

AVAILABLE FOR LEASE
6,000± SF STRIP CENTER

1863 W. LACEY BOULEVARD

HANFORD, CA



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Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

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Availability : 6,000± SF

Suite 103: 1,884± SF

Suite 105: 1,175± SF

Suite 107: 1,165± SF

Suite 109: 1,776± SF

Tenancy: Multiple

Year Built: 2021

Zoning: C-R (*Regional Commercial*)

Retail Space Type: Strip Center

APN: 011-020-008 (*Kings County*)

Lease Rate: 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%
2024 Est. Average HH Income	\$94,349	\$88,932	\$90,972

Source: Claritas 2024

HOUSEHOLD



TRAFFIC COUNTS

19,800± ADT

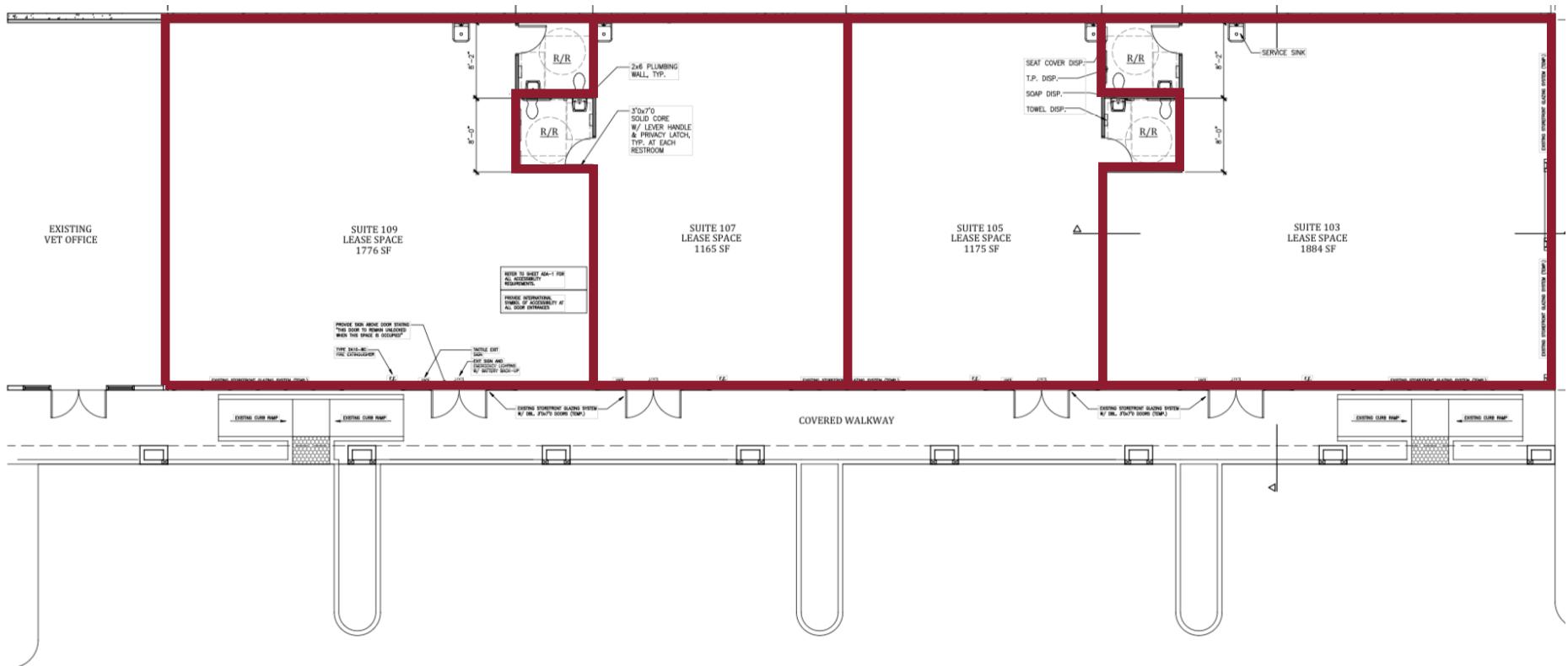
Source: Kalibrate TrafficMetrix 2024

Lacey Boulevard at 12th Avenue
(Eastbound & Westbound)

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SITE PLAN



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AERIAL MAP



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