



Colliers

7TH STREET

11TH AVENUE

Parcel Size:

±0.84

Acres

FOR SALE

## Land Parcel Available

SWQ 11th Ave. & 7th St.  
Hanford, California 93230

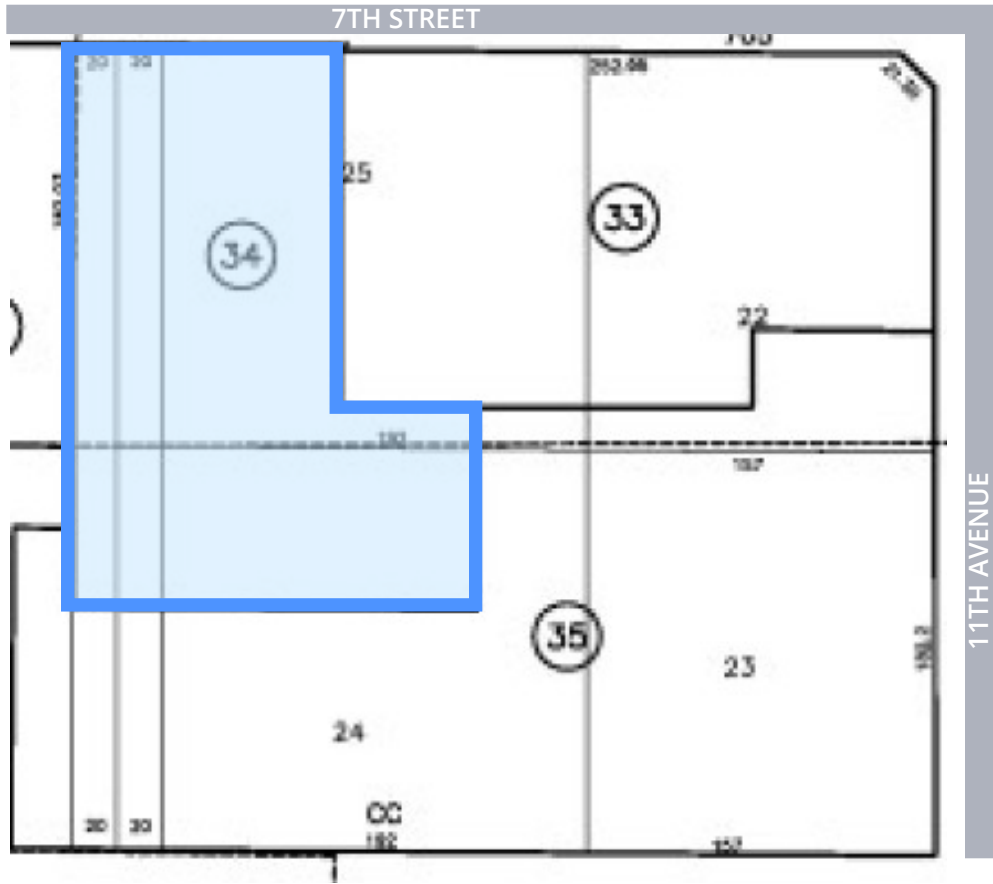
Prime commercial land is available at the southwest corner of 11th Avenue and 7th Street in Hanford, offering an exceptional development opportunity in one of the city's most active and rapidly growing corridors. Ideally positioned near Highway 198, the site benefits from strong traffic exposure, excellent regional accessibility, and close proximity to established retail, residential neighborhoods, and major employment centers throughout Hanford and the greater Kings County area. With surrounding development momentum and flexible zoning potential, this site is well-suited for a wide range of commercial or mixed-use projects, making it a strategic investment in a high-visibility, high-growth location.

**Ted Fellner**  
+1 559 256 2435  
ted.fellner@colliers.com  
CA DRE #00977465

**Gil Lara**  
+1 559 256 2434  
gilbert.lara@colliers.com  
CA DRE #01356043

**Roger Dhaliwal**  
+1 559 256 2445  
roger.dhaliwal@colliers.com  
CA DRE #02049090

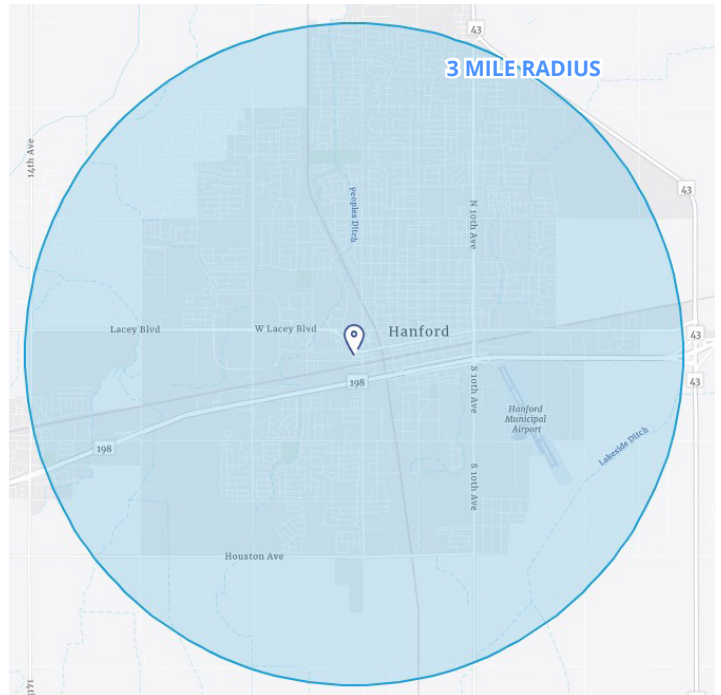
**Colliers**  
7485 N. Palm Avenue #110  
Fresno, California 93711  
+1 559 221 1271



**PROPERTY SUMMARY**

**SWQ 11th Ave. & 7th St.  
Hanford, CA**

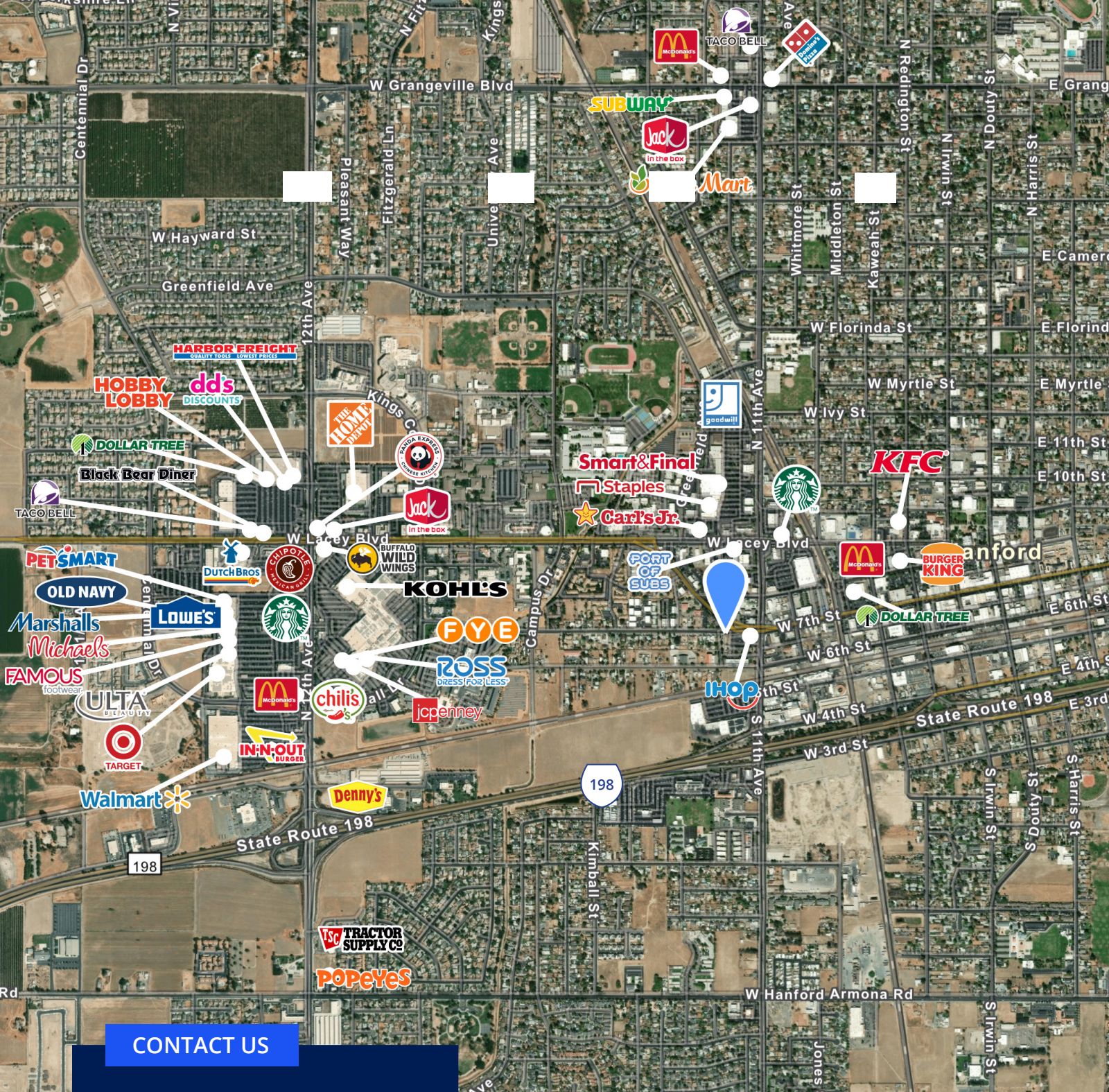
- Parcel Size** ±0.84 Acres (±36,427 SF)
- Sale Price** \$749,000
- Zoning** CC
- APN** 012-271-034, County of Kings



**Area Demographics** *within a 3 mile radius*

<b>2026 POPULATION</b> 65,770	<b>2030 POPULATION</b> 66,477	<b>NUMBER OF HOUSEHOLDS</b> 21,854	<b>AVG. HH INCOME</b> \$89,258	<b>MEDIAN AGE</b> 34.2	<b>DAYTIME POPULATION</b> 63,014
----------------------------------	----------------------------------	---------------------------------------	-----------------------------------	---------------------------	-------------------------------------

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.



**CONTACT US**

Ted Fellner  
 +1 559 256 2435  
 ted.fellner@colliers.com  
 CA DRE #00977465

Gil Lara  
 +1 559 256 2434  
 gilbert.lara@colliers.com  
 CA DRE #01356043

Roger Dhaliwal  
 +1 559 256 2445  
 roger.dhaliwal@colliers.com  
 CA DRE #02049090

**SWQ 11th Ave. & 7th St.  
 Hanford, California**

**FOR SALE**



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.