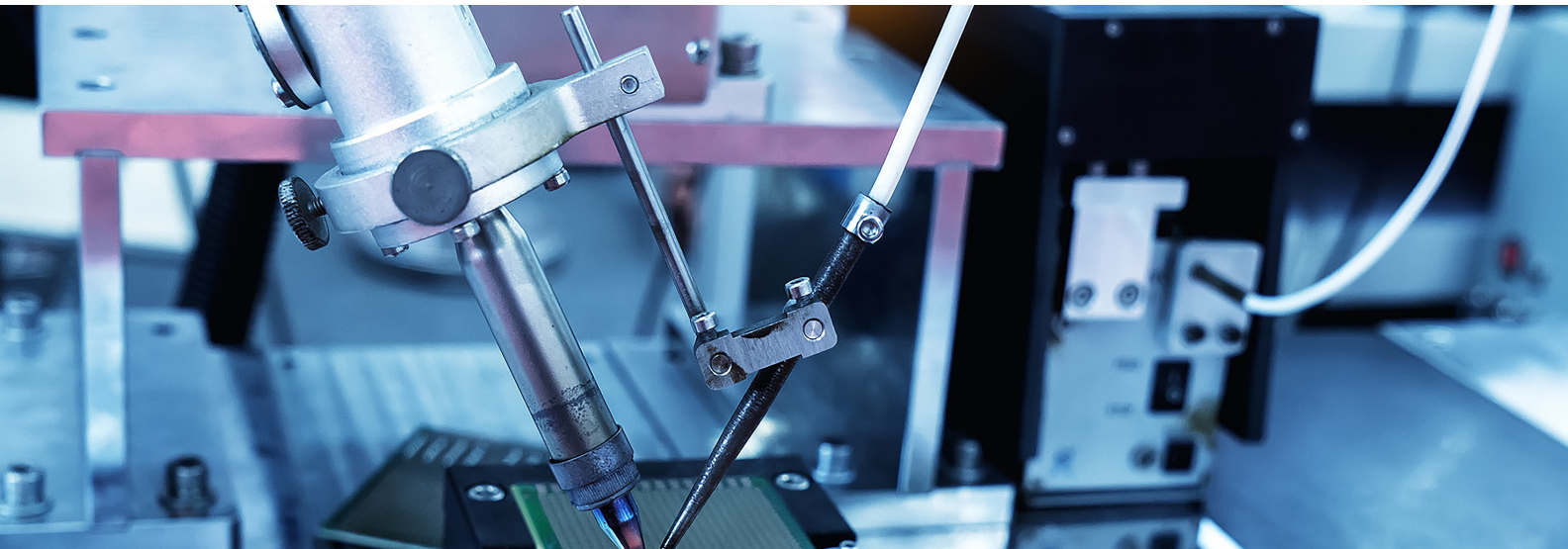
to find out why the Sierra Gateway District is the ideal location for your next retail project!

RETAIL ADVANTAGES IN THE SIERRA GATEWAY DISTRICT

- Directly adjacent to Freeway 168 and major transportation channels
- Fast-track permit approval
- Educated, motivated workforce
- Near growing Clovis neighborhoods

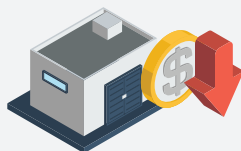


RESEARCH & TECHNOLOGY FACT SHEET





30%



City wide development fee reduction for office and industrial uses.

CENTRALLY LOCATED

Clovis is centrally located Between San Francisco & Los Angeles

15%



R & D Credit for qualifying State businesses.

Smarter Research & Technology Begins in Clovis

Great things happen when related companies operate within the same geographic area. The Central Valley Research & Technology Business Park is a 180-acre campus currently home to several tech-based businesses, including CargoBay, VentureBay, Precision Plastics, Cisco, APPL, Inc., and is nestled among a growing mix of medical, retail and commercial space in Clovis' Sierra Gateway District.

Development sites are currently ready for technology-based manufacturers and companies looking to start up, expand or relocate. Energy is plentiful, the communications and utilities infrastructure is complete and the City of Clovis has instituted a fast-track permit approval to get you up and running quickly!

THE BUSINESS PARK AT A GLANCE

- Wired with the most robust and diverse fiber-based SONET infrastructure in the region
- AT&T Trunk Line installed directly to the business park
- Fast-track permit approval
- Existing an onsite retail center and fire station
- Educated, motivated workforce
- Seismically safe region
- Direct Hwy 168 and Interstate 99 access

Call (559) 324-2060

to find out why the Sierra Gateway District is the ideal location for your next project!

