

AVAILABLE FOR LEASE  
6,000± SF STRIP CENTER

1863 W. LACEY BOULEVARD  
HANFORD, CA



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**PROPERTY**  
INFORMATION

<b>Availability :</b>	6,000± SF
<i>Suite 103:</i>	<i>1,884± SF</i>
<i>Suite 105:</i>	<i>1,175± SF</i>
<i>Suite 107:</i>	<i>1,165± SF</i>
<i>Suite 109:</i>	<i>1,776± SF</i>
<b>Tenancy:</b>	Multiple
<b>Year Built:</b>	2021
<b>Zoning:</b>	C-R <i>(Regional Commercial)</i>
<b>Retail Space Type:</b>	Strip Center
<b>APN:</b>	011-020-008 <i>(Kings County)</i>
<b>Lease Rate:</b>	Contact Agent

**HIGHLIGHTS**

6,000± SF of versatile spaces that cater to a range of retail, service, and dining concepts, this strip center is an ideal choice for businesses looking to establish a strong presence in one of Hanford's most sought-after retail locations. With easy access, ample parking, and excellent exposure, this property stands out as a premier opportunity for retailers looking to thrive in a vibrant, high-traffic environment.





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## AREA DEMOGRAPHICS

### POPULATION

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2029 Projection	7,742	63,165	72,494
2024 Estimate	7,344	61,613	70,861
Growth 2024-2029	5.42%	2.52%	2.31%
Growth 2020-2024	-0.95%	8.69%	1.05%
Growth 2010-2020	29.58%	-1.82%	4.69%
2029 Projection	2,413	20,778	23,958
2024 Estimate	2,278	20,156	23,286
Growth 2024-2029	5.92%	3.09%	2.89%
Growth 2020-2024	-2.29%	9.99%	1.60%
Growth 2010-2020	23.34%	-0.09%	6.49%
<i>2024 Est. Average HH Income</i>	\$94,349	\$88,932	\$90,972

### HOUSEHOLD

Source: Claritas 2024

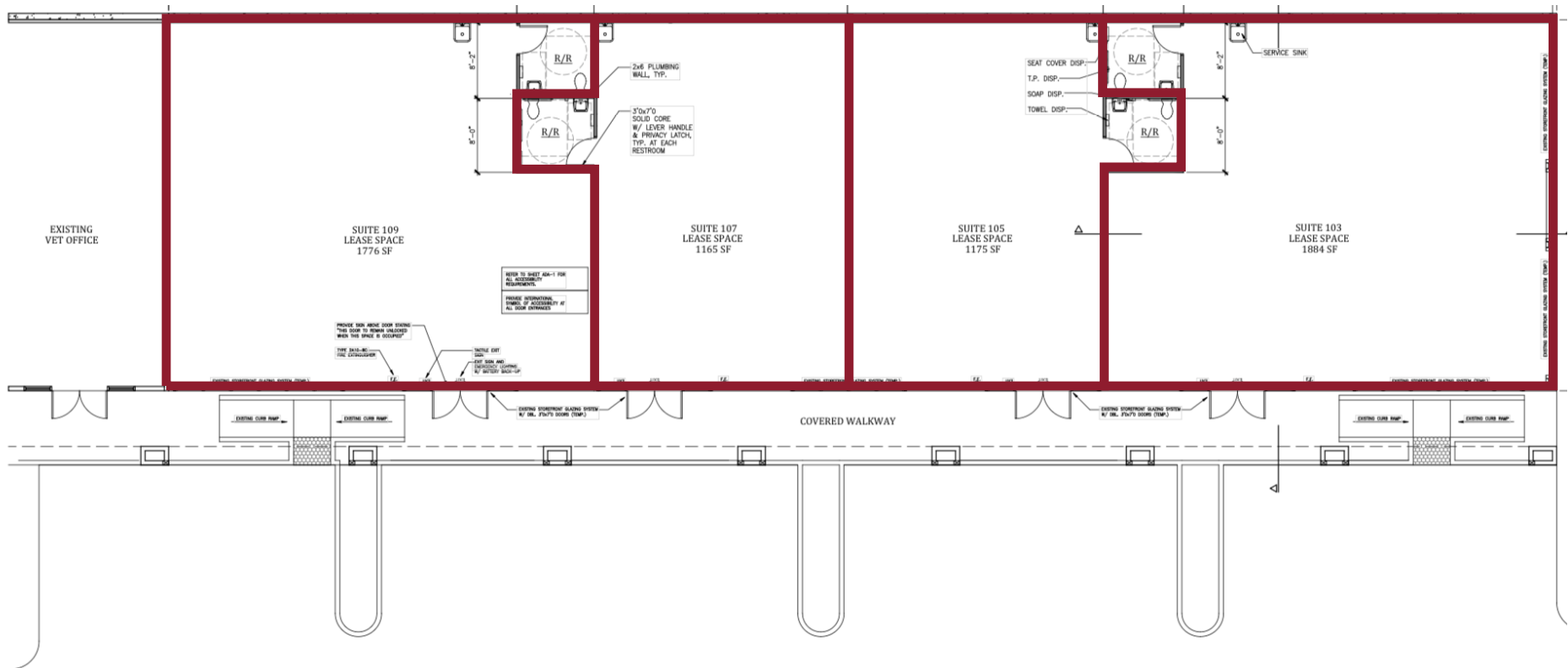


### TRAFFIC COUNTS

19,800± ADT

Lacey Boulevard at 12th Avenue  
(Eastbound & Westbound)

Source: Kalibrate TrafficMetrix 2024





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AERIAL  
MAP





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