

# BUCHANAN CROSSROADS SHOPPING CENTER RETAIL SPACE AVAILABLE FOR LEASE

SWC HERNDON & FOWLER · CLOVIS, CA 93611



- 82,530± Average Daily Traffic & High Income Area
- Hwy 168 Ramps at Fowler Ave within a Quarter-Mile
- Vons Grocery Store & Tractor Supply Co-Anchors
- 8,400± SF New Buildable Pad Space (can be divided)
- Join Dutch Bros, Jack in the Box, West Coast Sourdough



## RETAIL CALIFORNIA CRE

A division of Pearson Realty

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Fresno, CA 92711

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DRE # 01181635

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## Property Description:

The intersection of Fowler and Herndon avenues serves as key crossroads in north Clovis, providing steady traffic volumes on Herndon Avenue, and at the interchange to Freeway 168 on Fowler Avenue one quarter mile north of the intersection.

## Property Highlights:

Herndon Avenue represents the primary east-west arterial in northern Fresno/Clovis being recognized as the main growth corridor in Clovis.

**Available Pad Space:** 8,400± SF Buildable Pad (can be divided)

**Suite 106:** 1,800± SF Retail Space (1660 Herndon Avenue)

**Lease Rate:** Please contact agent for more information.

## 2025 Demographics:

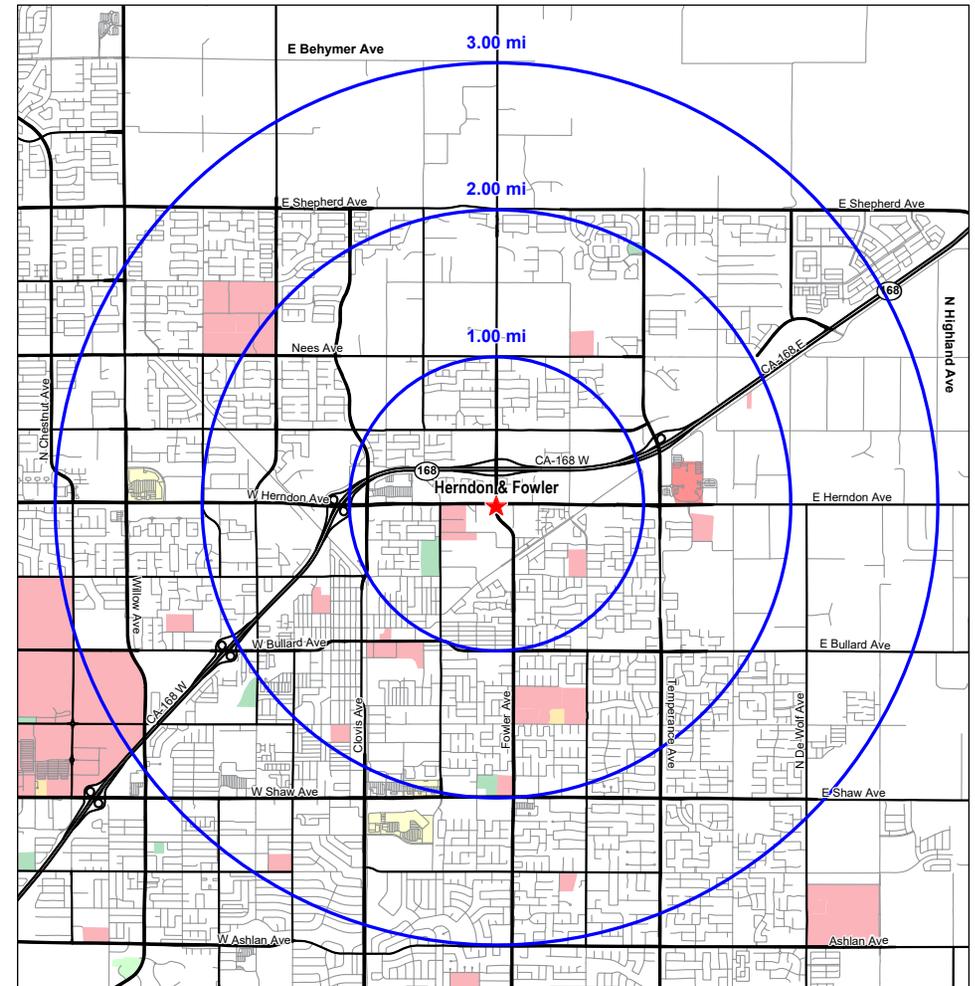
	1 Mile	3 Miles	5 Miles
Total Population:	12,609	105,720	234,792
Total Households:	4,590	37,520	82,423
Avg HH Income:	\$125,938	\$135,963	\$125,332
Total Daytime Pop:	17,774	106,911	261,663

Data Source: Claritas, LLC

## 2025 Traffic Counts:

Fowler Avenue:	40,908 ADT
Herndon Avenue:	41,622 ADT
Surface Street Total:	82,530 ADT
CA-168 @ Fowler Ave:	76,462 Average Daily Traffic

Data Source: Kalibrate TrafficMetrix



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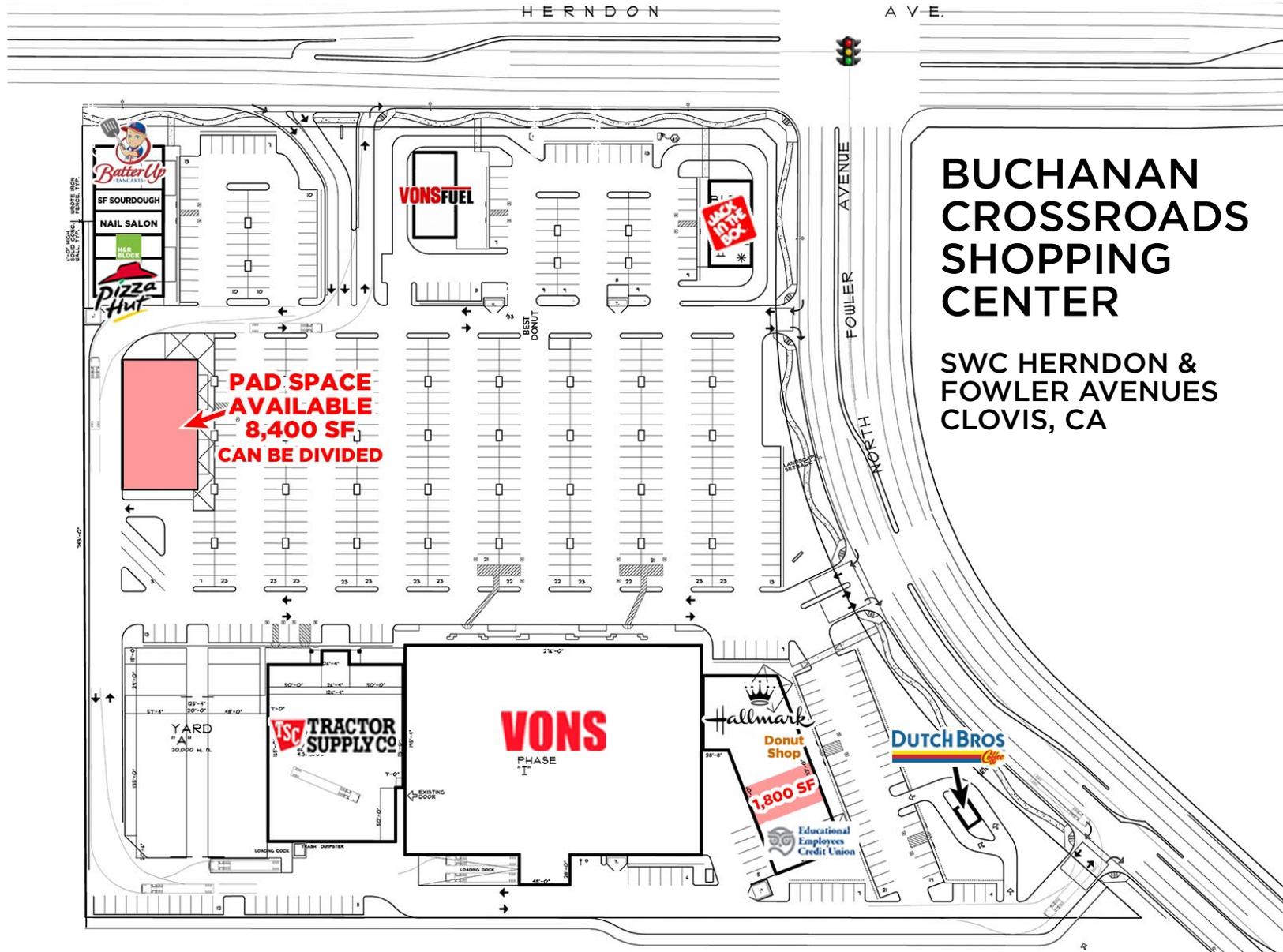
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SWC HERNDON &  
FOWLER AVENUES  
CLOVIS, CA

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Herndon & Fowler Retail Proximity  
CLOVIS, CA

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