

**Commercial Retail Parcel Available Off HWY-198 in Hanford, CA**



Sale Price	\$3,000,000
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**OFFERING SUMMARY**

Available SF:	±650,351
Lot Size:	14.93 Acres
Price / SF:	\$4.61
Zoning:	Regional Commercial
Market:	Fresno
Submarket:	Hanford/Armona
Cross Streets:	12th Ave & CA-198
APN:	011-060-010 & 011-060-011

**PROPERTY HIGHLIGHTS**

- HWY-198 Frontage w/ Great 12th Avenue Access/Exposure
- ±14.93 Ac South of the Mall | Seller Financing Available
- High Average Income Area Underserved for Retail
- All Curb/Gutter/Approaches/Cross Access In Place/Utilities At Site
- Prime Retail Lot | Shovel Ready | High Identity Location
- Busy Signalized Intersection @ Primary Retail Corridor
- Situated Near Many Existing and New Housing Developments
- Surrounded By Hanford's Highest Trafficked Roads & Major Arterials
- Near Major Corridors Servicing College, Airport, Downtown, & Schools
- Prime Land w/ Nearby CA-198 & Lacey Blvd Access
- Easy Access to Upgraded HWY 198 Off/On Ramps
- Optimal Visibility w/ ±114,003 Cars Per Day
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Ideal for Fast Food, Fuel Station, Hotel, Super Market, & More!

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**Central CA Commercial**  
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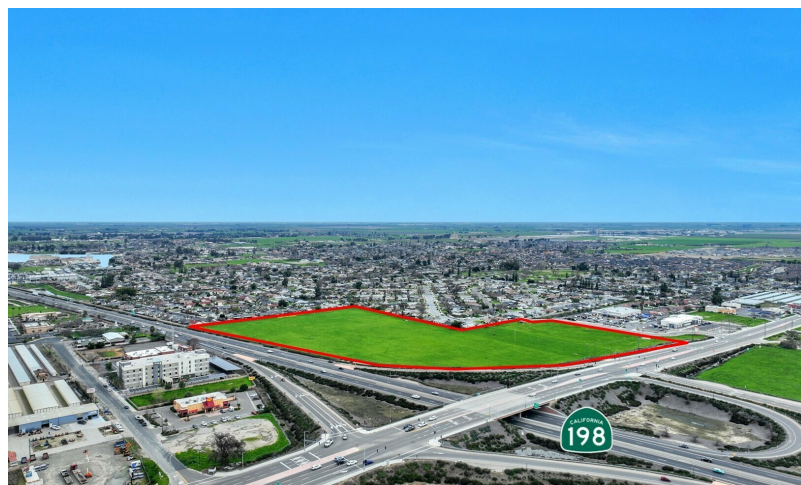
**PROPERTY DESCRIPTION**

±14.93 Acres of Highway Commercial Retail Development land located off Exit 12th Ave just off of State Route CA 198. Highly visible location with easy nearby Highway Exit and Entrance with long frontage along HWY-198 and 12th Ave. The parcel is located directly south of the Hanford Mall & the "main & main" of Hanford. Currently offering ±14.93 Acres (±650,351 SF), zoned commercial retail, with potential to subdivide into the desire size needed. 12th Avenue is an overpass over Highway 198, a full interchange, and main entrance point into Hanford. Excellent big-box site, shopping center, lodging, gas station, restaurant, auto mall, office park, freeway-oriented hotel. Excellent existing access from 12th Ave, Hanford Armona Rd and Lacey Blvd, roads have adequate capacity, is within the holding capacity, conforms to policies, avoids traffic congestion, and is shovel ready.

Strategically positioned at the full interchange with both north and south bound loop on and off-ramps, which carry approximately ±114,003 cars per day. Existing ramps dispense traffic near the subject property. Flexible commercial zoning uses include convenience store, car wash, hotel, conference center, quick serve & sit-down restaurants, food market, retail strip center, professional office, etc. All wet & dry utilities at site.

**LOCATION DESCRIPTION**

Strategically located off the interchange of CA State Highway 198 & 12th Ave in Hanford, CA. Easy north/south Hwy 198 access & will benefit from this large, expanding commercial market. Located within Hanford's major Retail area off of 12th Avenue and CA-198 surrounded by many national retailers including Walmart, In N out Burger, Sonic Drive Thru, Farmer Boys, Denny's, El Pollo Loco, McDonald's, Chili's Grill & Bar, O'Reilly Auto Parts T-Mobile, and many more! Hanford is an important commercial and cultural center in the south central San Joaquin Valley and is the county seat of Kings County, California. It is the principal city of the Hanford-Corcoran metropolitan area (MSACode25260), which encompasses all of Kings County, including the cities of Hanford and Corcoran.



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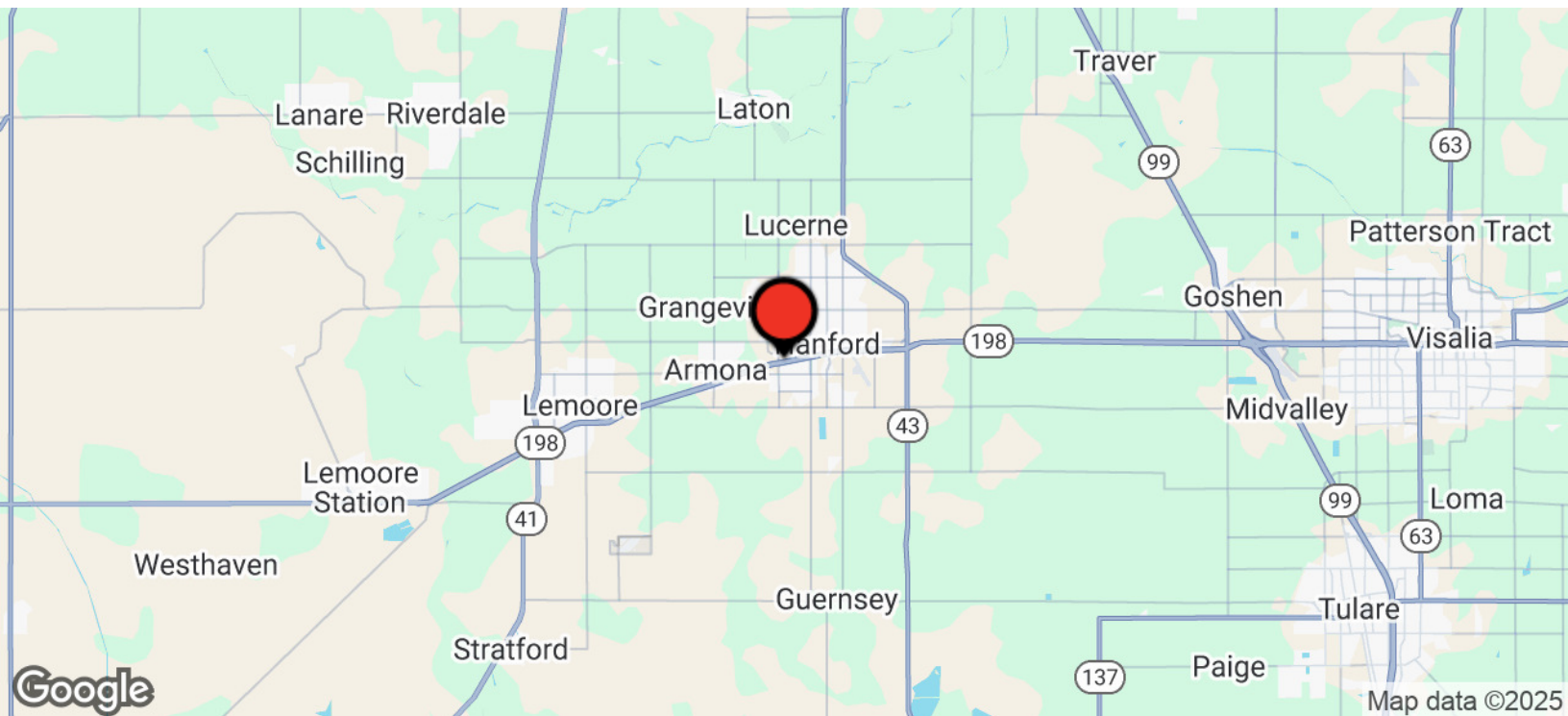
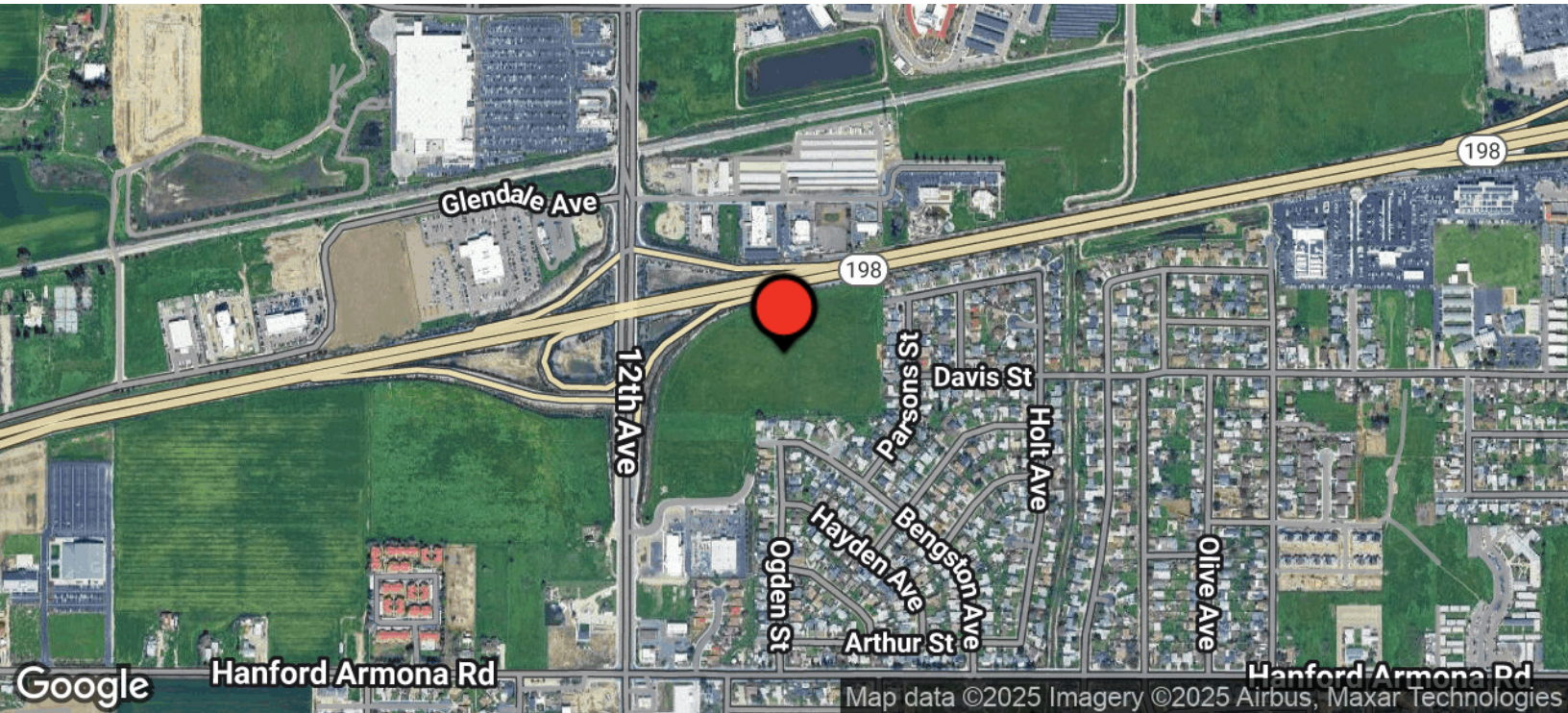


Land For Sale | 10715 12th Ave Hanford, CA 93230



**CENTRAL CA  
COMMERCIAL**

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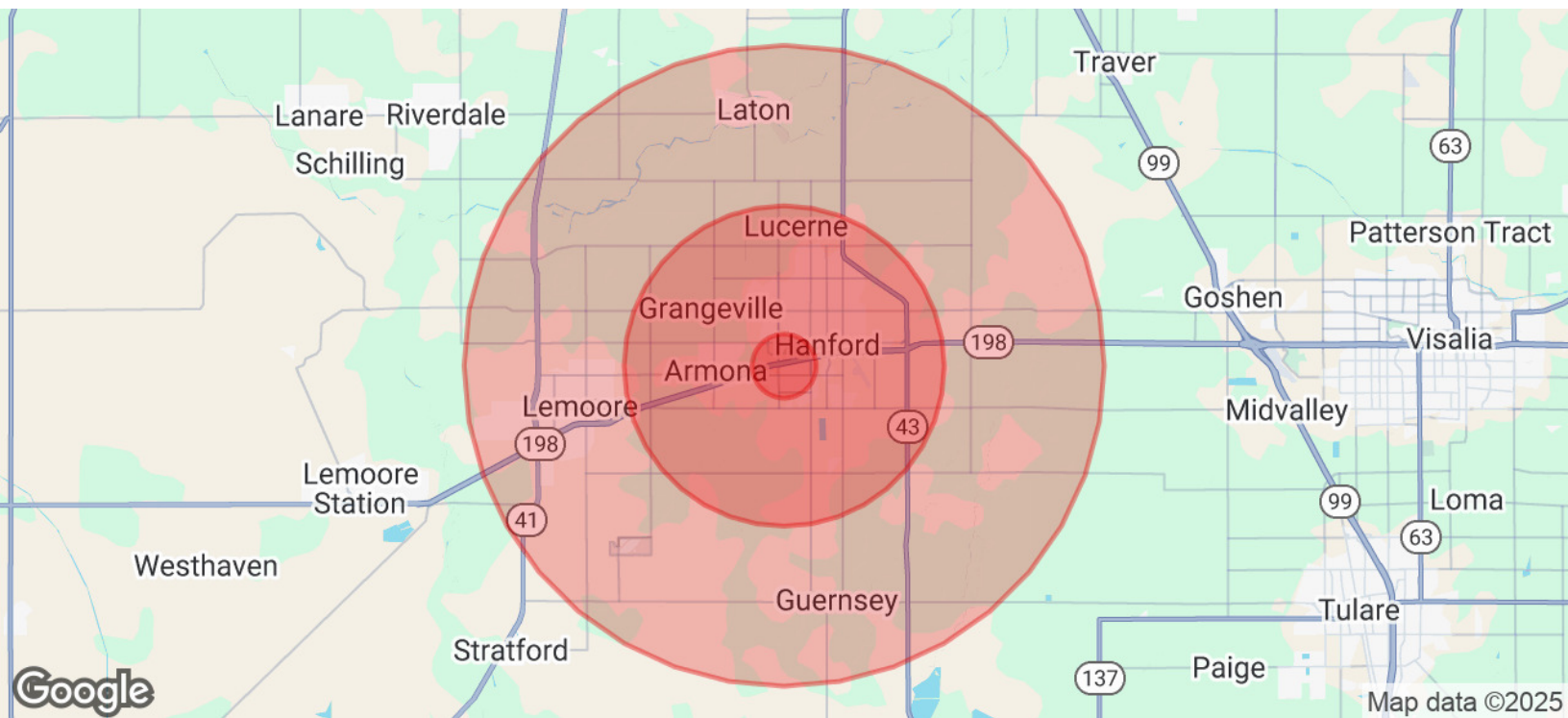
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	10,944	70,627	106,671
Average Age	34	37	36
Average Age (Male)	34	36	35
Average Age (Female)	35	38	37

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	3,163	23,211	35,330
# of Persons per HH	3.5	3	3
Average HH Income	\$77,513	\$90,620	\$91,201
Average House Value	\$311,891	\$361,924	\$385,110

<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Hispanic	73.3%	57.9%	56.0%

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