

## OFFICE FOR LEASE

### PRIME ±2,000 SF OFFICE SPACE IN HANFORD, CA

530 Kings County Dr, Hanford, CA 93230



Lease Rate

**\$1.50  
SF/MONTH  
(NNN)**

#### OFFERING SUMMARY

Building Size:	13,765 SF
Available SF:	2,000 SF
NNN's:	\$0.58/SF NNN
Lot Size:	0.6 Acres
Year Built:	1997
Renovated:	2021
Zoning:	(O) Office
Market:	Central Hanford
Submarket:	Lacey Blvd Office
APN:	010-310-024
Cross Street:	W Lacey Blvd

#### PROPERTY HIGHLIGHTS

- ±2,000 SF Of Office Space Near CA-198 In Hanford, CA
- Private Offices, Conference Room, Kitchen & Reception Areas
- Quality Tenant Mix in the Building | Multiple Entrance Points
- Beautiful Exterior Courtyard - Mature Landscaping
- Located Near Professional Offices, Banks, Restaurants & Shopping
- Well-Known Freestanding Office Building
- Busy & Established Corridor w/ Retail Growth
- Easy Access | Separate Suites | Multiple Configurations
- Ample Private Parking Lot On All Sides Of The Building
- Situated Across From Hanford Mall & Court House
- ±77,407 Cars Per Day Less Than 1-Mile From Property
- Close Proximity to Traffic Generators
- Convenient Location Off Lacey Blvd

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### PROPERTY DESCRIPTION

$\pm 2,000$  SF of general/medical/professional office space located off Kings County Dr. & Lacey Blvd in Hanford, CA. There is 1 space available that includes: (5) private offices, large conference room, waiting & reception area, full kitchen, storage room, & restrooms. There is ample private parking on all sides of the building. These office spaces are located in a well-known office building with a beautiful exterior courtyard and mature landscaping. The property is surrounded by a great mix of tenants & a daytime population of  $\pm 106,592$  within a 10-mile radius.

### LOCATION DESCRIPTION

Attractive freestanding office building located within the well maintained office complex of Lacey Medical Plaza just North of Hanford Armona Rd, East of 13th Avenue, South of W Grangeville Blvd and West of N 11th Avenue in Central Hanford. Hanford, California, in Kings county, is 19 miles W of Visalia, California (center to center) and 29 miles S of Fresno, California. The city is situated in the south central portion of the San Joaquin Valley and is regarded as a prominent commercial and cultural center for the region. The municipality features a flat landscape, hot summers and cool winters. It includes a large Hispanic population and a Chinese community. Services, government and farming are the primary employers. A large number of residents work at the nearby NAS Lemoore, a large U.S. Navy base and the nearby prisons.

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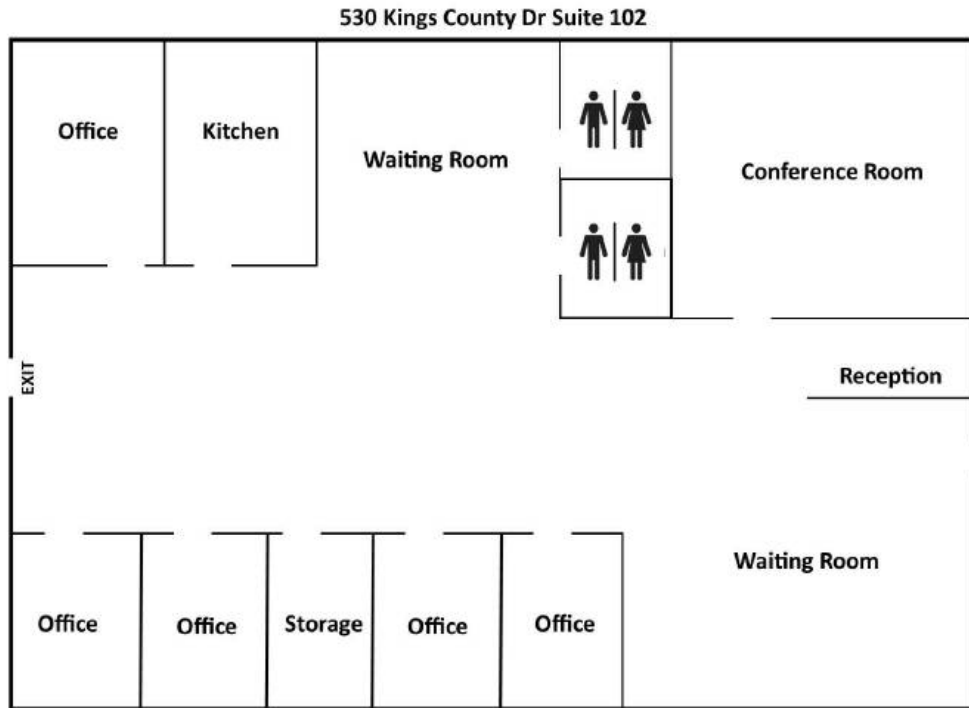
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### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 102	Available	2,000 SF	\$0.58/SF NNN	\$1.50 SF/month

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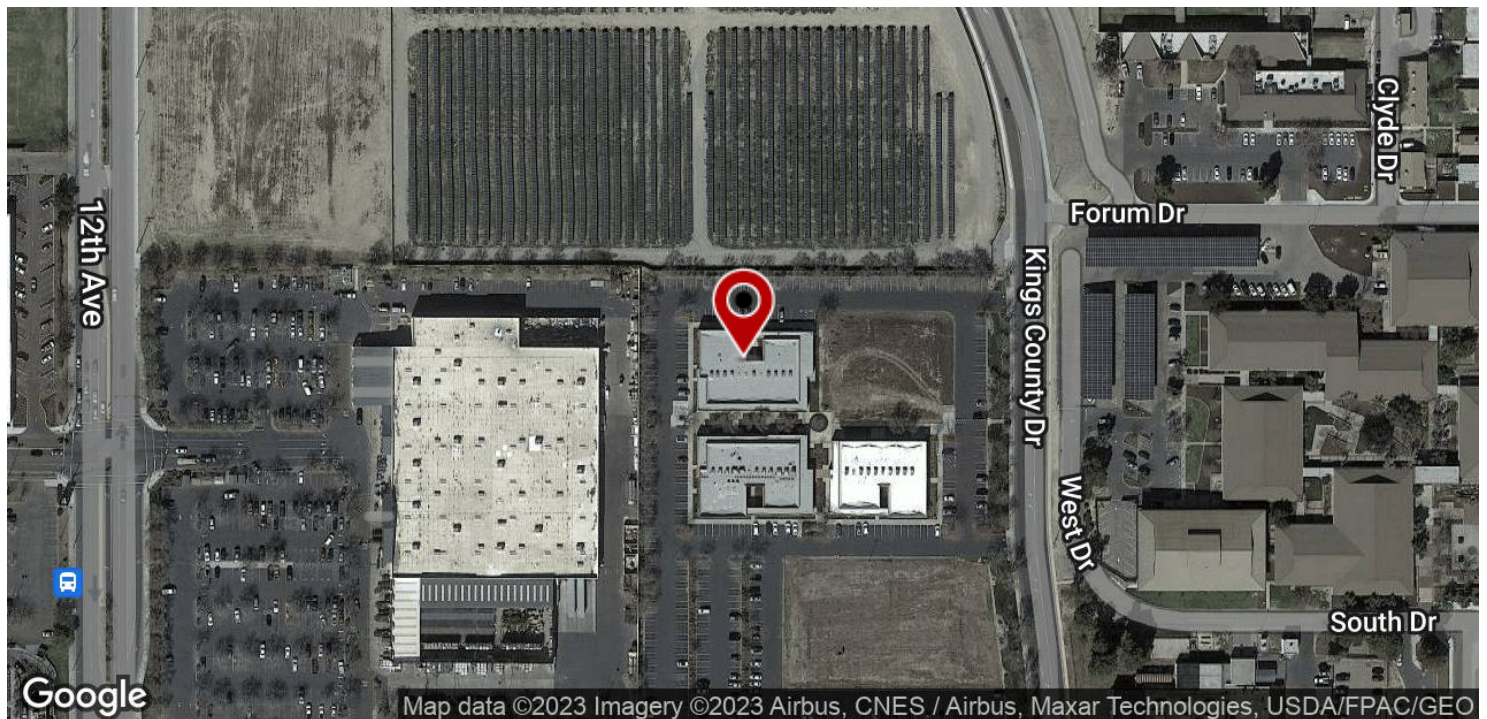
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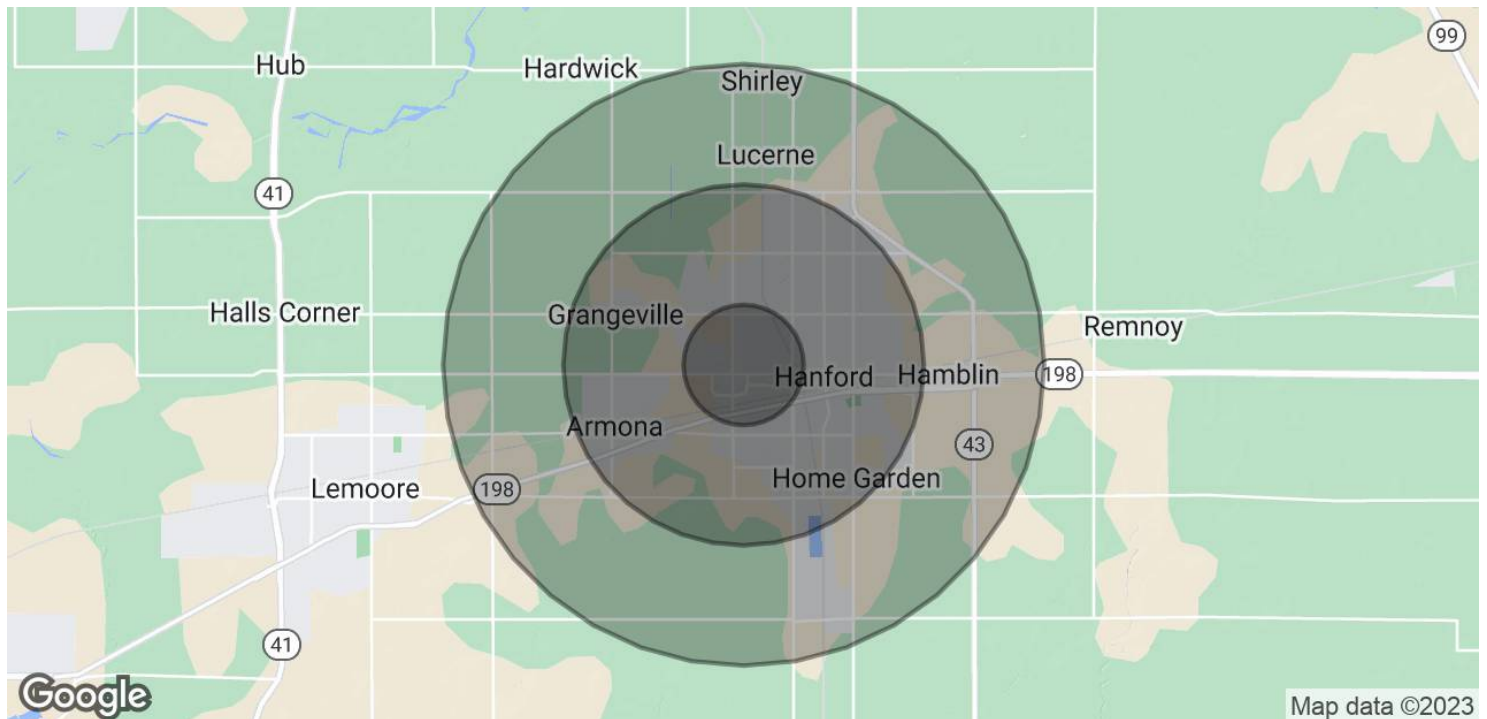
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,396	61,421	69,827
Average Age	35.7	33.5	33.9
Average Age (Male)	33.8	32.4	32.7
Average Age (Female)	36.3	33.9	34.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,704	20,796	23,740
# of Persons per HH	2.7	3.0	2.9
Average HH Income	\$73,673	\$74,360	\$74,845
Average House Value	\$206,893	\$221,294	\$224,015
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	47.8%	52.6%	52.5%

\* Demographic data derived from 2020 ACS - US Census

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