

Hanford Professional Plaza

Improved Office Parcel for Sale



Neighboring Building in Complex



Location: NWQ Lacey Blvd. & Kings County Dr.
Hanford, California

Available: 36,122 SF Land Parcel with Reciprocal Parking
Buildable \pm 22,000 SF

Sale Price: \$1,500,000

Zoning: O - Office

Parking: Over 5 stalls per 1,000 SF

Traffic Counts: Lacey Blvd & 12th Ave. - \pm 24,350 ADT

Demographics:

	1 Mile	3 Mile	5 Mile
Population	9,803	65,625	69,839
Avg HH Income	\$80,982	\$83,554	\$84,395

Property Features:

- Fully improved parcel with common area parking lot complete
- Located within dense commercial area
- Impressive daytime and work population
- Part of well maintained office complex
- Across from the Hanford Mall and Adventist Health Center



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The property is located in the heart of Hanford, near Highway 198, and along a dense commercial corridor. The site has great visibility, access from both east and west bound lanes of Lacey Blvd, and is located near one of the busiest intersection in Kings County, with an average daily traffic count of $\pm 24,350$ cars per day. The building and common areas are well maintained and managed.

Hanford is the regional commercial center for Kings County, serving a trade area population of nearly 300,000 people. Hanford lies equidistant from Los Angeles and San Francisco, and is home to a brand new \$112 million dollar Adventist Health Center and another 1.2 million square feet of new retail development. Hanford is also the county seat of Kings County and attracts over 30,000 visitors per year to the city's historic landmarks.



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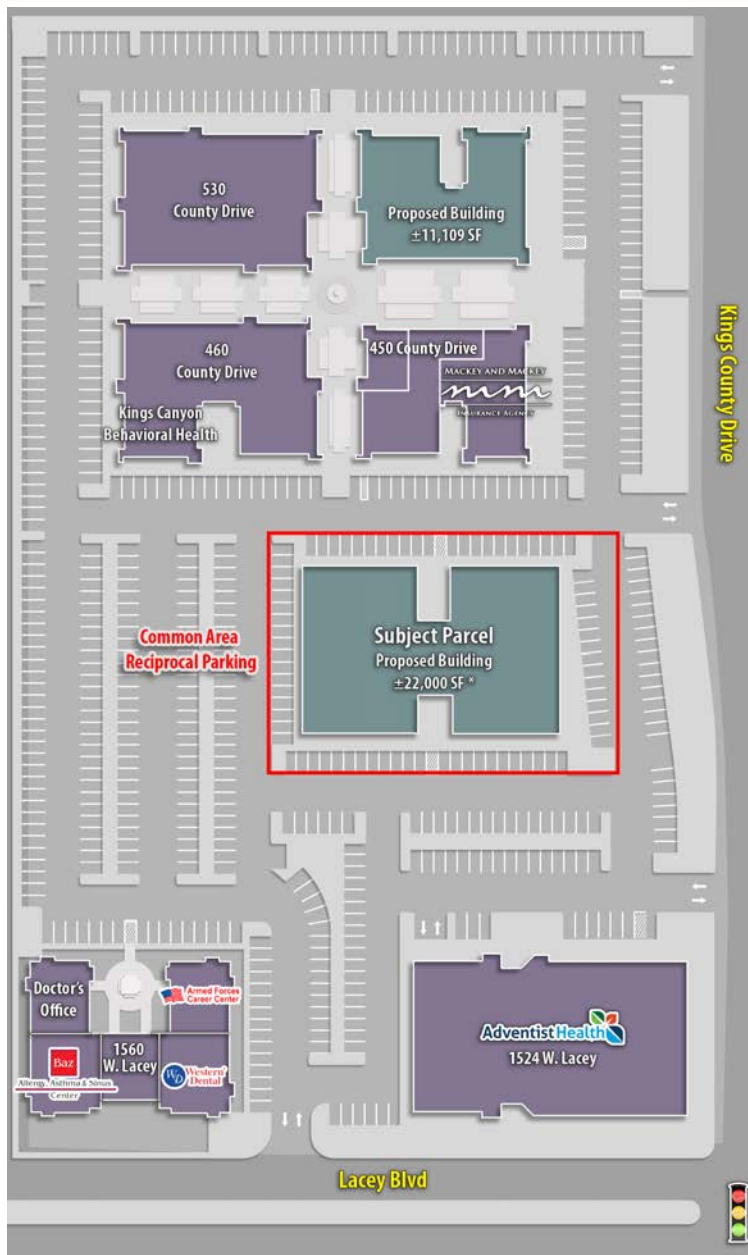
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Site Plan



* Seller will consider a parcel map split or a Build-to-Suit for user



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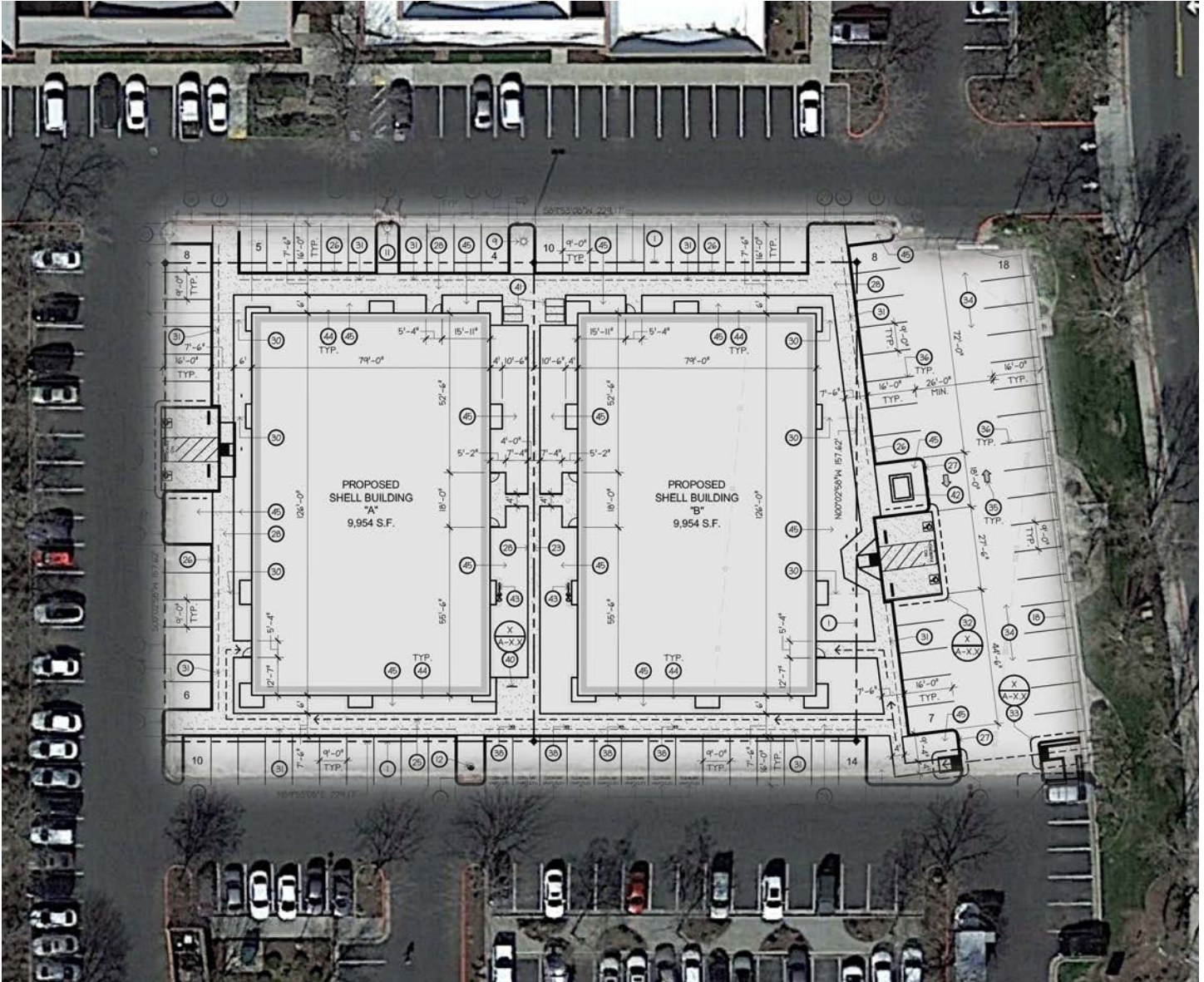
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Conceptual Two Building Plan



* Seller has additional plans and elevations that can be provided to the Buyer.



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