

# HANFORD MARKETPLACE

Commercial Retail Space For Lease at the Convergence of Highways 198 & 43 in Hanford, CA



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# HANFORD MARKETPLACE

## Property Summary

### Description

- 500,000± SF Costco Anchored Power Center on 48.5 acres
- Includes Costco Fueling Station with 16 gasoline pumps
- Located at the northwest corner of State Highways 198 and 43 in Hanford, CA
- National Tenants in the center include Costco, Starbucks Coffee, Taco Bell, Panda Express, Subway, and AT&T

### Availability

- Anchor Pads and Shop Space Available  
(See site plan on next page)

### Highlights

- Excellent Highway Visibility from State Highways 198 & 43
- Project draws regionally from a trade area that includes the cities of Hanford, Tulare, Lemoore, Corcoran, Coalinga encompassing a population base of 231,000± people and growing
- Kings and Tulare counties are the Agriculture capitals of the World
- The Hanford Marketplace offers customers Regional and National tenants which are new to the Hanford area
- Hanford Marketplace is located at the crossroads of two major highways, State Routes 198 & 43, including Lacey Blvd., Hanford's primary retail corridor
- The project is parked at 5.5:1,000

### Ingress/Egress

- The project is located immediately west of the Hwy 198 & Hwy 43 interchange and provides four access points located along Lacey Blvd
- The main access point is signalized

### Signage

- Project signage consists of two highway pylon signs. Additional monument signage will be available on Lacey Blvd.

### 2024 Traffic Counts

State Hwy 198 @ Hwy 43:	45,199 ADT
State Hwy 43 @ Hwy 198:	23,076 ADT
Lacey Blvd @ State Hwy 43:	<u>10,541 ADT</u>
TOTAL:	78,816 Average Daily Traffic

### 2024 Trade Area Demographics

	<u>Trade Area</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Total Population	231,087	30,882	64,203	89,418
Daytime Pop	216,858	27,801	57,400	77,878
Total Households	62,603	10,195	20,695	28,615
Avg. HH Income	\$77,956	\$68,228	\$85,2004	\$84,119

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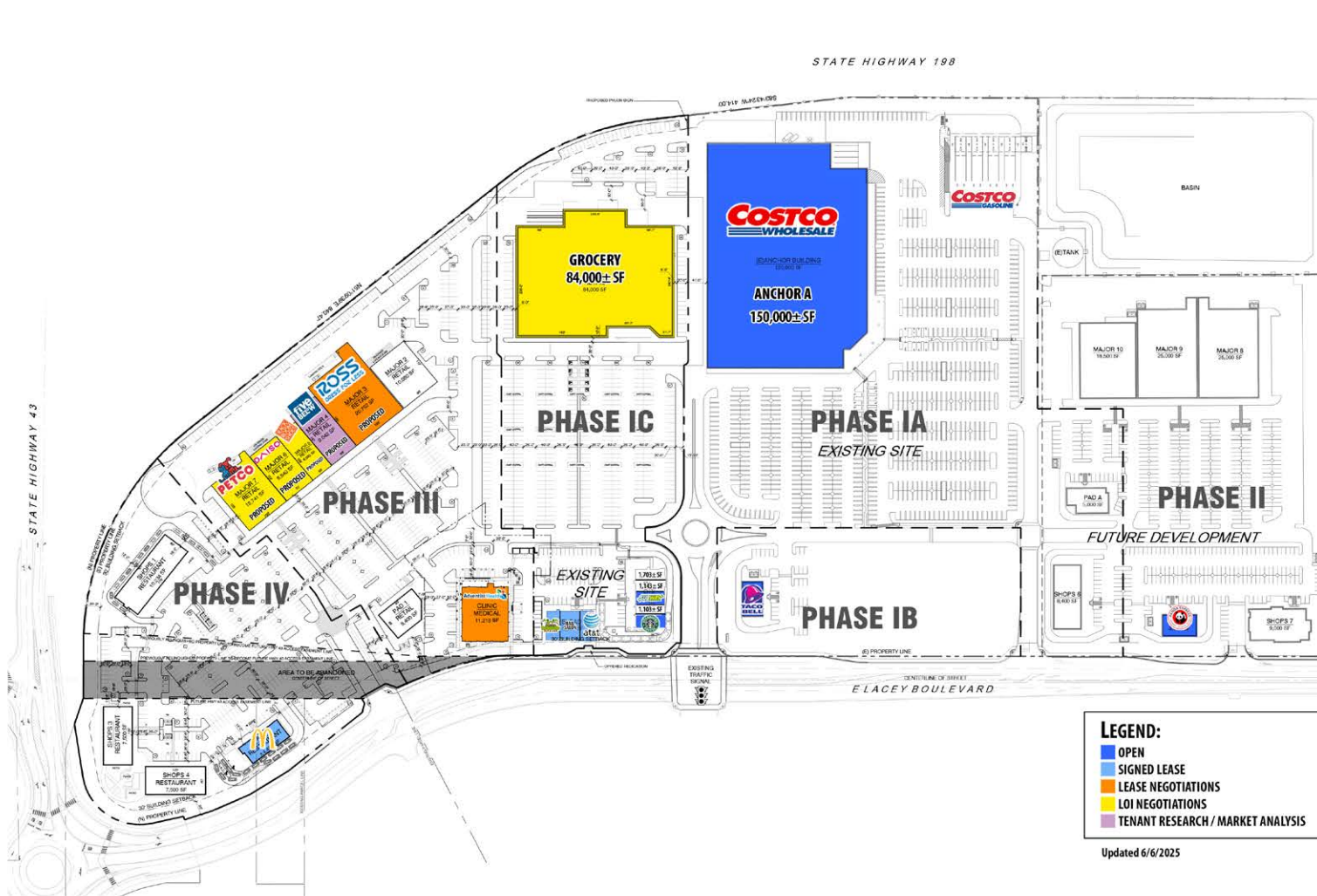
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# HANFORD MARKETPLACE

## Proposed Site Plan



LOCATION PLAN

### Site Summary

**ZONING:** REGIONAL COMMERCIAL ZONE  
**USE:** RETAIL COMMERCIAL/RESTAURANT  
**BUILDING REQUIRED SETBACKS:**  
 FRONT: 15 FEET  
 REAR: 0 FEET  
 SIDE: 0 FEET  
 HEIGHT: 35 FEET  
**LANDSCAPE SETBACK:** 15 FEET FROM LOT LINE ADJOINING STREET  
**LANDSCAPE % REQUIRED:** 5% of total area should be landscaped  
**PARKING SETBACK:** 10 FEET  
**STALL SIZE:** 9' x 18'-0"  
**LOADING SIZE:** No loading required for < 10,000 SF GFA  
**FIRE LANE DIMENSION:** 26 FEET  
**DT STACKING:** MIN. 4 VEHICLES PRIOR MENU BOARD

<b>TOTAL SITE AREA</b>	18.03 Ac	1,164,629 SF
<b>TOTAL BUILDING AREA</b>		210,704 SF
<b>LAND TO BUILDING RATIO</b>		4.63/1
<b>BUILDING COVERAGE (Max 20%)</b>		18.00 %
<b>OVERALL PROPOSED PARKING STALLS:</b>		1,388 Stalls
<b>PROPOSED PARKING RATIO:</b>		6.59 / 1,000SF

USE	REQ.	AREA (SF)	STALLS
Major Retail/Shop	5' 1000 SF	150,000	812
Restaurant (full service)	10' 1000 SF	15,000	150
Restaurant (fast food)	8' 1000 SF	14,727	118
Restaurant (D/T)	7' 1000 SF	7,504	51
Medical office	5' 1000 SF	11,218	45
<b>Total</b>		210,704	1,176

**LEGEND:**  
 OPEN  
 SIGNED LEASE  
 LEASE NEGOTIATIONS  
 LOI NEGOTIATIONS  
 TENANT RESEARCH / MARKET ANALYSIS

Updated 6/6/2025

## HANFORD MARKETPLACE HANFORD, CALIFORNIA

CADDIS PROPERTIES  
265 E RIVER PARK CIR, STE 270  
FRESNO, CALIFORNIA

A-1.0

CLEVELAND  
DENVER  
GLENDORA  
IRVINE  
ORLANDO  
PHOENIX  
SAN FRANCISCO



DATE: 02.19.2025  
MCG JOB #: 23.826.01

DATE REVISIONS

DATE REVISIONS

NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

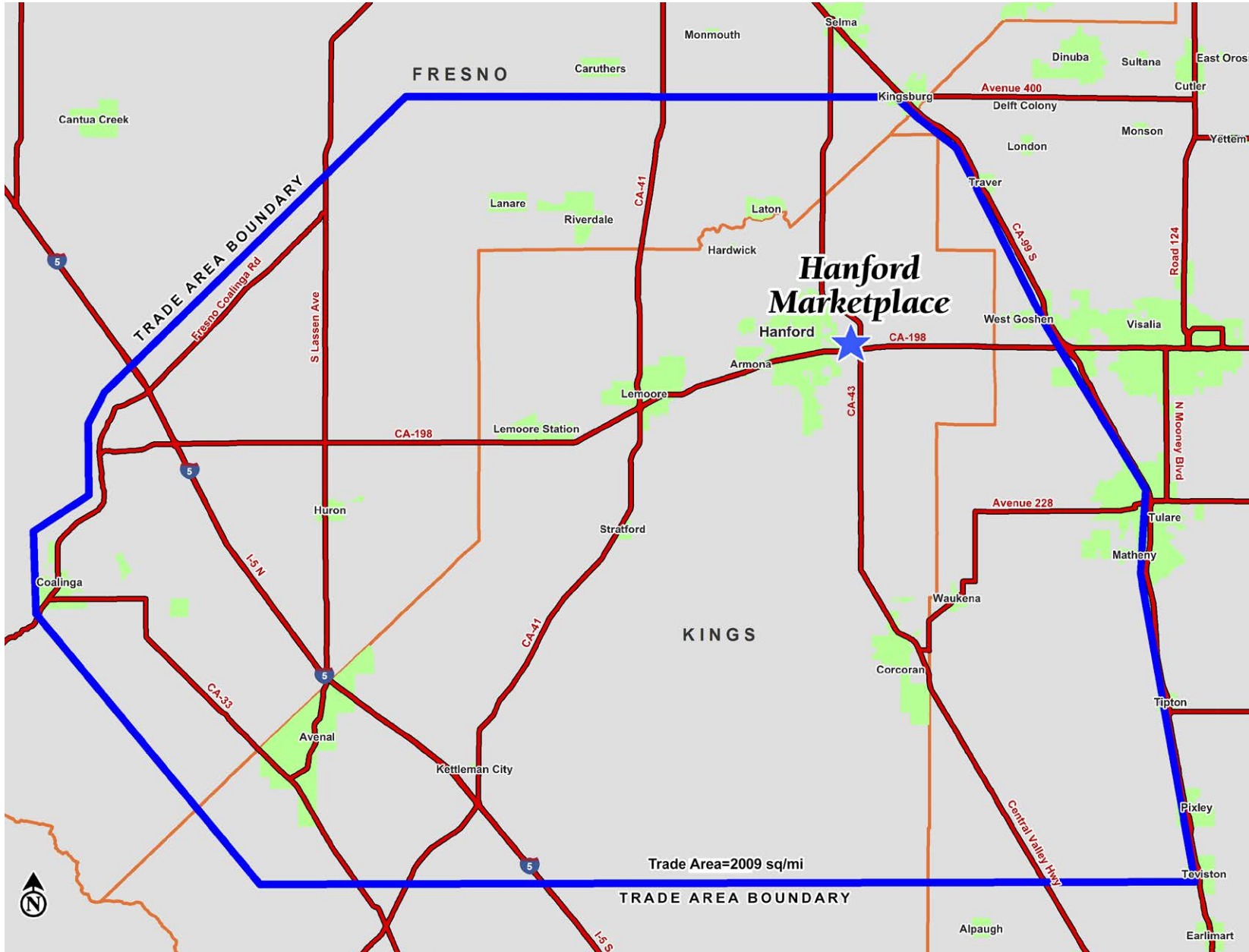
SITE PLAN  
SP-11

Scale: 1" = 100'



# HANFORD MARKETPLACE

## Trade Area Map & Demographics



### 2024 DEMOGRAPHICS

CUSTOM  
BOUNDARY  
2009 SQ/MI

#### Population Trend

2000 Total Population	194,955
2010 Total Population	225,596
2020 Total Population	231,087
2025 Est. Total Population	236,644

#### Households Trend

2000 Total Households	51,403
2010 Total Households	59,768
2020 Total Households	61,792
2025 Est. Total Households	62,611

#### Population Change Trend

2000 to 2010 Population Change	15.72%
2010 to 2020 Population Change	1.05%
2020 to 2025 Est. Population Change	1.35%

#### Household Change Trend

2000 to 2010 Household Change	16.28%
2010 to 2020 Household Change	3.39%
2020 to 2025 Est. Household Change	1.33%

#### 2025 Est. Population by Race

White alone	51.28%
Hispanic	62.41%
Black or African American alone	5.52%
Am Indian and Alaska Native alone	1.6%
Asian alone	3.25%
Native Hawaiian and OPI alone	0.19%

#### 2024 Income

Household Income: Median	\$59,619
Household Income: Average	\$77,956
\$125,000 to \$149,999	6.25%

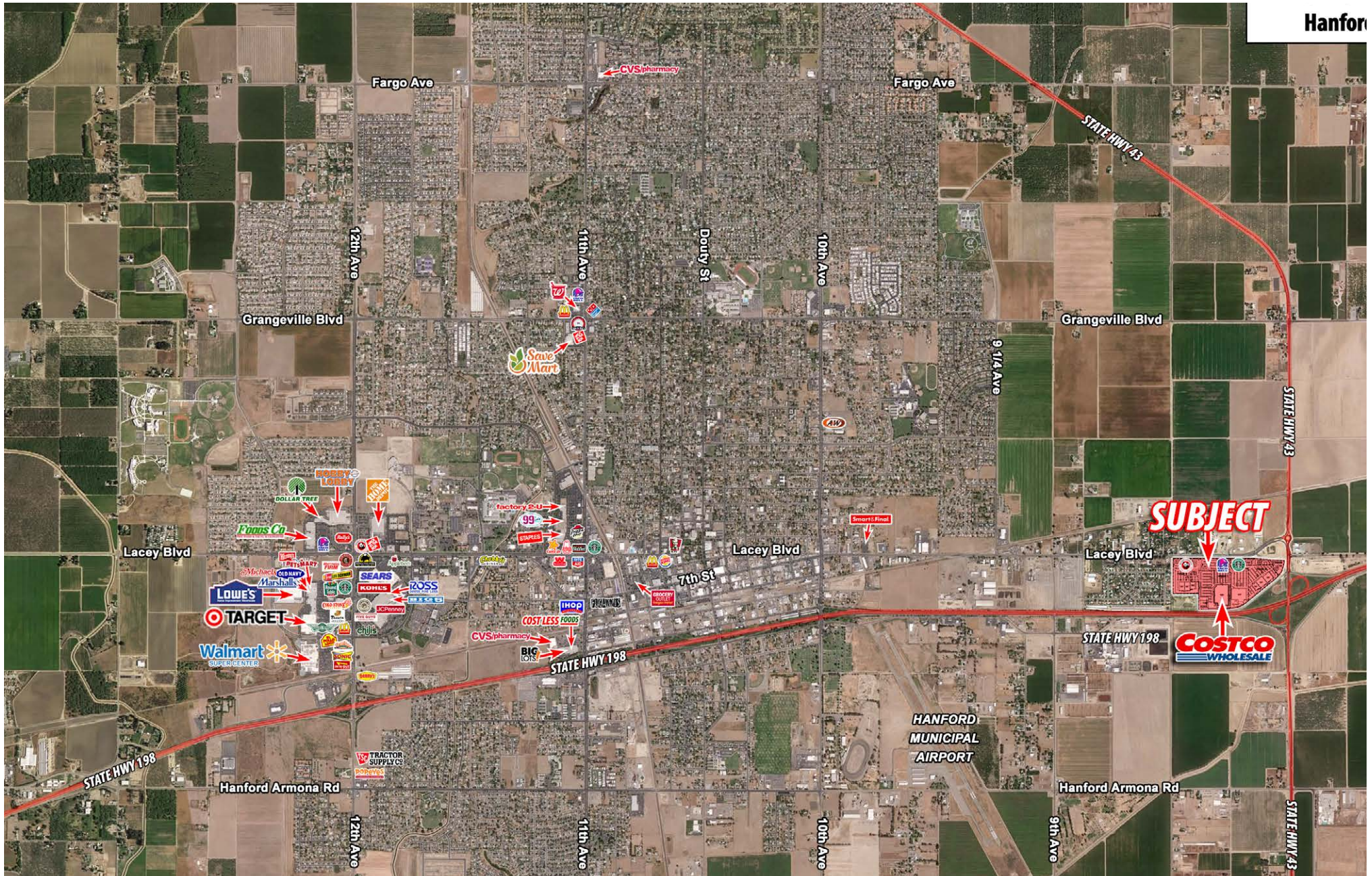
#### 2024 Daytime

Average household size	3.33
Total Daytime Population	216,858
Total Daytime at Home Pop	181,289
Total Daytime at Home Pop %	84%



# HANFORD MARKETPLACE

Major Retail Competition - Hanford, CA





# HANFORD MARKETPLACE

Grand Opening





# HANFORD MARKETPLACE

## Proposed Elevation



MAJORS A, B, C FRONT ELEVATION



MAJORS A, B, C REAR ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

TYPICAL SHOPS ELEVATION

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