

Pad Space Available - SEQ of 11th & Lacey Avenues in Hanford

End Cap Space Available For Lease



Location: 323 N. 11th Avenue
Hanford, California

Available: ±1,500 SF (Suite #9)

Zoning: MX-C Corridor Mixed Use

Parking: 27 Stalls

Traffic Counts: ± 39,000 Cars Per Day
Source: City of Hanford 2010

Demographics:	1 Mile	3 Mile	5 Mile
Population	12,343	62,566	68,406
Avg HH Income	\$57,765	\$82,027	\$82,225

Property Features:

- Near High Traffic Key Retail Intersection
- Located within Dense Commercial Area
- Impressive Daytime and Work Population



COMMERCIAL | RETAIL ASSOCIATES

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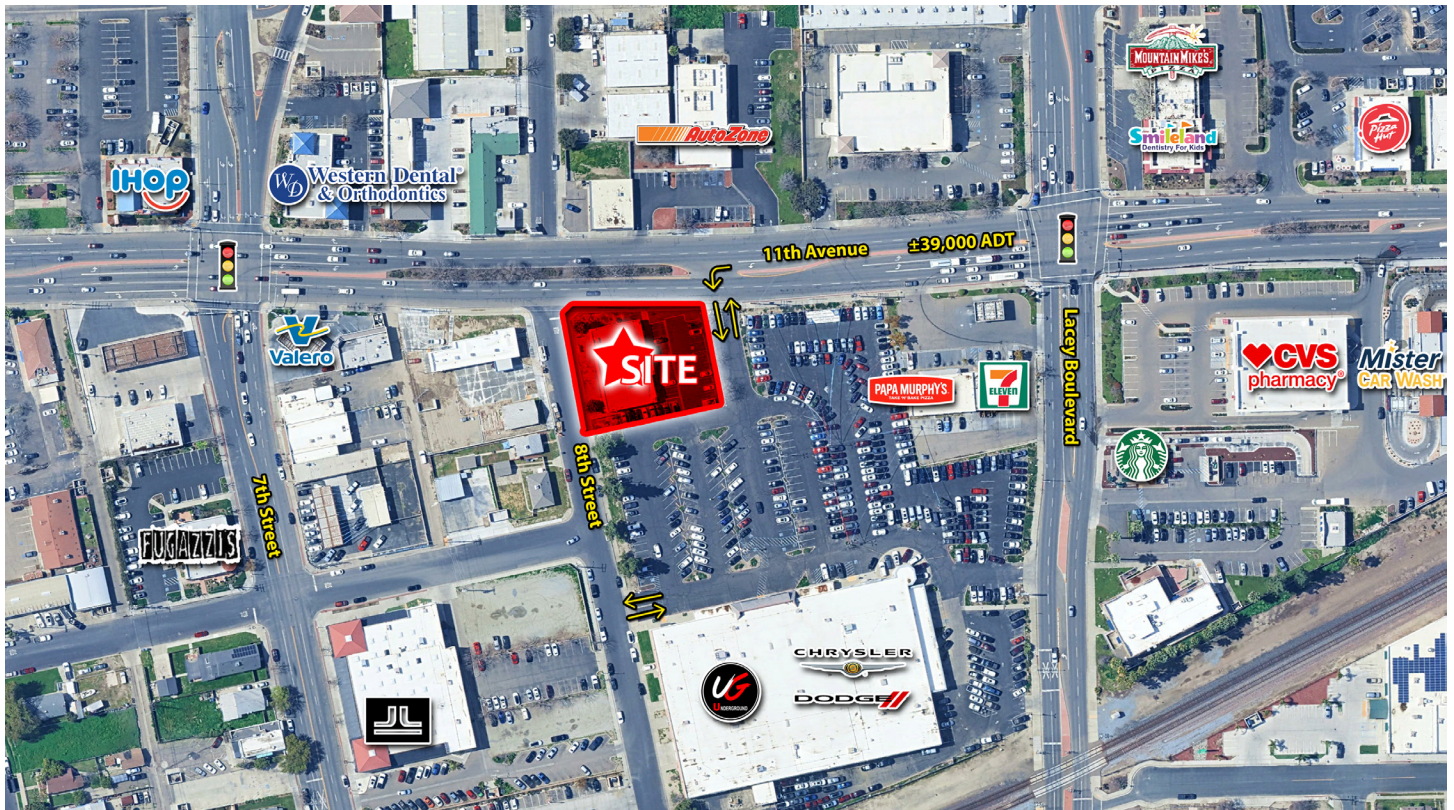
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The property is located in the heart of Hanford, near Highway 198, and along a dense commercial corridor. The site has great visibility, access from both north and south bound lanes of 11th avenue, and is located at the busiest intersection in Kings County, with an average daily traffic count of $\pm 39,000$ cars per day.

Hanford is the Regional Commercial Center for Kings County, serving a trade area population of nearly $\pm 300,000$ people. Hanford lies equidistant from Los Angeles and San Francisco, and is home to a brand new \$112 million dollar Regional Medical 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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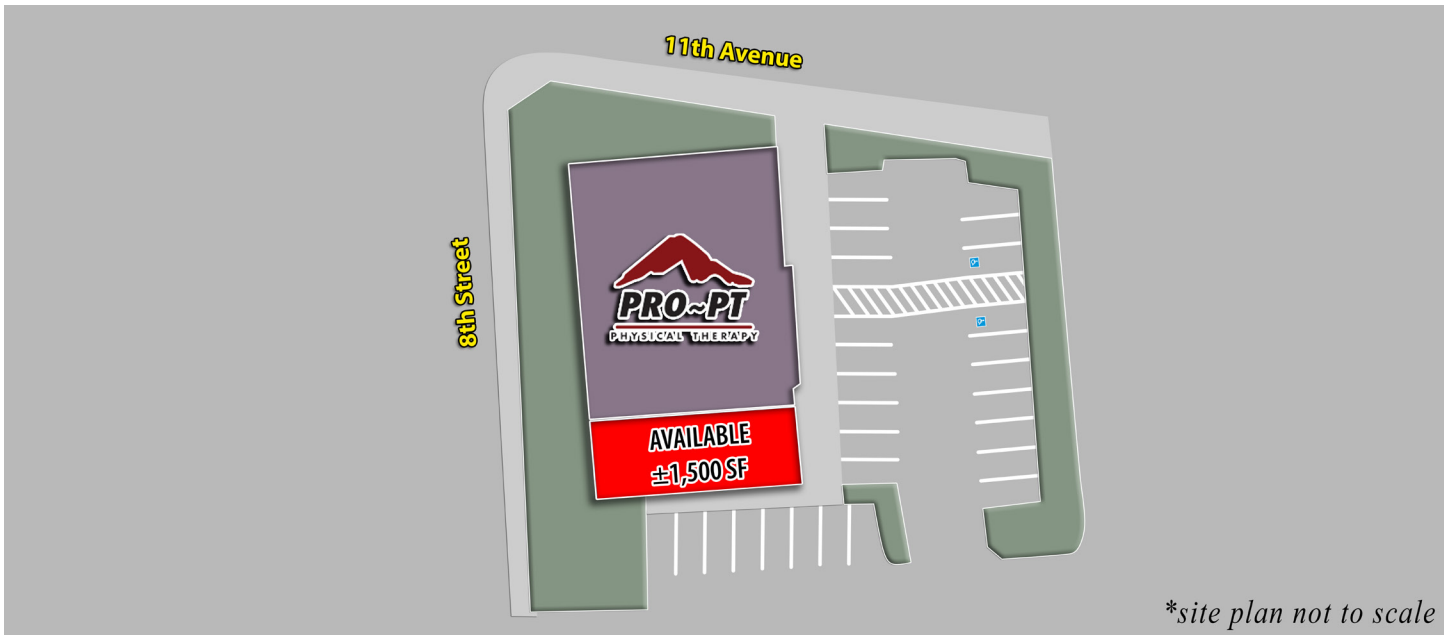
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