

## Prime Clovis Pad Space Available



Join these neighboring tenants:

**VONS**

**Save Mart**

**ALDI**

**DUTCH BROS**  
Coffee

**SOURDOUGH**  
SANDWICHES • SOUPS • SALADS

**Jack**

**PANDA EXPRESS**  
SICHUAN CHINESE CUISINE

**SONIC**

**STARBUCKS**  
COFFEE

**Wendy's**

**TSC TRACTOR SUPPLY CO**

**Buchanan Crossroads North**  
NWC Herndon & Fowler Avenues  
Clovis, CA 93611

For more information, please contact:

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DRE # 01181635

## Buchanan Crossroads North

NWC of Fowler & Herndon Clovis, CA 93611

### Fact Sheet

#### Location

Northwest corner of Fowler and Herndon Avenues in Clovis, California - enroute to one of the fastest growing areas in the City of Clovis.

#### Total Building Area

36,698± SF

#### Available Space

2,036± SF

#### Zoning

Zoned for Commercial (City of Clovis)

#### 2023 Demos

	1 Mile	2 Miles	3 Miles
Total Population:	13,789	47,617	100,635
Total Households:	4,743	16,172	34,554
Avg HH Income:	\$116,920	\$119,866	\$119,245
Total Daytime Pop:	15,300	52,252	95,255

Source: Claritas, LLC

#### 2023 Traffic Counts

Fowler Avenue:	36,844 ADT
Herndon Avenue:	41,477 ADT
Surface Street Total:	78,321 ADT
CA-168 @ Fowler Ave:	47,565 ADT
Total Traffic Exposure:	125,886 Avg Daily Traffic

Source: Kalibrate TrafficMetrix







7480 North Palm Avenue, Suite 101 • Fresno, California 93711 • P 559 256-1700 • F 559 256-7238 • [www.retailcalifornia.com](http://www.retailcalifornia.com)

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### Site Plan



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