

LAND FOR SALE

PRIME RETAIL PAD OFF OF NWQ 12TH AVE. & HWY 198

2164 Glendale Ave, Hanford, CA 93230



TOTAL SALES PRICE:	\$1,225,000
PARCEL (B):	\$650,000
PARCEL (C):	\$575,000
TOTAL LOT SIZE:	3.5 Acres
PARCEL (B):	1.65 Acres
PARCEL (C):	1.85 Acres
APN #:	011-030-014, 011-030-015
ZONING:	Service Commercial
MARKET:	12th Avenue Retail
SUB MARKET:	Hanford/Armona
CROSS STREETS:	12th Avenue & HWY 198

PROPERTY FEATURES

- ±3.5 Acres Surrounded by Many National Tenants
- Parcel (B) 1.65 Acres/Parcel (C) 1.85 Acres
- High Identity Location | Shovel Ready
- Prime Retail Location Off HWY 198 & 12th Avenue
- Potential For Parcels To Be Divided
- Multiple Access Points w/ High Exposure
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- North & South Bound Traffic Generators Near HWY-198
- Optimal Visibility w/ ±104,579 Cars Per Day
- Close to Transit and Public Transportation
- Ideal for Fast Food, Fuel Station, Hotel, Super Market, & More!

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**PROPERTY OVERVIEW**

Prime $\pm 152,460$ SF (± 3.5 Acre) parcel just off HWY 198 & 12th Avenue at the entrance to Kings County's major Power Centers. Strategically located around 3 auto dealers, approved hotel, AMPM-Arco, various national retailers of fast food, gas stations, Target, Hanford Mall, and a Walmart Super Store. Highly visible corner location with easy nearby Highway Exit and Entrance with long frontage along Glendale Ave. Ideal for a quick service retail drive-thru, car wash, or various other uses. Shovel-ready site with fully improved paved sidewalks, curbs, gutters, street lights and fire hydrant. The property has a flexible S-C Service Commercial zoning offering a variety of uses. Located within Hanford's major Retail area off of 12th Avenue and CA-198 surrounded by many national retailers including In N out Burger, Sonic Drive Thru, Farmer Boys, Denny's, El Pollo Loco, McDonald's, Chili's Grill & Bar, O'Reilly Auto Parts T-Mobile, and many more! Excellent retail strip center, big-box site, fast food, fuel station, hotel, supermarket shopping center, lodging, restaurant, freeway-oriented hotel, Vehicle Sales. The property has quick access to Highway 198, which allows for convenient access to all the major Cities in the area absorbing from Tulare, Visalia, Porterville, Lindsay, and more. Strategically positioned at the full interchange with both north and south bound loop on and off-ramps, which carry approximately $\pm 104,579$ cars per day in the area; HWY-198: $\pm 37,179$ westbound and $\pm 35,922$ eastbound; 12th Ave: $\pm 19,177$ southbound and $\pm 12,301$ northbound. Existing ramps disperse traffic near the subject property.

LOCATION OVERVIEW

This parcel is well located off of HWY 198 and 12th Avenue just North of Highway 198, South of Centennial Dr, and West of 12th Avenue in Hanford, CA. Located within Hanford's major Retail area off of 12th Avenue and CA-198 surrounded by many national retailers including Walmart, In N out Burger, Sonic Drive Thru, Farmer Boys, Denny's, El Pollo Loco, McDonald's, Chili's Grill & Bar, O'Reilly Auto Parts T-Mobile, and many more!

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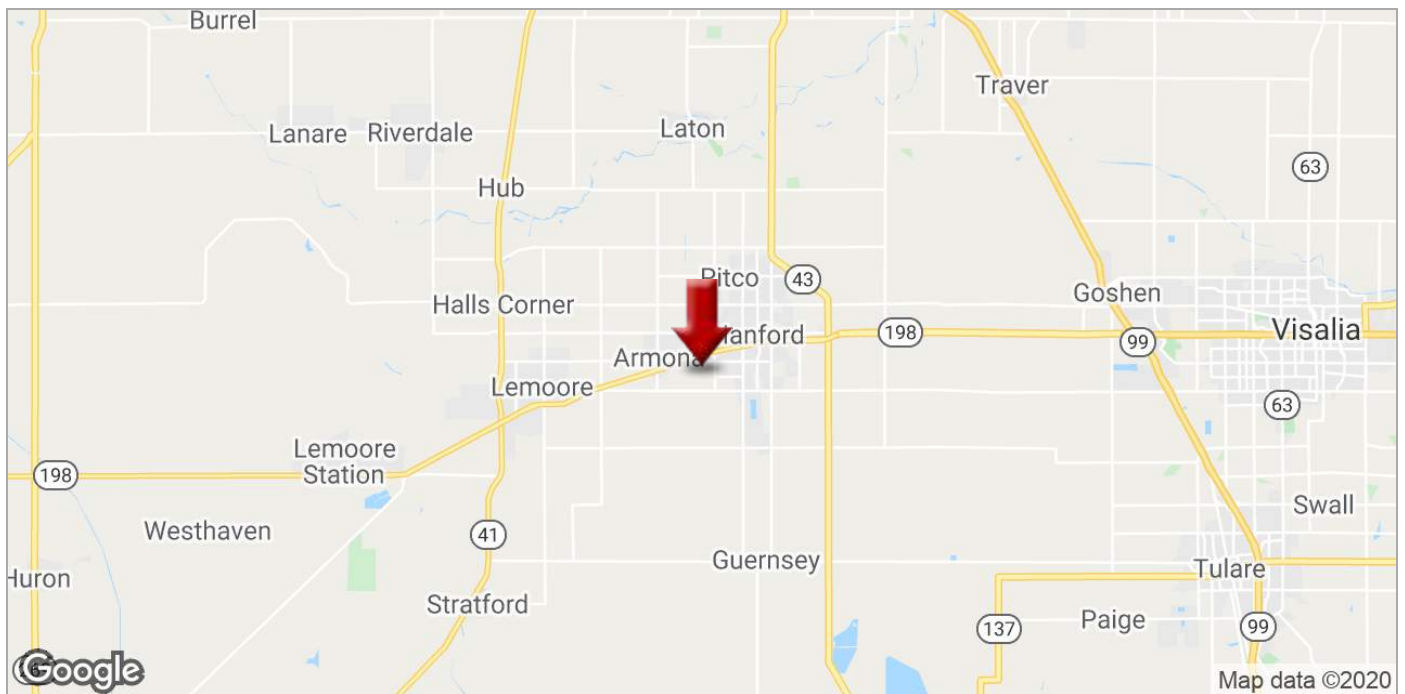
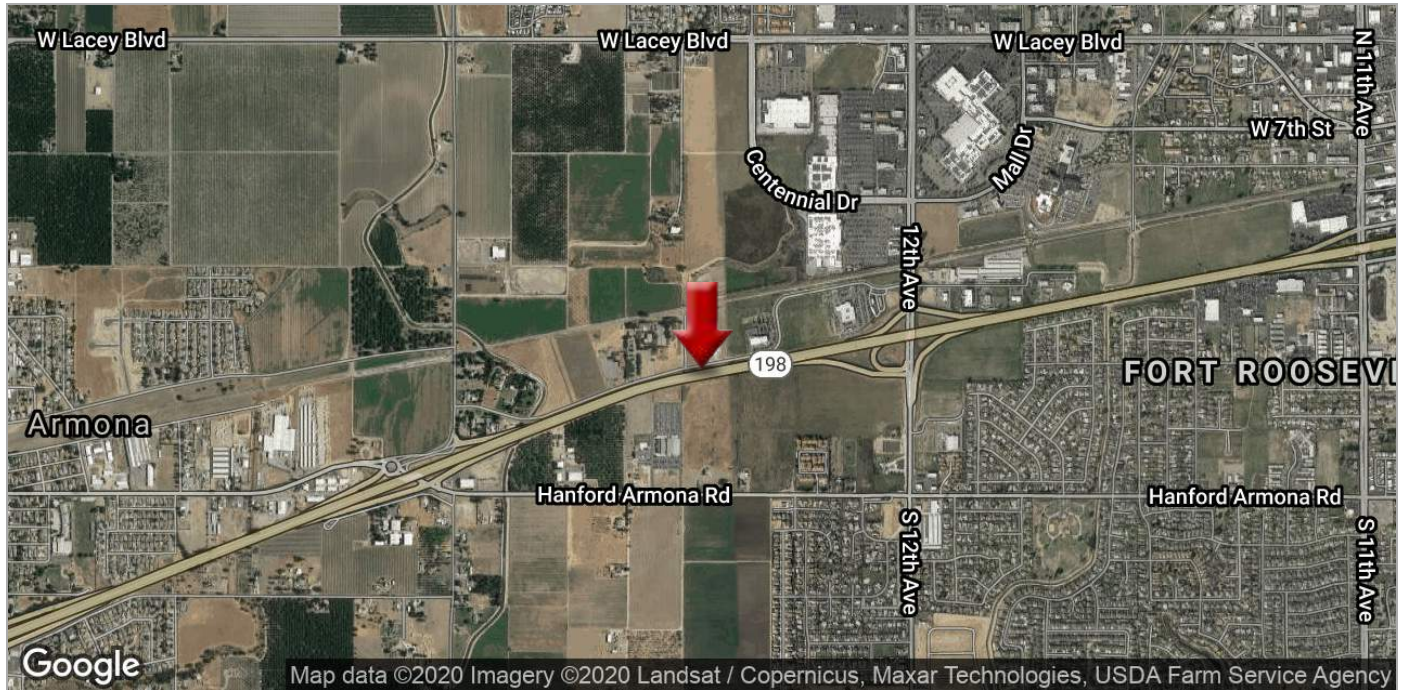
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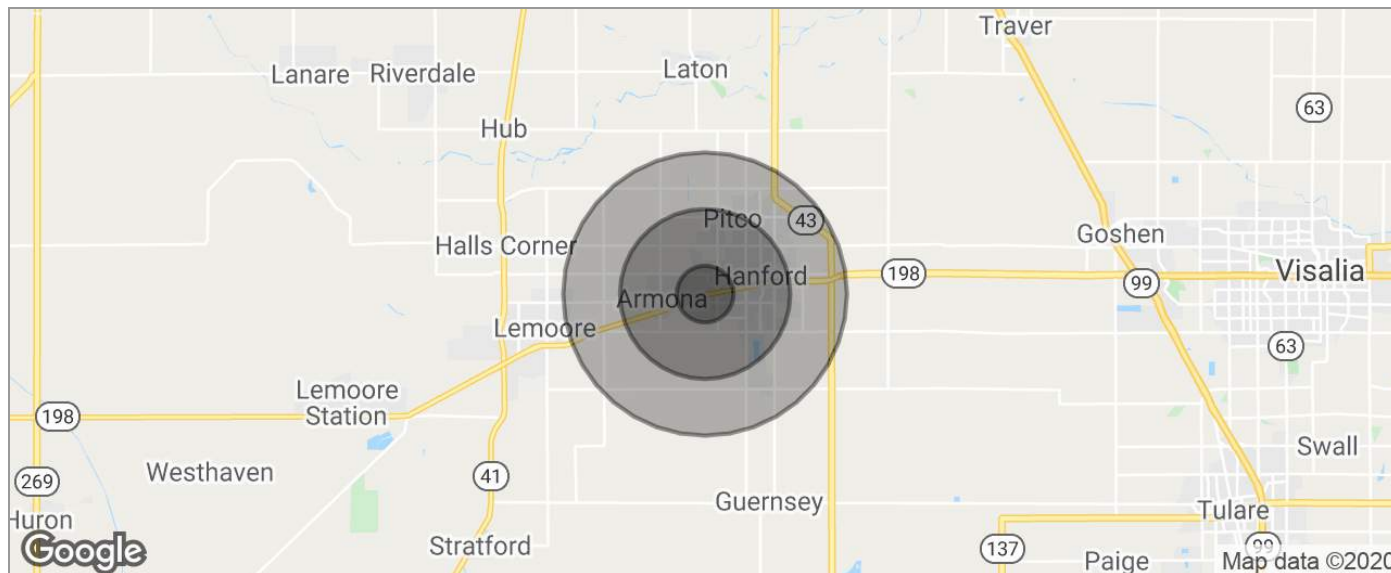
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,318	47,280	77,122
MEDIAN AGE	29.3	30.7	32.5
MEDIAN AGE (MALE)	28.6	30.7	32.8
MEDIAN AGE (FEMALE)	30.2	30.7	32.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,290	14,505	24,458
# OF PERSONS PER HH	3.6	3.3	3.2
AVERAGE HH INCOME	\$54,641	\$61,212	\$64,244
AVERAGE HOUSE VALUE		\$182,918	\$227,550

RACE	1 MILE	3 MILES	5 MILES
% WHITE	74.2%	74.4%	76.6%
% BLACK	7.0%	7.7%	7.2%
% ASIAN	3.9%	4.2%	4.1%
% HAWAIIAN	0.1%	0.1%	0.0%
% INDIAN	0.4%	0.6%	0.6%
% OTHER	12.6%	10.4%	9.0%

ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	57.6%	48.3%	43.3%

* Demographic data derived from 2010 US Census

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