



# FOR SALE



PORTFOLIO SALE - 100% TRIPLE NET LEASED BUILDINGS  
**307, 325 & 351 Mall Drive**

Hanford, California  
Investment Opportunity



Table of Contents

03 EXECUTIVE SUMMARY

06 FINANCIAL SUMMARY

10 AREA OVERVIEW

# Mall Drive Complex

307, 325 & 351 Mall Drive  
Hanford, California

# 01

EXECUTIVE SUMMARY



# Offering Summary

Colliers | Fresno is pleased to exclusively offer the investment opportunity to acquire the Mall Drive Office Complex (the "Property"), a 24,071 total square-foot complex that is comprised of three office buildings located in the City of Hanford, California. The property is across the street from Adventist Health Hospital and the Hanford Mall. Ideally situated just south of the signalized corner of Lacey Blvd. and Mall Drive.



## EXECUTIVE SUMMARY

307, 325 & 351 Mall Drive

Price  
**\$8,600,000**

Occupancy  
**100%**

CAP RATE (On Actuals)  
**6.65%**

TOTAL SF  
**24,071 SF**

NOI - Year 1  
**\$571,759**

**307**

BUILDING SIZE:  
±6,448 RSF

CONSTRUCTION:  
2008

APN:  
011-060-048

**325**

BUILDING SIZE:  
±11,719 RSF

CONSTRUCTION:  
2008

APN:  
011-060-046

**351**

BUILDING SIZE:  
±5,394 RSF

CONSTRUCTION:  
2008

APN:  
011-050-011

Colliers

# Investment Highlights

---

## CORE ASSET OPPORTUNITY

Positioned within one of Hanford's most active commercial areas, 307, 325 & 351 Mall Drive offer businesses excellent visibility, convenient access, and a strong surrounding customer base. The location is in close proximity to established retail centers, dense residential neighborhoods, and key service providers, making it ideal for companies seeking a well-trafficked and centrally positioned setting. With its connection to the city's growing retail and business environment, the Property presents an exceptional opportunity for buyers looking to add to their portfolios.

## A STRONG AND DIVERSE LOCAL ECONOMY

Hanford benefits from a well-rounded economic base anchored by healthcare, agriculture, government, logistics, and advanced manufacturing. Major employers—such as Adventist Health, Kings County Government, and Naval Air Station Lemoore—help maintain a steady workforce and consistent commercial demand. Continued population growth and expanding business investment strengthen the city's position as one of the Central Valley's most resilient markets.

## HIGH INCOME LEVELS AND POPULATION DENSITY

The area surrounding the Property benefits from strong, stable household demographics that support sustained commercial demand. Residents within the immediate trade area represent a solid mix of middle- to upper-income households, creating a reliable customer base for retail, service, and professional businesses. Hanford's position as the primary commercial center for Kings County further expands the consumer draw, increasing daytime population and supporting consistent traffic throughout the week. Positioned within one of Hanford's most active and densely populated commercial zones. The surrounding community includes a significant concentration of residential neighborhoods, multifamily developments, and local employers—all of which increase daily traffic and expand the property's natural customer reach. As a central shopping and business corridor for the city, the area sees strong year-round activity from residents, employees, students, and visitors.



# Mall Drive Complex

307, 325 & 351 Mall Drive  
Hanford, California

## 02

FINANCIAL SUMMARY



# Rent Roll & Proforma

## RENT ROLL

UNIT	TENANT NAME	TERM DATES	RATE PSF	SF	MONTHLY RENT OPEX CHARGE REIMBURSEMENT CAM CHARGE
307-105	Social Vocational Services	12/1/2021 - 11/30/2031 10 Years	\$2.20	6,448	\$14,185.60 NNN \$2,725.43 NNN \$1,235.97 NNN
325-103	Quest Diagnostc	9/7/2021 - 3/31/2027 5 Yrs, 6 Mo.	\$1.88	2,757	\$5,183.12 NNN \$1,994.84 NNN \$673.71 NNN
325-105	Stewart Title	4/1/2022 - 3/31/2029 7 Years	\$1.87	3,892	\$7,278.08 NNN \$2,705.77 NNN \$951.02 NNN
325-107	Autism Learning Partners	9/1/2019 - 7/31/2026 6 Yrs, 7 Mo.	\$1.86	2,739	\$5,094.54 \$1,948.96 \$669.31
325-111	CURA	1/1/2020 - 11/30/2027 7 Years	\$2.01	2,331	\$4,680.64 NNN \$1,618.00 NNN \$569.61 NNN
351	New Perception North LLC	12/1/2022 - 11/30/2032 10 Years	\$2.34	5,904	\$13,815.36 NNN \$2,996.78 NNN \$1,321.71 NNN



## GROSS SCHEDULED INCOME

UNIT	IINCOME	SF	RATE PSF
307	\$14,185.60	6,448	\$2.20
325-103	\$5,183.16	2,757	\$1.88
325-105	\$7,278.04	3,892	\$1.87
325-107	\$5,094.54	2,739	\$1.86
325-111	\$4,685.31	2,331	\$2.01
351	\$13,815.36	5,904	\$2.34
<b>\$50,242.00 Total Monthly Income</b>			

## PROFORMA

UNIT	RENT/YEAR (NNN)
307	\$170,227.00
325-103	\$62,198.00
325-105	\$87,336.00
325-107	\$61,134.00
325-111	\$56,224.00
351	\$165,784.00
<b>Total Rent - Gross</b>	<b>\$602,904.00</b>
Less Vacancy	(5%) <b>(\$30,145.00)</b>
Operating Expense	<b>Paid by Tenants</b>
<b>Net Operating Income</b>	<b>\$571,759.00</b>

# Site Plan



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.

# Mall Drive Complex

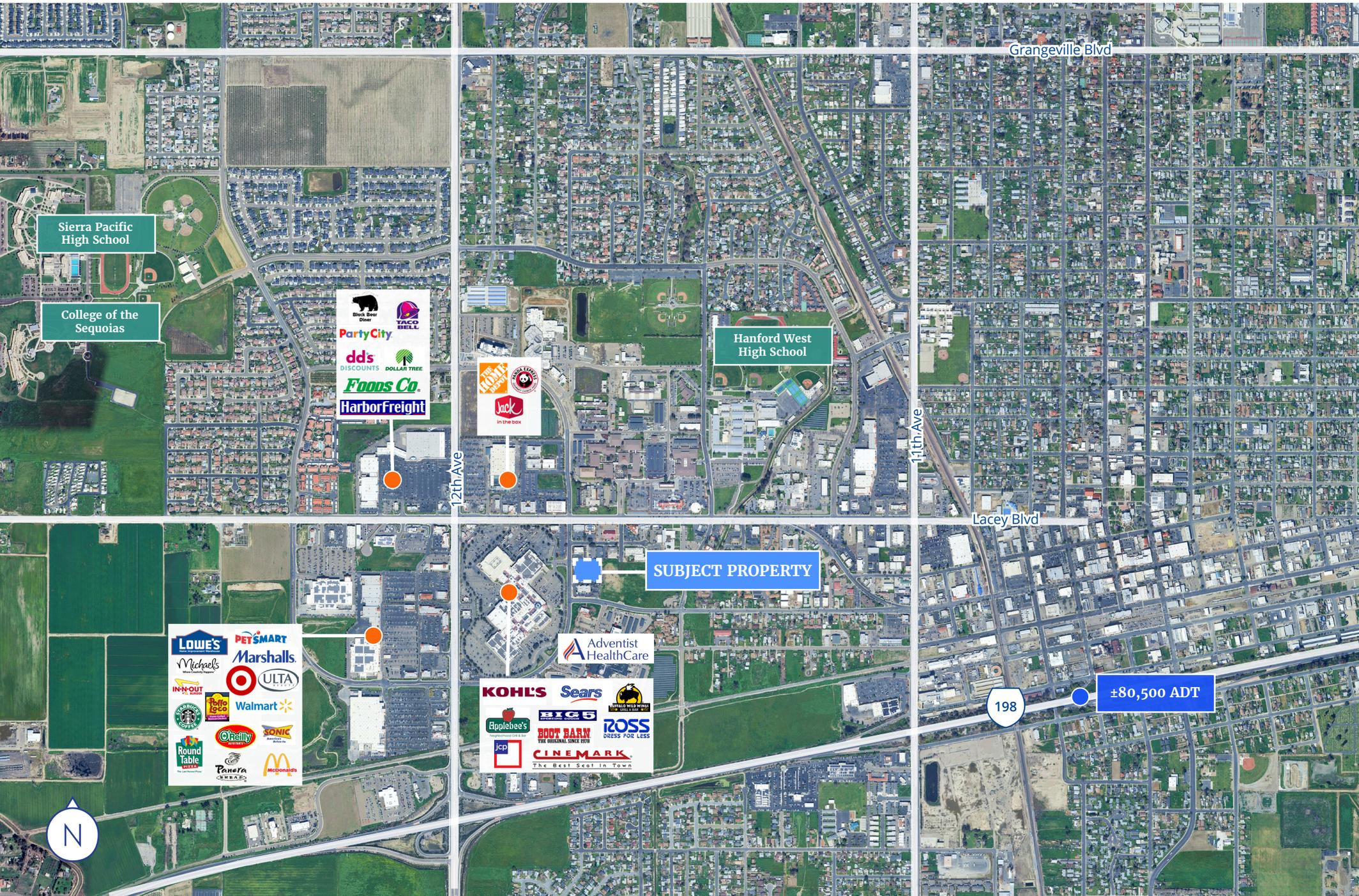
307, 325 & 351 Mall Drive  
Hanford, California

03

AREA OVERVIEW



# Surrounding Retail Map



Sierra Pacific High School

College of the Sequoias

Black Bear Diesel  
TACO BELL  
Party City  
dds DISCOUNTS  
DOLLAR TREE  
Foods Co.  
Harbor Freight

THE HOME DEPOT  
Jack in the box

Hanford West High School

SUBJECT PROPERTY

LOWE'S  
PETSMART  
MICHAELS  
MARSHALLS  
Target  
ULTA  
Walmart  
Starbucks  
In-N-Out  
Round Table Pizza  
Panera  
McDonald's  
O'Reilly  
Sonic

Adventist HealthCare  
Kohl's  
Sears  
Big5  
Applebee's  
BOOT BARN  
ROSS  
JCP  
CINEMARK

Grangeville Blvd

11th Ave

12th Ave

Lacey Blvd

198

±80,500 ADT



SUBJECT PROPERTY

LACEY BLVD

MALL DRIVE

Hanford Mall





# Mall Drive Complex

307, 325 & 351 Mall Dr.  
Hanford, California

## CONTACT US:

Scott Buchanan  
Senior Vice President | Principal  
scott.buchanan@colliers.com  
559 256 2430  
DRE #01389446

Zack Kaufman  
Senior Vice President | Principal  
zack.kaufman@colliers.com  
559 256 2448  
DRE #01902869

7485 N. Palm Avenue, Suite 110  
Fresno, California  
559 221 1271

