



## Prime ±1,250 SF Office Space In Hanford, CA



Lease Rate

\$1.85  
SF/MONTH

## OFFERING SUMMARY

Building Size:	±4,992 SF
Available SF:	±1,250 SF
Lot Size:	0.42 Acres
Number of Units:	1
Year Built:	1997
Zoning:	Office Zoning
Market:	Hanford/Armona
Submarket:	Hanford-Corcoran
Cross Streets:	12th Ave & W Lacey
APN:	011-050-008

## PROPERTY HIGHLIGHTS

- ±1,250 SF Of Office Space Near CA-198 In Hanford, CA
- (3) Private Offices, Reception Area, (2) Large Open Areas, Lab, Private Restroom
- Medical/General Office with Functional Layout
- Quality Tenant Mix in the Building | Multiple Entrance Points
- Located Near Professional Offices, Banks, Restaurants & Shopping
- Well-Known Office Building | Easy Access
- Large Concrete Parking Lot with Ample Parking
- Situated Near Hanford Mall & Court House
- ±77,407 Cars Per Day Less Than 1-Mile From Property
- Close Proximity to Traffic Generators
- Convenient Location Off 12th Ave & Lacey Blvd

Jared Ennis

CalDRE #01945284

Executive Vice President

jared@centralcacommmercial.com

559.705.1000

Kevin Land

CalDRE #01516541

Executive Managing Director

kevin@centralcacommmercial.com

559.705.1000

Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

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### PROPERTY DESCRIPTION

±1,250 SF of general/medical/professional office space located off Mall Dr. & Lacey Blvd in Hanford, CA. The space features: (3) private offices, (2) large open areas, lab/sink, waiting & reception area, multiple private entrances, storage space, & a private restroom. Large concrete parking lot specific to the building which offers ample parking. The property is surrounded by a great mix of tenants & a daytime population of ±107,610 within a 10-mile radius.

### LOCATION DESCRIPTION

Attractive office building located just North of Hanford Armona Rd, East of 12th Avenue, South of W Lacey 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. 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.



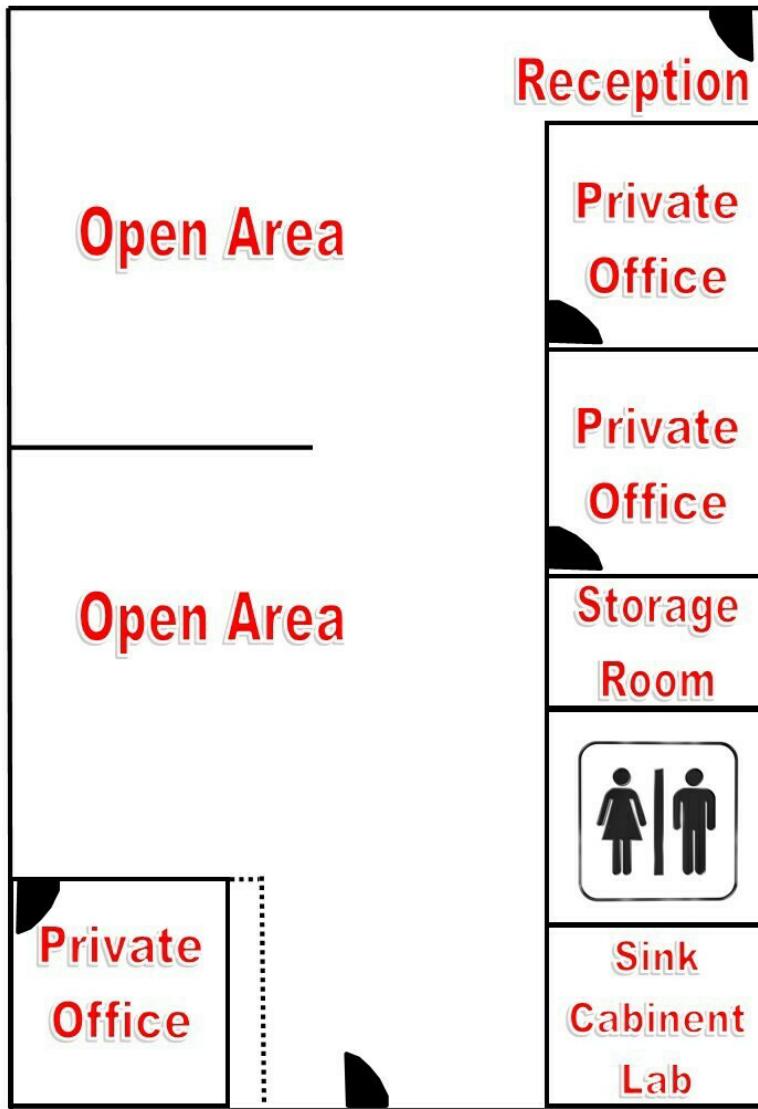
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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1413 Suite B	Available	1,250 SF	Modified Gross	\$1.85 SF/month	(2) private entrances, (3) private offices, private ADA restroom, ample parking spaces, (2) large open areas, reception area, room with sink cabinet and storage room.

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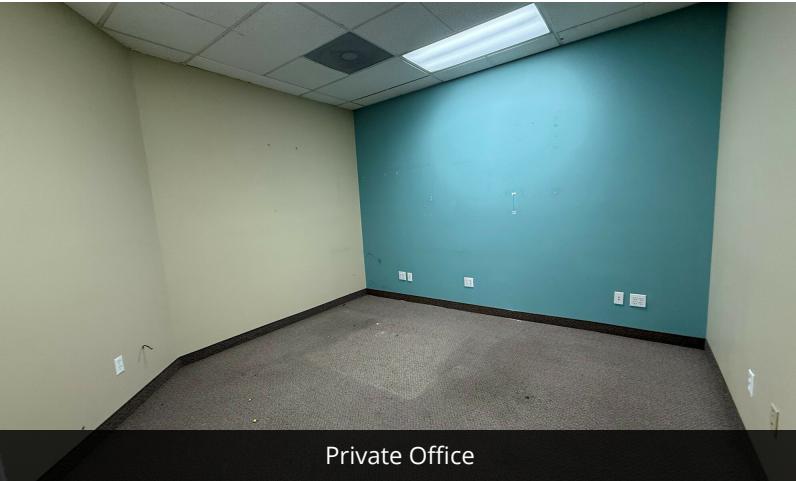
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Reception/Waiting Room



Open Work Space



Private Office



Private Office



Hallway/Backside Exit



Sink/Lab/Cabinet Room

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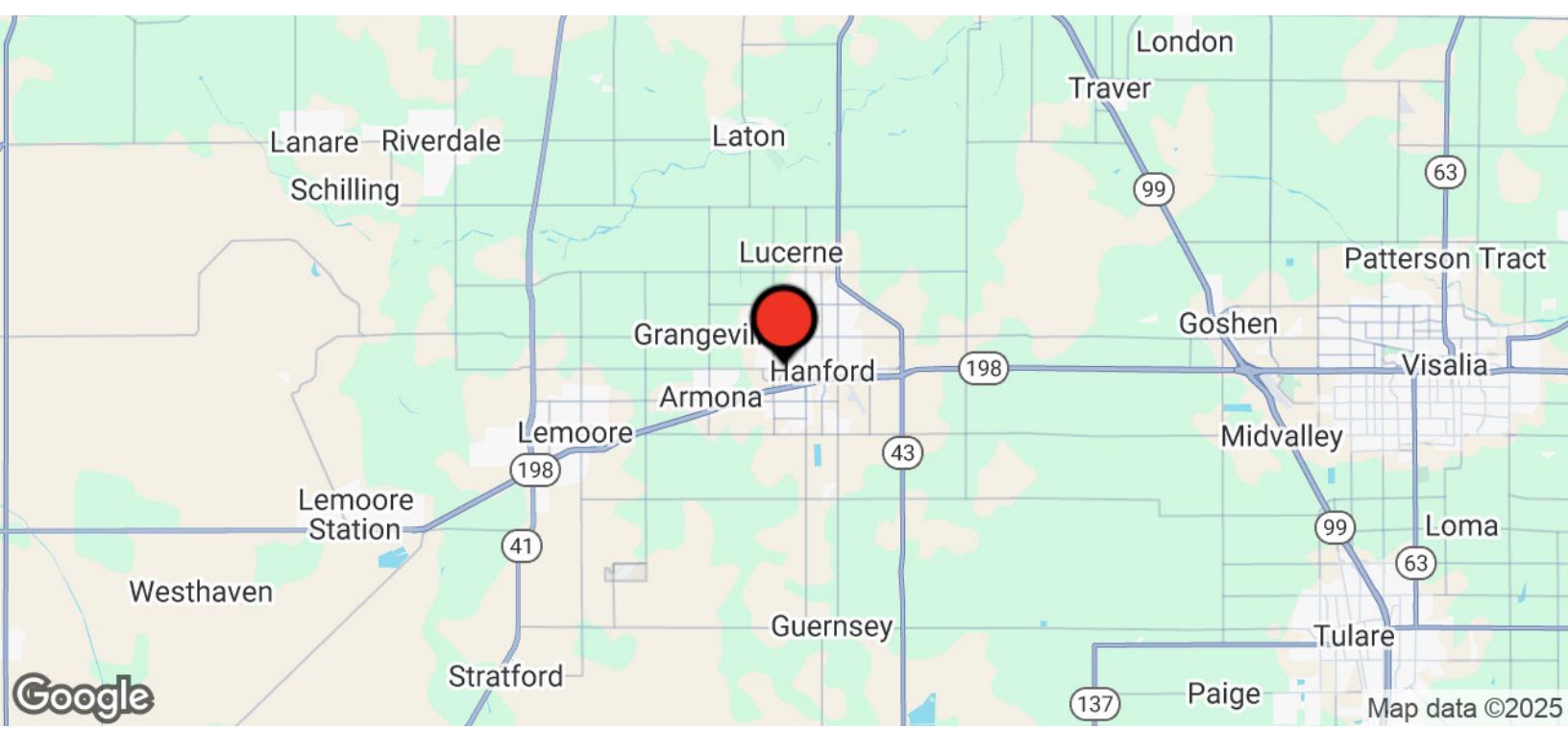


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[jared@centralcacommercial.com](mailto:jared@centralcacommercial.com)  
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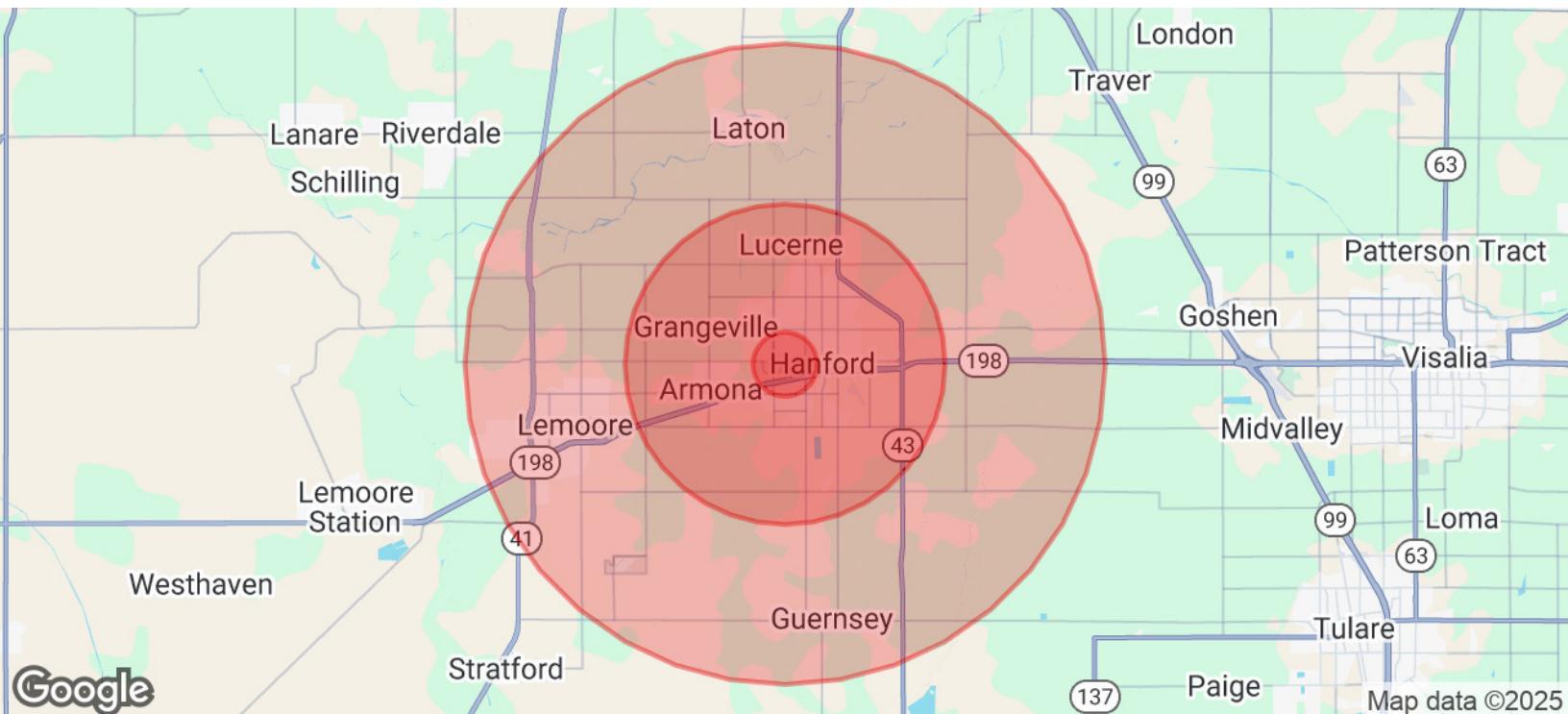
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,448	70,776	107,610
Average Age	37	37	36
Average Age (Male)	36	36	35
Average Age (Female)	38	38	37
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,362	23,271	35,598
# of Persons per HH	3.1	3	3
Average HH Income	\$86,282	\$90,723	\$91,173
Average House Value	\$353,955	\$363,001	\$387,578
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	59.7%	57.9%	56.1%

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