

BUCHANAN CROSSROADS SHOPPING CENTER RETAIL PAD SPACE AVAILABLE FOR LEASE

SWC HERNDON & FOWLER · CLOVIS, CA 93611



- 78,321± Average Daily Traffic & High Income Area
- Hwy 168 Ramps at Fowler Ave within a Quarter-Mile
- Vons Grocery Store & Tractor Supply Co-Anchors
- 2,880± SF Fully Equipped Restaurant Pad Space
- 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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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: 2,880± SF Former sandwich shop (fully equipped);
8,400± SF Buildable Pad (can be divided)

Lease Rate: Please contact agent for more information.

2021 Demographics:

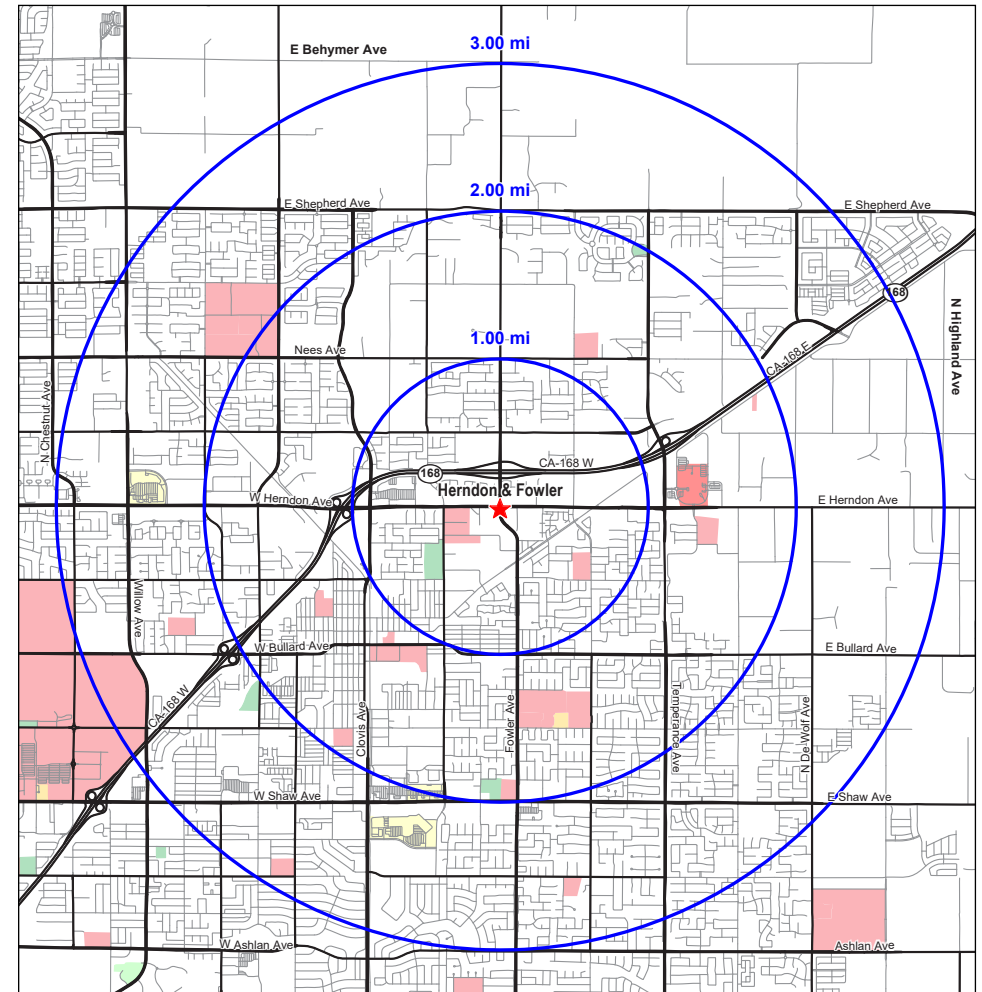
	1 Mile	2 Miles	3 Miles
Total Population:	14,020	48,959	103,199
Total Households:	4,628	15,996	34,121
Avg HH Income:	\$102,714	\$106,692	\$107,288
Total Daytime Pop:	15,300	52,252	95,255

Data Source: Claritas, LLC

2021 Traffic Counts:

Fowler Avenue:	36,844 ADT
Herndon Avenue:	41,477 ADT
Surface Street Total:	78,321 ADT
CA-168 at Fowler ramps:	47,565 Average Daily Traffic

Data Source: Kalibrate TrafficMetrix



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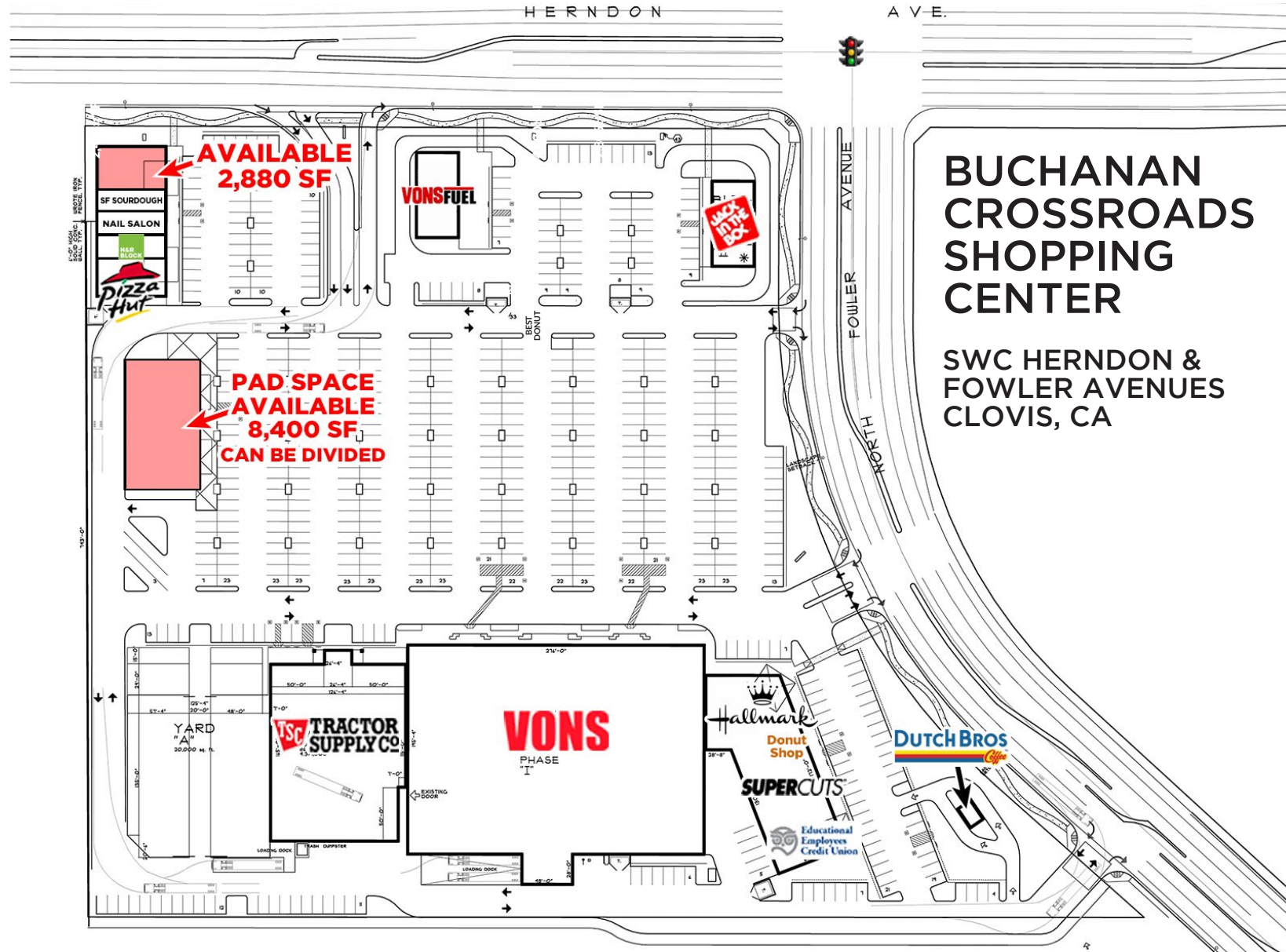
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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or Financial Advisor make an independent projection. ©2021 Retail California. All rights reserved.

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Herndon & Fowler Retail Proximity
CLOVIS, CA

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