



## Prime Hanford Shopping Outlet Retail Space



Lease Rate	<b>\$1.10 SF/MONTH</b>
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### OFFERING SUMMARY

Building Size:	22,624 SF
Available SF:	22,624 SF
NNN Expenses:	\$0.40
Lot Size:	89,298 SF
Year Built:	1994
Zoning:	CC
Market:	Hanford-Corcoran
Submarket:	Hanford/Armona
APN:	010-500-008-000
APN:	170-231-006 & -005

### PROPERTY HIGHLIGHTS

- +/- 22,624 Square Feet of Anchor Retail Space
- Located in the Hanford Towne Center Shopping Center
- Highly Visible Location off 11th ave and W. Lacey Blvd
- Average Daily Traffic Counts are 41,214 at Intersection
- Close Proximity to Major Retailers, Restaurants, and Residential Areas
- Direct 11th avenue Visibility / Surrounded w/Quality Tenants
- Close Proximity to Major Traffic Generators Hwy 198 & Lacey Blvd
- Populated Trade Area w/106,775 people in a 10-mile radius
- Move in Ready Retail Space w/Ample Parking with multiple access points
- Open Floor Plan Located at an End Cap that lends itself for a wide variety of uses
- Surrounded by Quality National Tenants including Banks, Retail Stores, QSR's and Grocery Anchored
- High Foot & Vehicle Traffic – Ideal for Retail Business
- Nearby Schools and Residential Areas

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#### Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

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### PROPERTY DESCRIPTION

Prime Hanford Shopping Outlet Retail Space is located in the heart of Hanford in one of the busiest shopping destinations. The space is  $\pm 22,624$  SF and features an open floor plan perfect for retail shopping. It also features 2 private restrooms, office/break room with sink, locker room, a vast storage area equipped with shelving, roll up doors and ramps for shipment receiving, as well as a maintenance room. The building is within a  $\pm 89,298$  SF lot that contains ample parking. The outlet center is located just off of SR 198 and surrounded by a vast number of retail stores, medical practices, and schools such as Staples, Smart & Final, CVS, Goodwill Superstore, Greenfield Medical Group, Adventist Health Home Care, Kids Dental Group, Woodrow Wilson Jr High School, Hanford West High School, and Hanford Adult School.

### LOCATION DESCRIPTION

This property is located in the center of Hanford off of N 11th Ave and W Lacey Blvd, just north of the 198. Location possesses a high traffic count of 45,140. It is inside of the Hanford Towne Center outlet mall that possesses quality tenants like Smart & Final, Staples, Fiesta Auto Insurance, The Chicken Shack, Carl's Jr, Westamerica Bank, and Goodwill Superstore, among others. It is surrounded by schools including Woodrow Wilson Jr High School, Hanford West High School, and Hanford Adult School. Nearby national tenants include Port of Subs, McDonald's, Rally's, Kohl's, Walmart Supercenter, In-N-Out, Lowe's, Raising Canes, Starbucks, and PetSmart.



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AVAILABLE SPACES

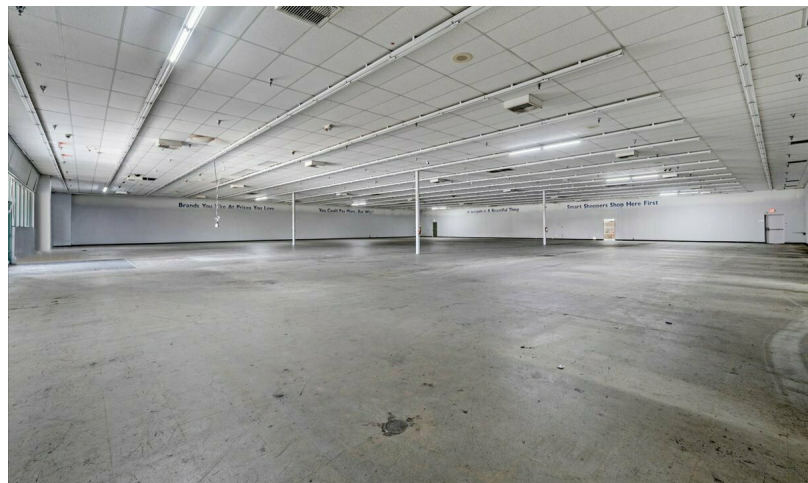
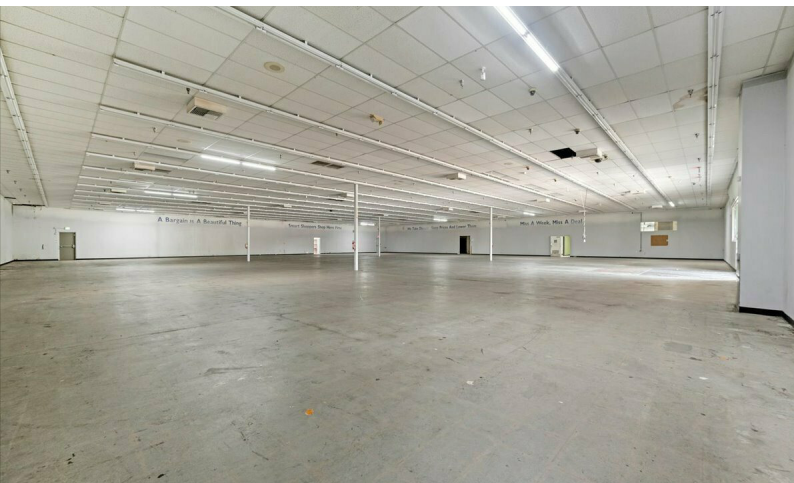
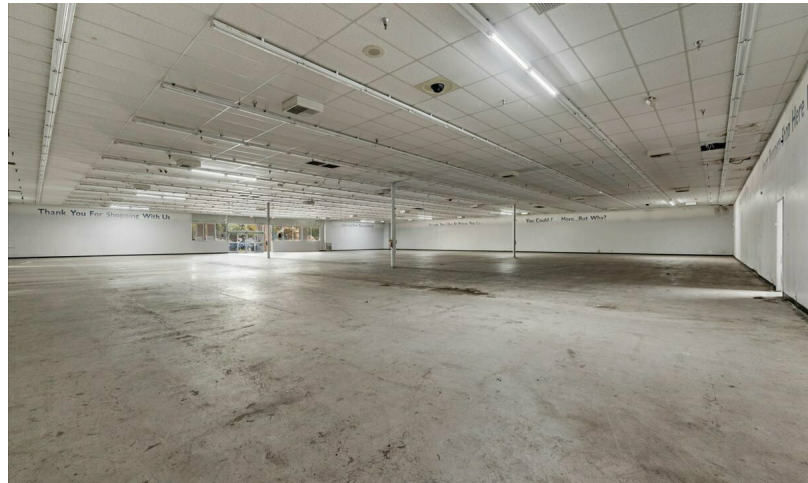
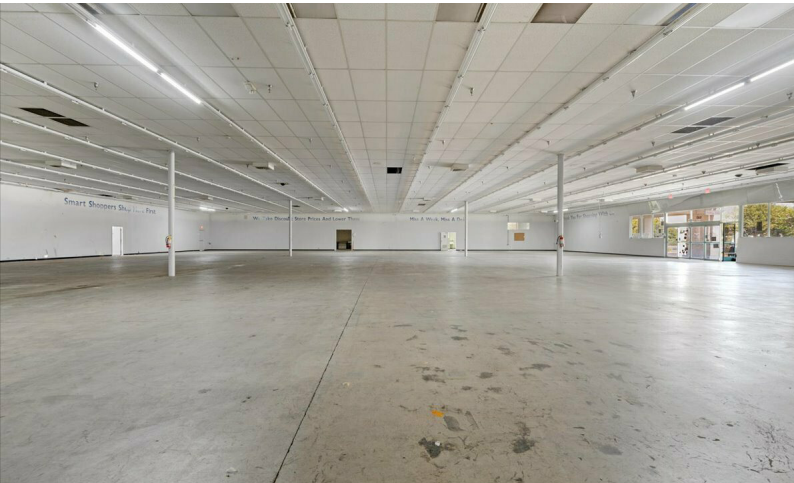
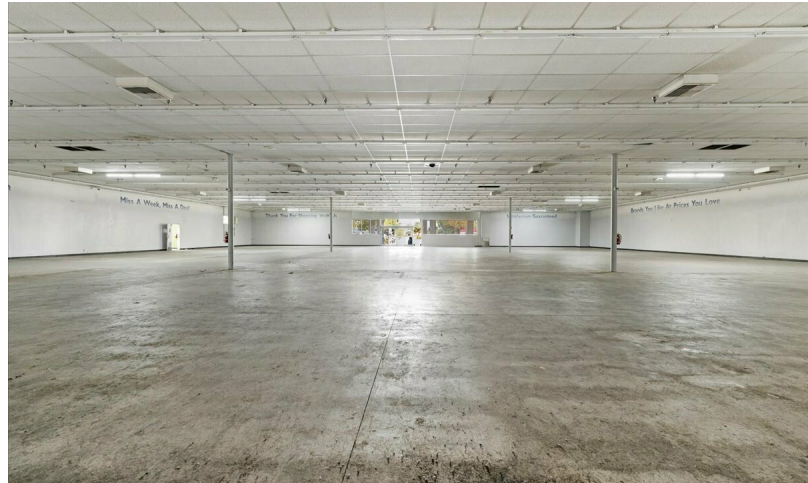
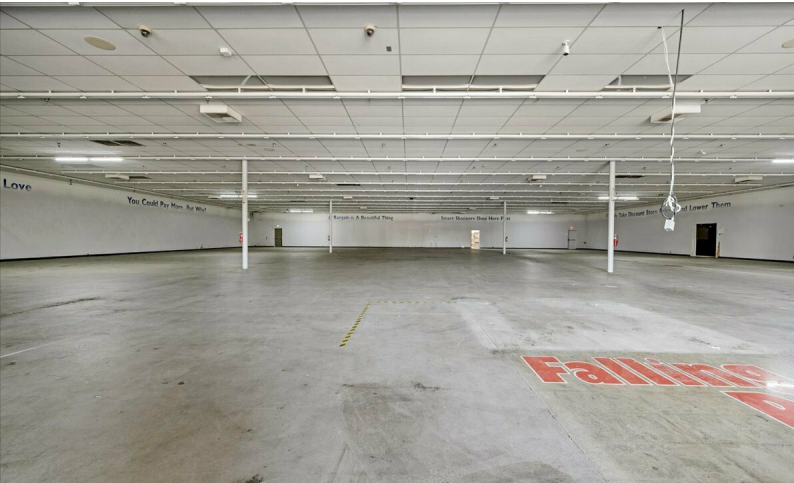
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Prime Hanford Shopping Outlet Retail Space	Available	22,624 SF	NNN	\$1.10 SF/month	±22,624 SF anchor building located inside of Hanford Towne Center Outlet Mall. Space features 2 private restrooms, freight storage and receiving areas, and a large, open retail shopping area. NNN Rate: \$0.40 Per SF.



Retail For Lease | 580 N 11th Ave Hanford, CA 93230



## Prime Hanford Retail Anchor Building



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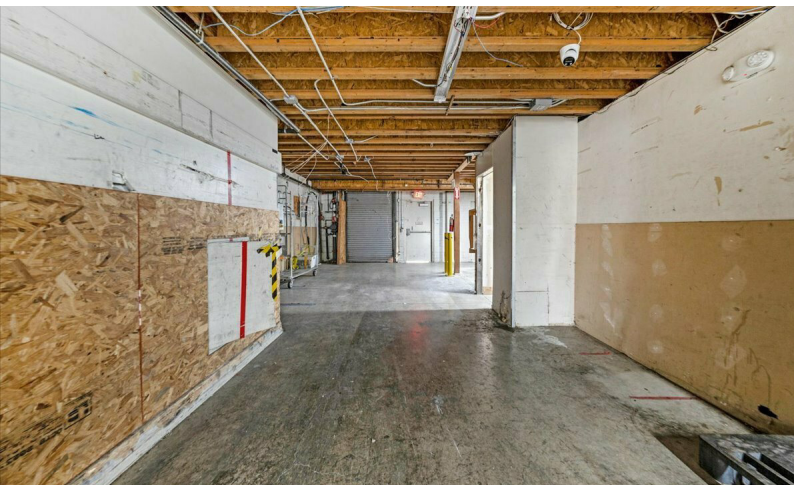
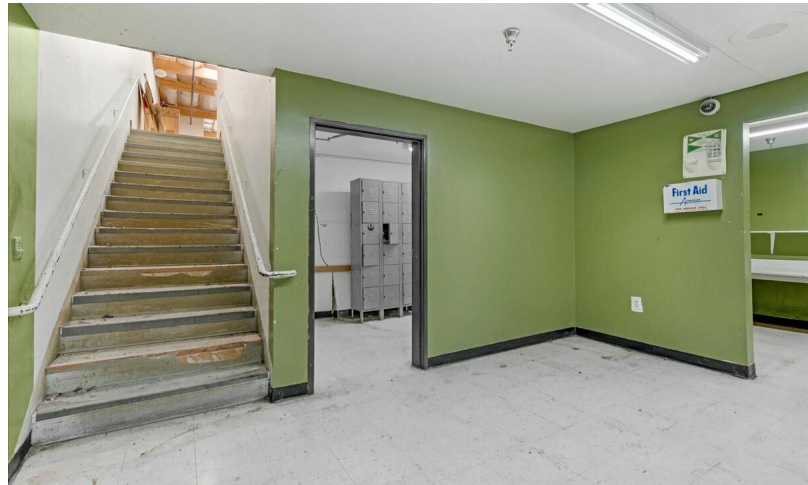
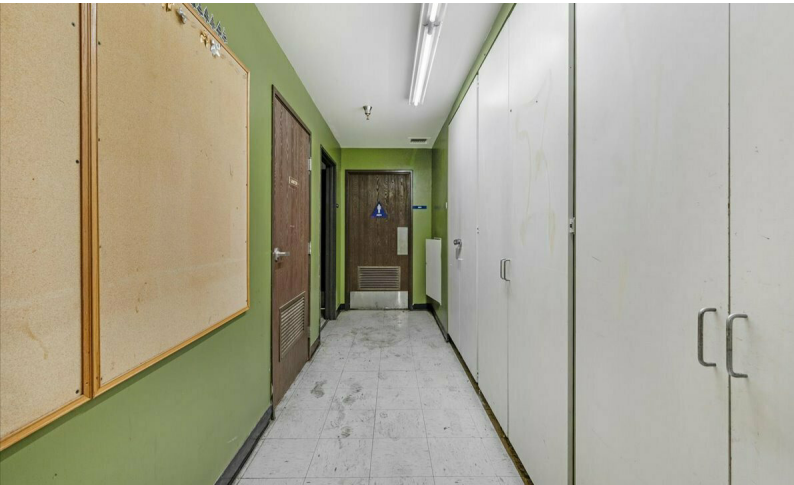
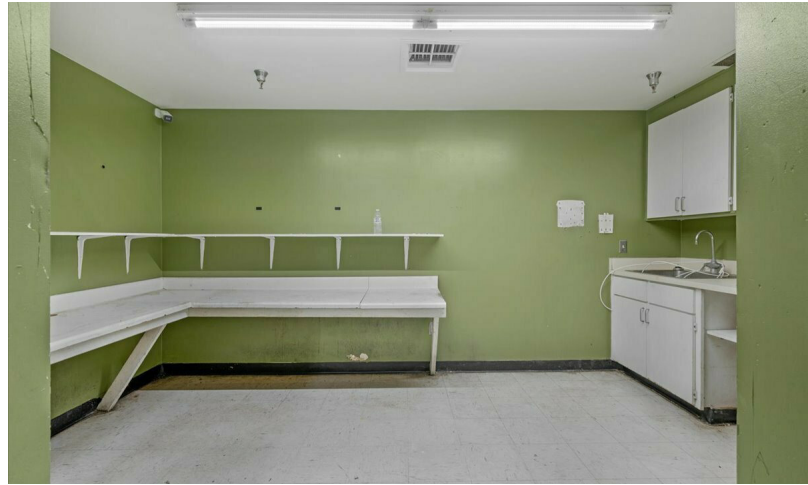
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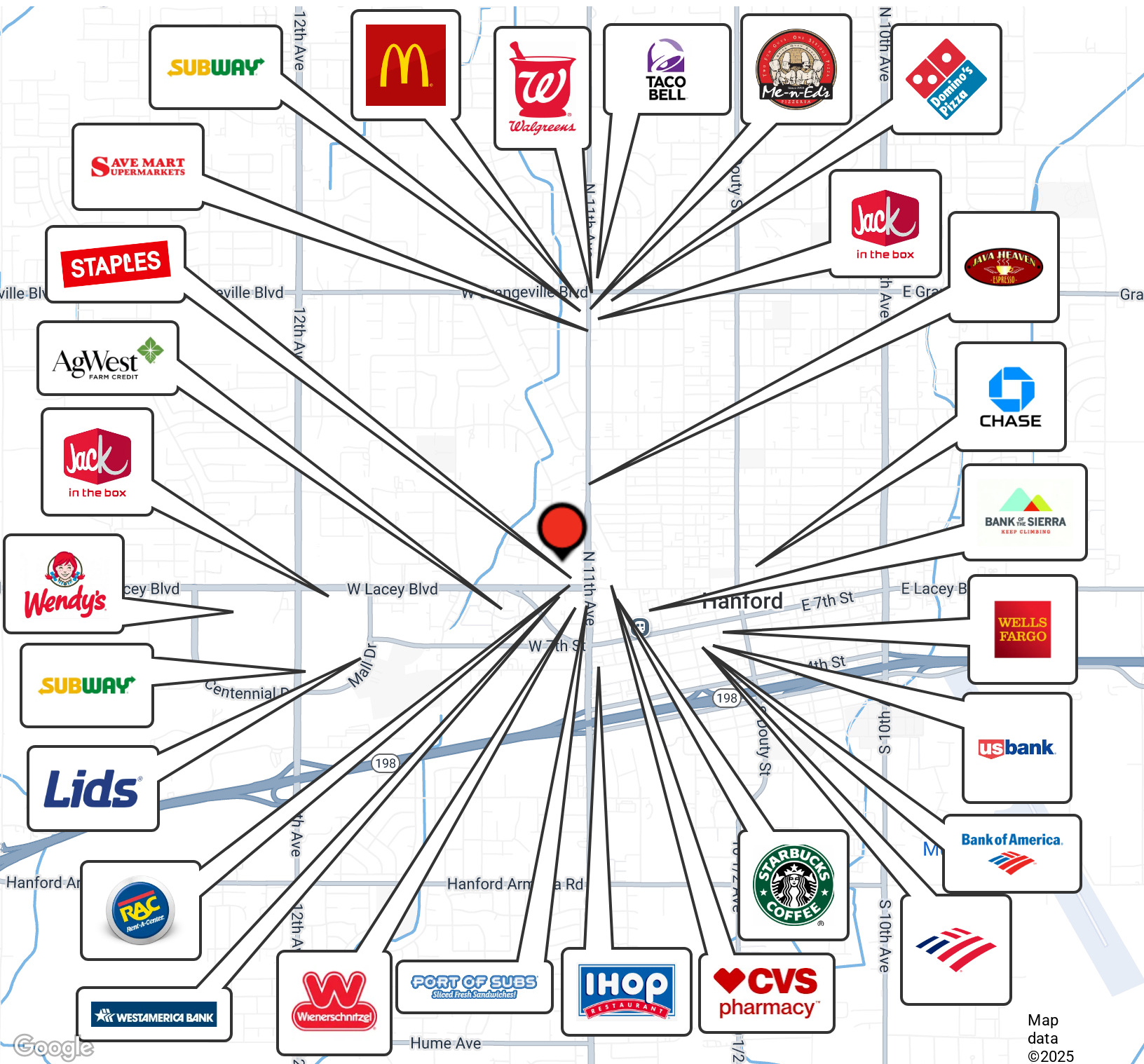
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Map  
data  
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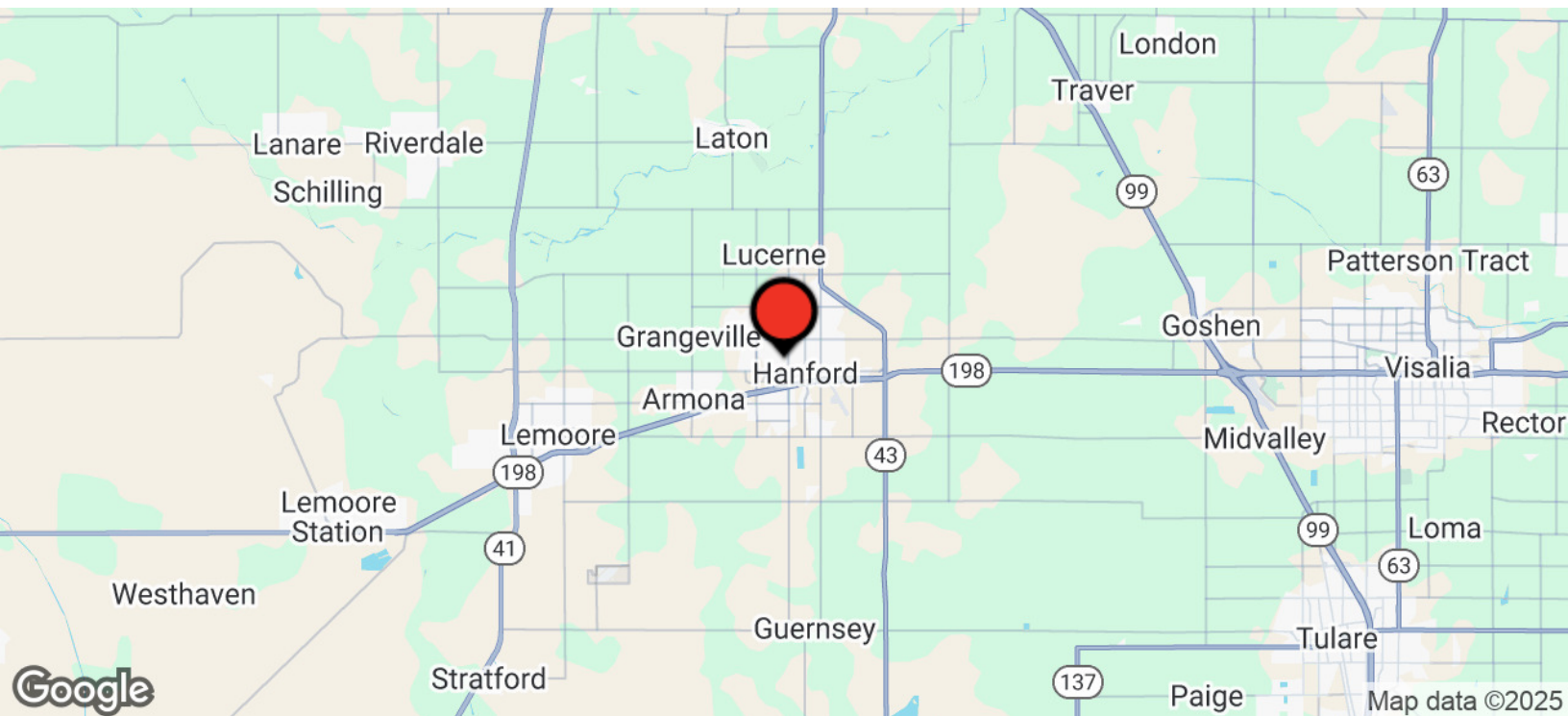
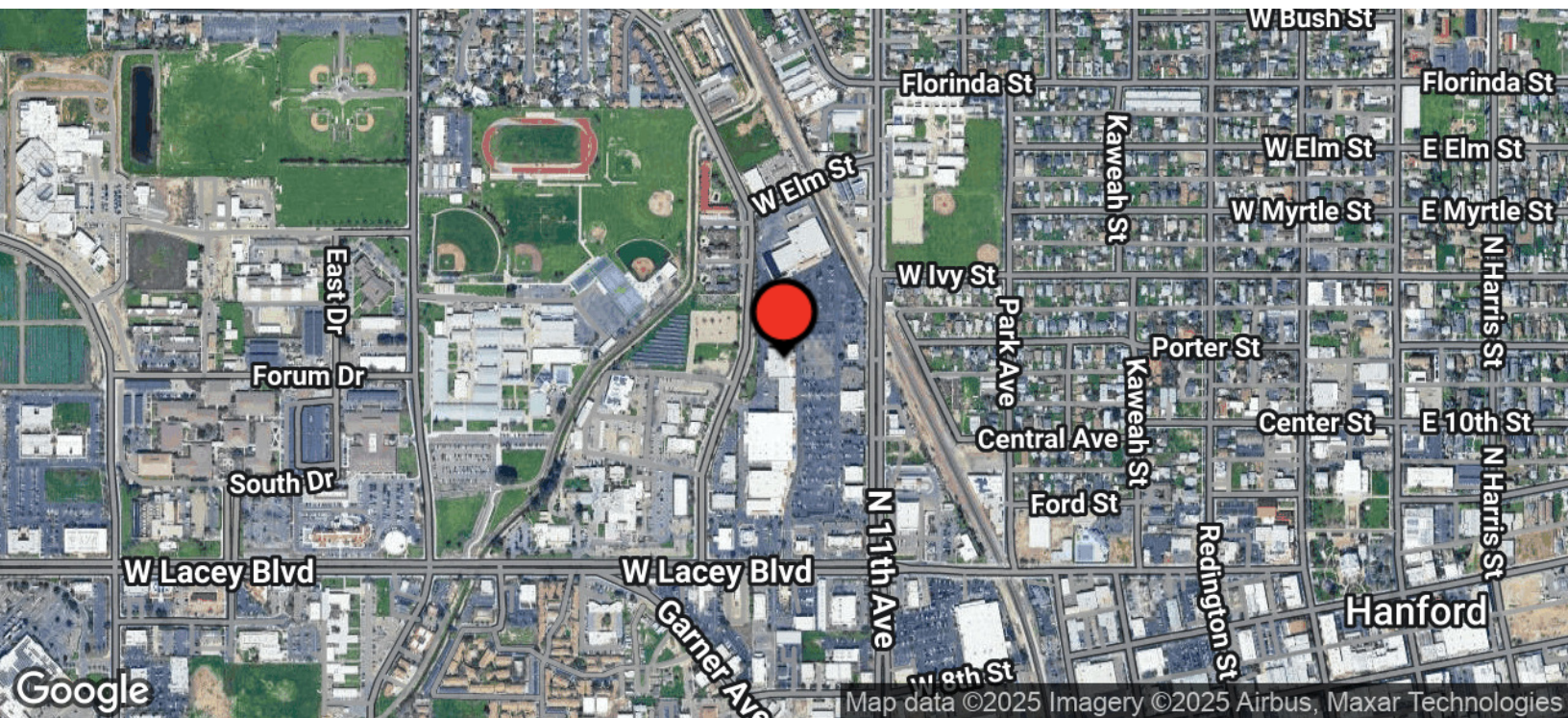
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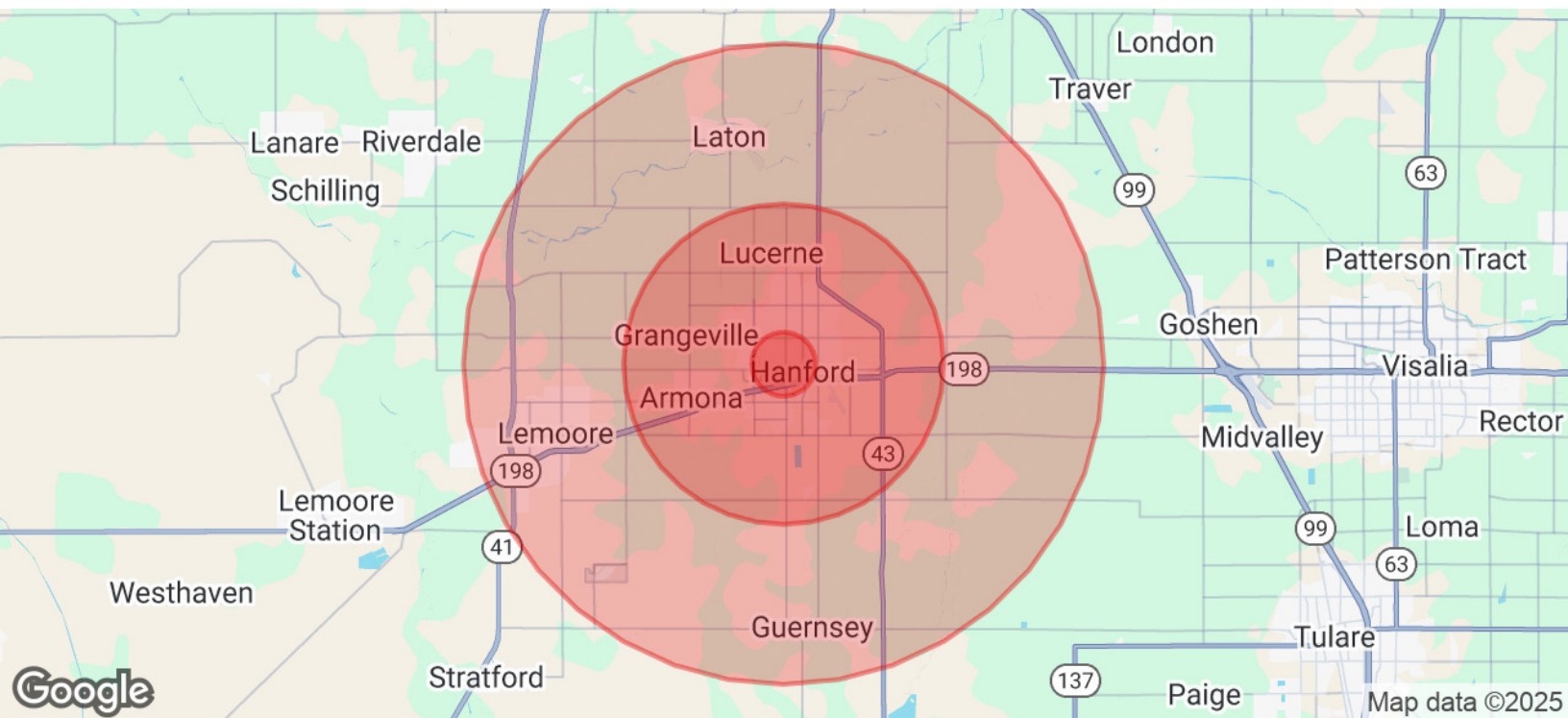
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	12,058	70,676	106,775
Average Age	37	37	36
Average Age (Male)	36	36	35
Average Age (Female)	38	38	37

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,136	23,243	35,379
# of Persons per HH	2.9	3	3
Average HH Income	\$73,045	\$90,690	\$91,431
Average House Value	\$334,259	\$362,997	\$387,414

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	61.8%	57.9%	56.3%

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