

Prime Hanford Mall Potential Retail Pad

Land For Sale & Lease | 1675 W Lacey Blvd Hanford, CA 93230



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Sale Price	\$975,000
Lease Rate	\$75,000.00 PER YEAR

PROPERTY HIGHLIGHTS

- ±24,393 SF Outparcel Primed for Retail
- Perfect for Quick Service Retail | See Site Plan (Page 3)
- Prime Retail Location Off 12th Ave & W Lacey Blvd
- 12th Ave Frontage w/ Great Access & Exposure
- Close to Transit and Public Transportation
- Busy signalized intersection at Primary Retail Corridor in Hanford
- Situated Near Many Existing and New Housing Developments
- Near Major Corridors servicing College, Airport, Downtown, & Schools
- Less than 1 Mile from Nearest CA-198 Off Ramp
- Consistent Foot Traffic from Hanford Mall
- Surrounded by Many Quality National Tenants
- Ample Parking and Signage Available

OFFERING SUMMARY

Available SF:	±24,393 SF
Lot Size:	±0.56 Acres
Price / SF:	\$39.97
Year Built:	1995
Zoning:	C-R Regional Commercial
Market:	Hanford/Armona
Submarket:	Hanford-Corcoran
Traffic Count:	±73,066
APN:	011-060-037

Jared Ennis
Executive Vice President
CalDRE #01945284
jared@centralcacommercial.com
559.705.1000

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PROPERTY DESCRIPTION

±24,393 SF of potential retail land neighboring the Hanford Mall. The subject property is the perfect outparcel for a quick service retail pad in the center of Hanford's busiest shopping area and retail corridor. The location receives major traffic from consistently busy W Lacey Ave & is easily accessible from CA-198 with the nearest off ramp being less than a mile down 12th Ave. Ample parking and signage available around the property.

LOCATION DESCRIPTION

Prime Retail Location on 12th Ave and Lacey Blvd that is well is located in Hanford' s major Retail area off of Lacey Blvd and 12th Avenue near New Hanford Development. Situated in front of the Hanford Mall featured as exterior location that is visible to 12th Ave. Property is surrounded by a large number of quality tenants including JC Penny, Boot Barn, Cinemark, Don Roberto Jewelers, Ross, Urban Air Trampoline Park, Bath & Body Works, Lids, Kohl's, AT&T, Jimmy John's, Chipotle, Habit Burger, Panda Express, Jack in the Box, Apple Bee's, Buffalo Wild Wings, and many more. 12th Ave & Lacey Blvd intersection maintains traffic count of 36,293 cars per day.



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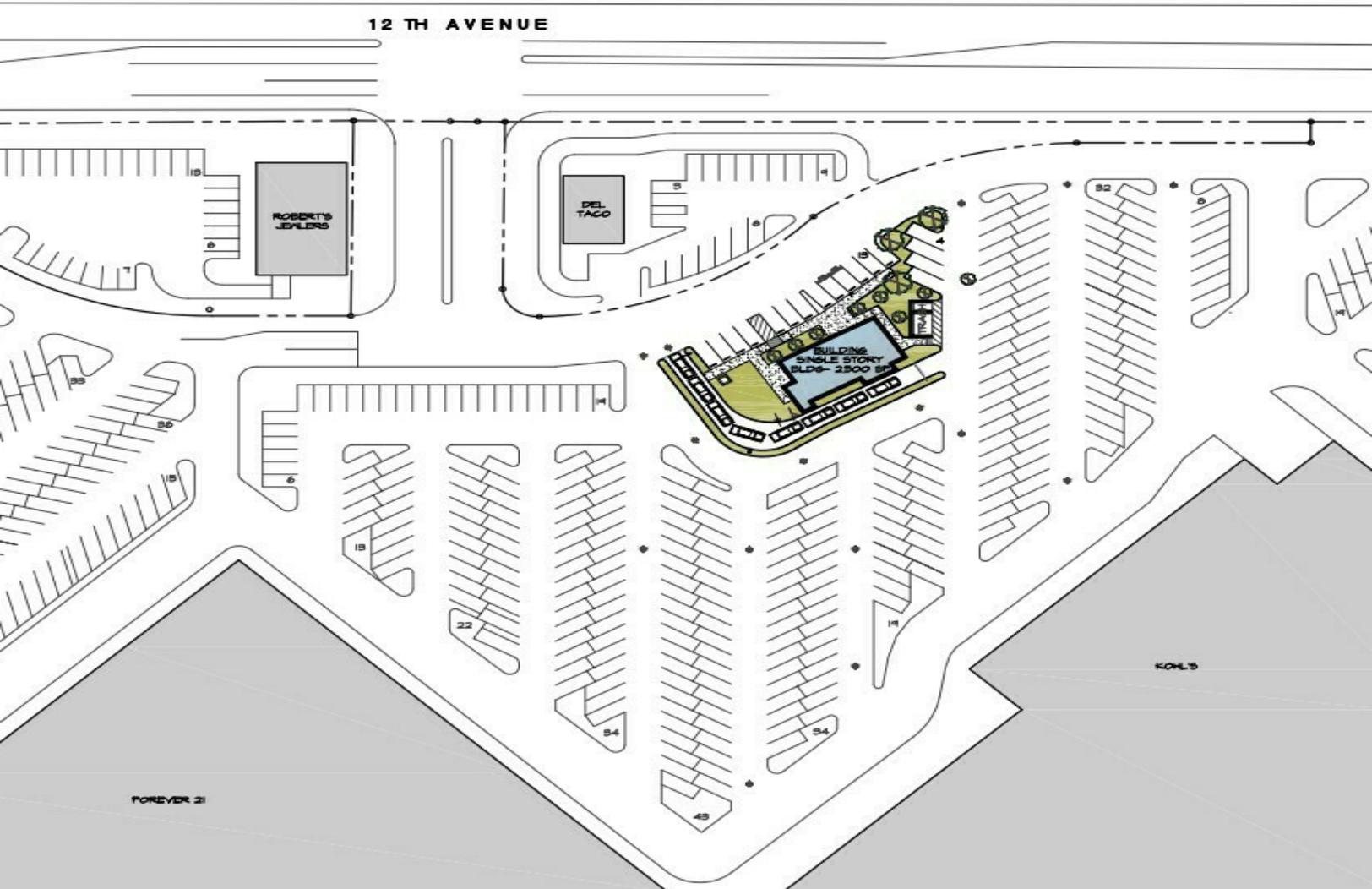
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Outparcel	Available	24,393 SF	NNN	\$75,000 per year

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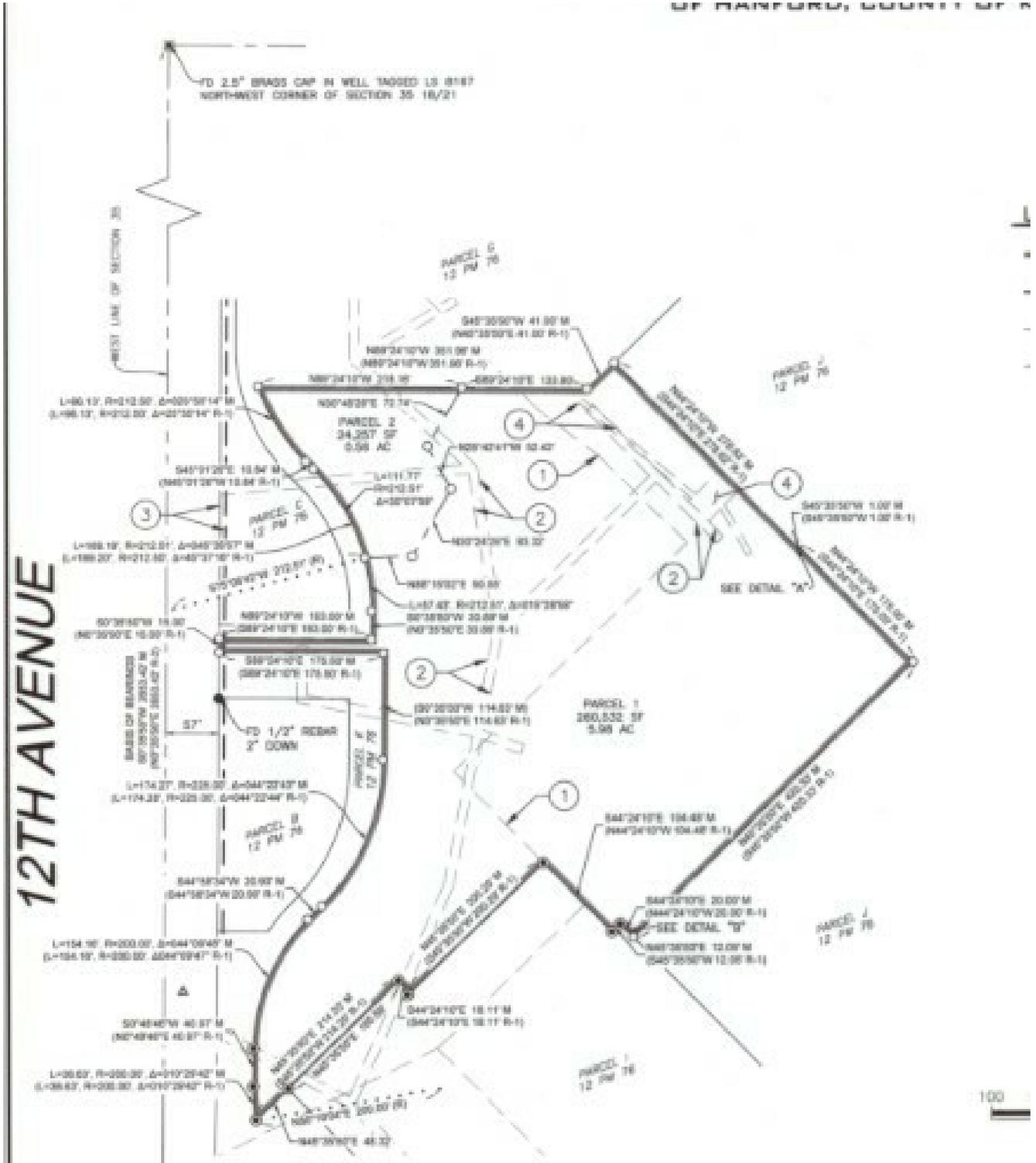
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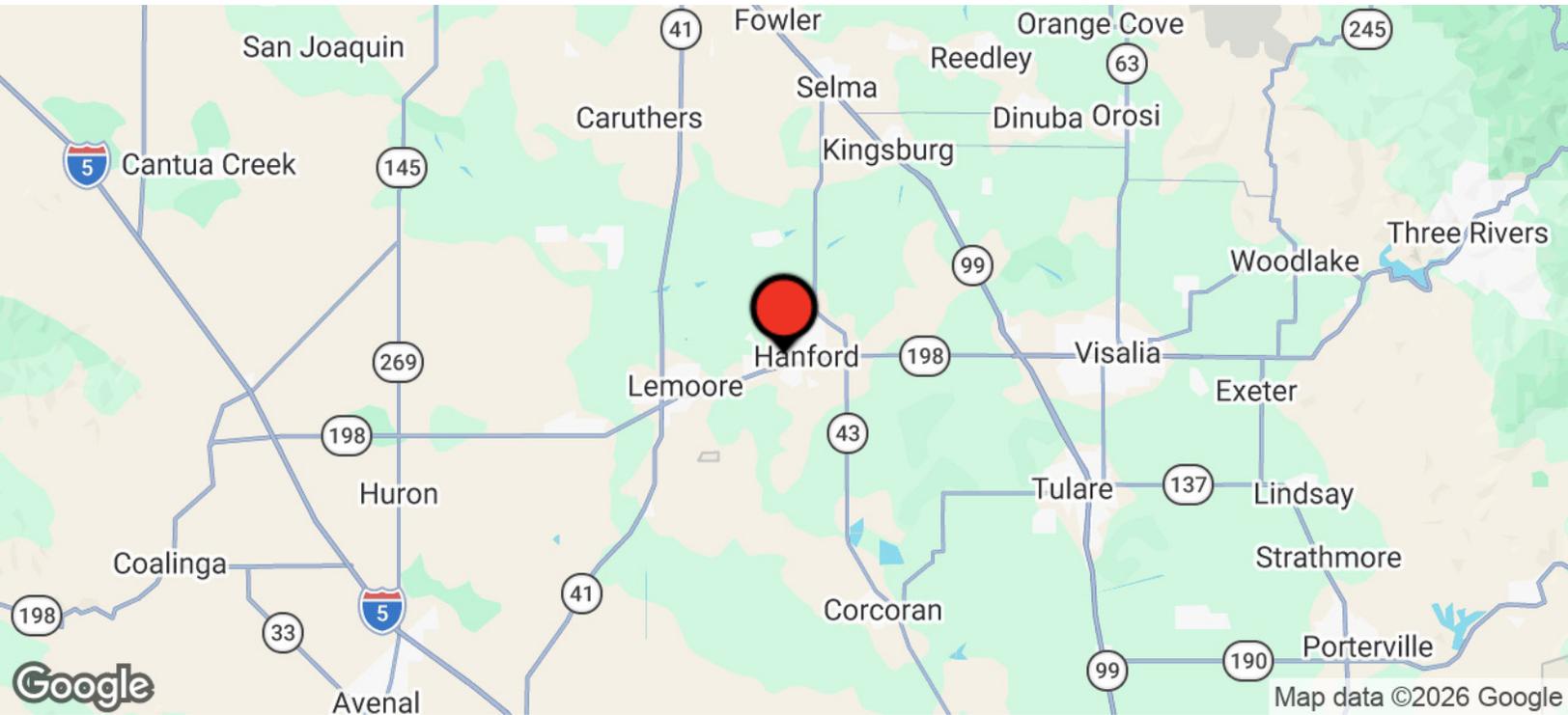
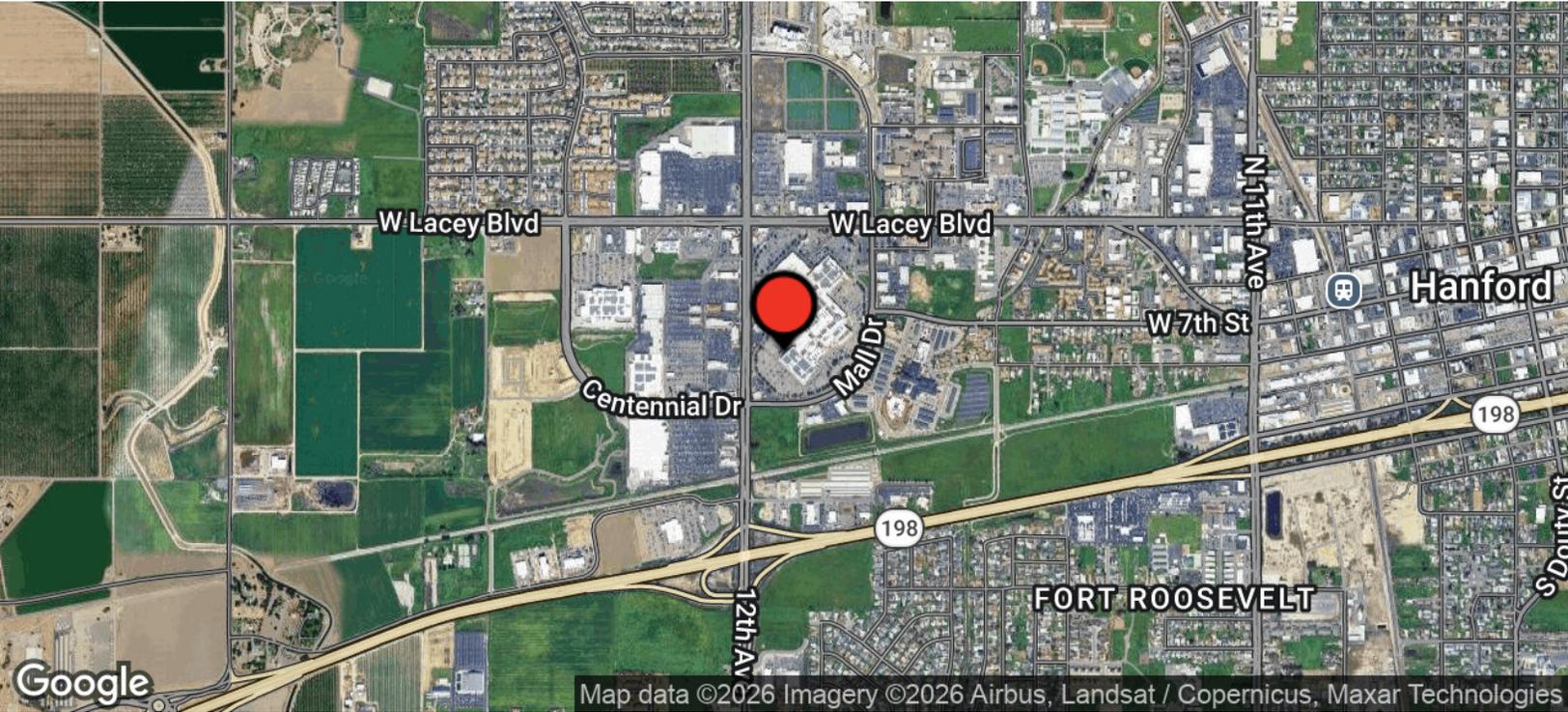
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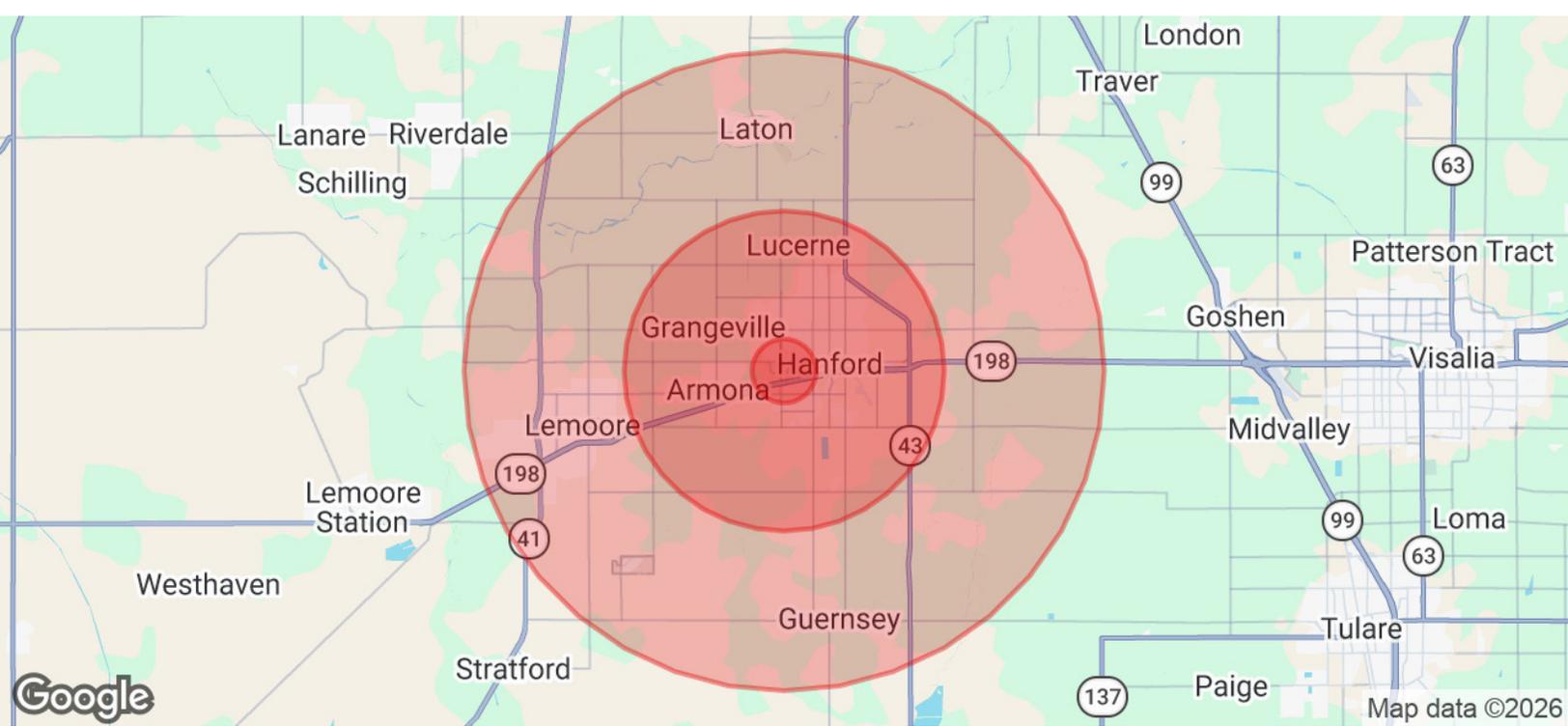
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,302	70,608	107,403
Average Age	36	37	36
Average Age (Male)	35	36	35
Average Age (Female)	37	38	37

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,843	23,211	35,533
# of Persons per HH	3.3	3	3
Average HH Income	\$85,067	\$90,663	\$91,168
Average House Value	\$349,747	\$362,276	\$387,197

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	62.0%	57.9%	56.1%

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