

HANFORD MARKETPLACE

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



For leasing info, please contact:

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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
- New residential tract maps and master plans are being processed for the land directly north of the site.
- 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.

2025 Traffic Counts

State Hwy 198 @ Hwy 43:	61,277± ADT
State Hwy 43 @ Hwy 198:	41,073± ADT
Lacey Blvd @ State Hwy 43:	<u>7,804± ADT</u>
TOTAL:	110,154± Average Daily Traffic

2025 Trade Area Demographics

	<u>Trade Area</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Total Population	243,120	29,015	65,081	89,082
Daytime Population	249,757	35,843	66,124	91,213
Total Households	69,864	9,982	21,619	29,516
Avg. HH Income	\$86,011	\$74,103	\$93,354	\$93,105

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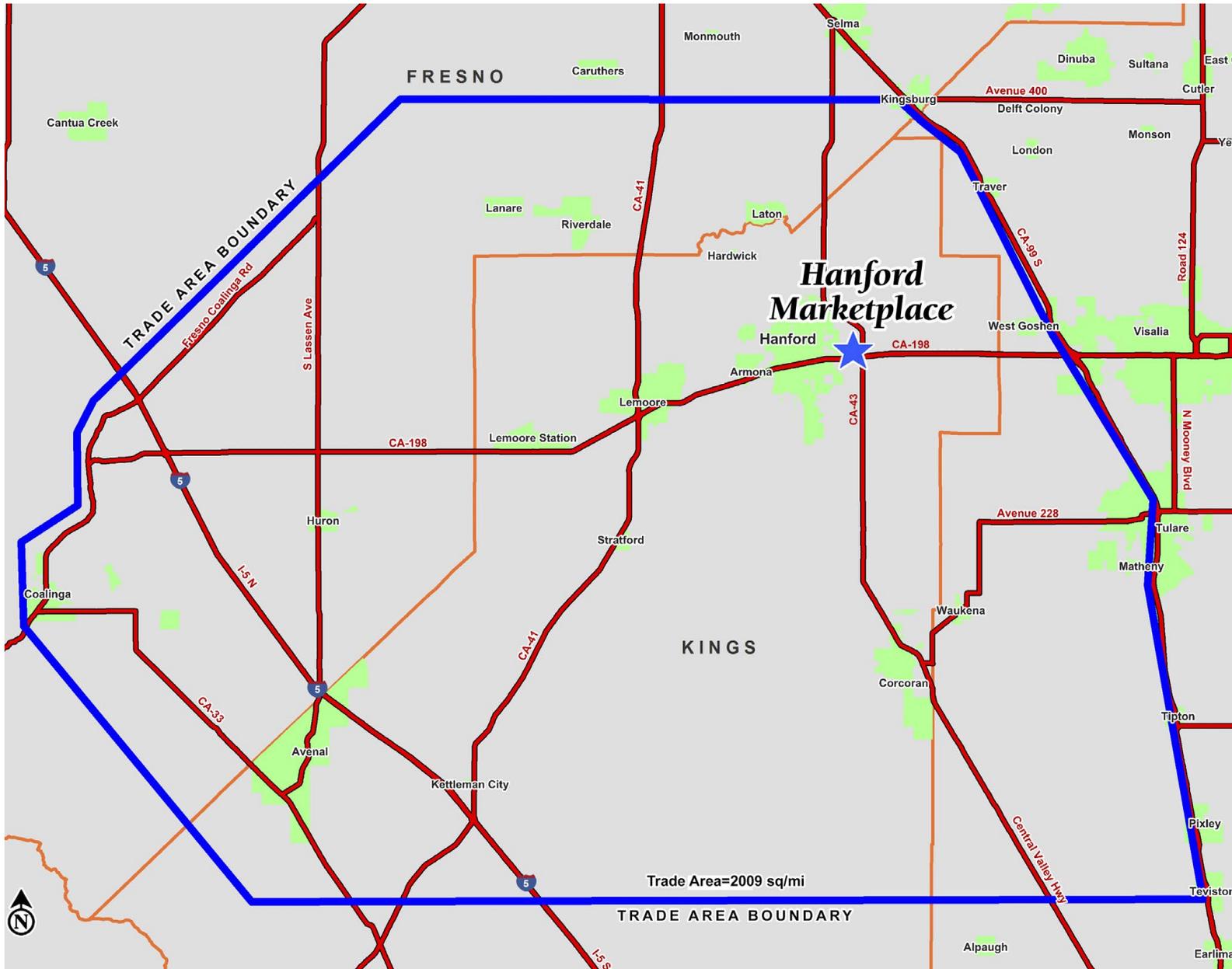
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Trade Area Map & Demographics



2025 DEMOGRAPHICS

CUSTOM BOUNDARY 2009 SQ/MI

Population Trend

2030 Projection	243,297
2025 Estimate	243,120
2020 Census	237,726
2010 Census	245,680

Households Trend

2030 Projection	70,140
2025 Estimate	69,864
2020 Census	68,876
2010 Census	66,041

Population Change Trend

Growth 2025-2030	0.07%
Growth 2020-2025	2.27%
Growth 2010-2020	-3.24%

Household Change Trend

Growth 2025-2030	0.40%
Growth 2020-2025	1.43%
Growth 2010-2020	4.12%

2025 Est. Population by Race

White Alone	35.25%
Hispanic or Latino	66.12%
Black or African American Alone	4.56%
American Indian and Alaska Native Alone	2.28%
Asian Alone	3.04%
Native Hawaiian and OPI Alone	0.23%

2025 Income

Household Income: Median	\$65,584
Household Income: Average	\$86,011
\$125,000 to \$149,999	6.17%

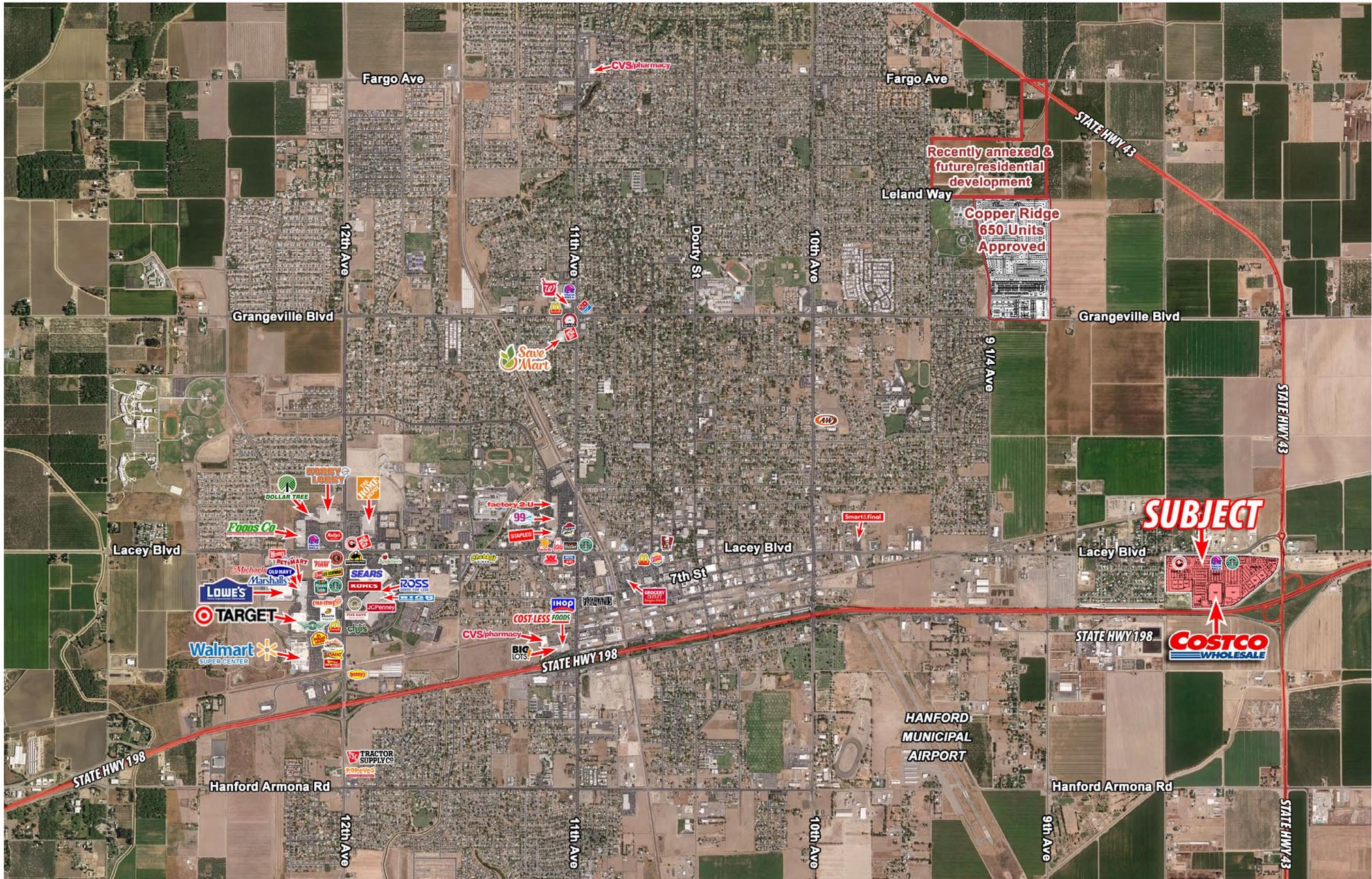
2025 Daytime

Average household size	3.18
Total Daytime Population	249,757
Total Daytime at Home Pop	106,371
Total Daytime at Home Pop %	42.59%

Trade Area=2009 sq/mi

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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