

Colliers

FOR SALE



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

Hanford, California
Investment Opportunity



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Mall Drive Complex

307, 325 & 351 Mall Drive
Hanford, California

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EXECUTIVE SUMMARY



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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

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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 health-care, 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

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FINANCIAL SUMMARY

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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 Diagnositc	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 - 4/30/2026 6 Yrs, 7 Mo.	\$1.86	2,739	\$5,094.54 \$1,948.96 \$669.31
325-111	CURA	1/1/2020 - 12/31/2026 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

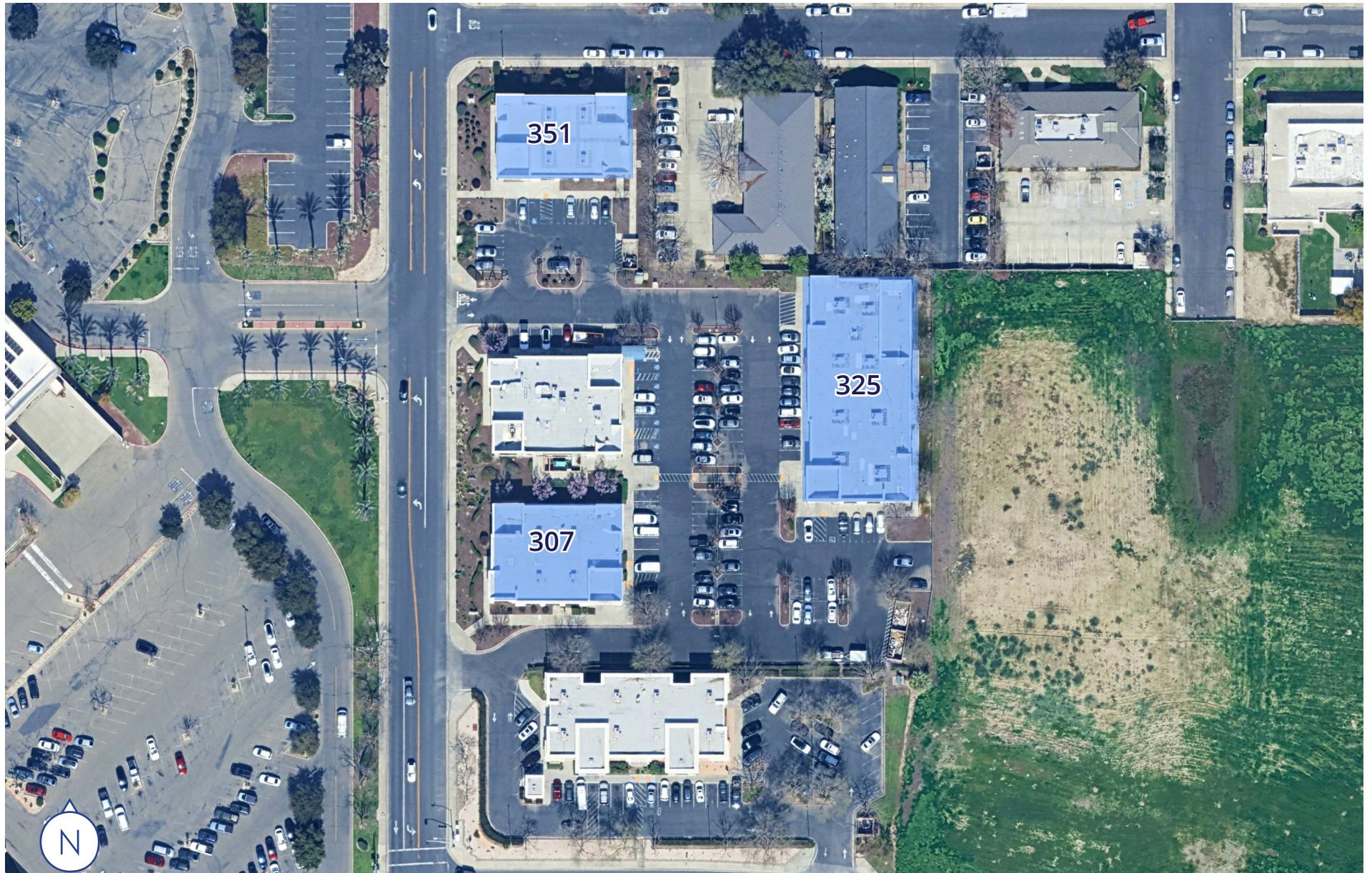
UNIT	IINCOME	SF	RATE PSF
307	\$14,185.60	6,448	\$2.20
325-103	\$5,183.16	2,757	\$1.88
325-105	\$7,278.04	3,892	\$1.87
325-107	\$5,094.54	2,739	\$1.86
325-111	\$4,685.31	2,331	\$2.01
351	\$13,815.36	5,904	\$2.34
\$50,242.00 Total Monthly Income			

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
Total Rent - Gross	\$602,904.00
Less Vacancy	(5%)
Operating Expense	Paid by Tenants
Net Operating Income	\$571,759.00



Site Plan



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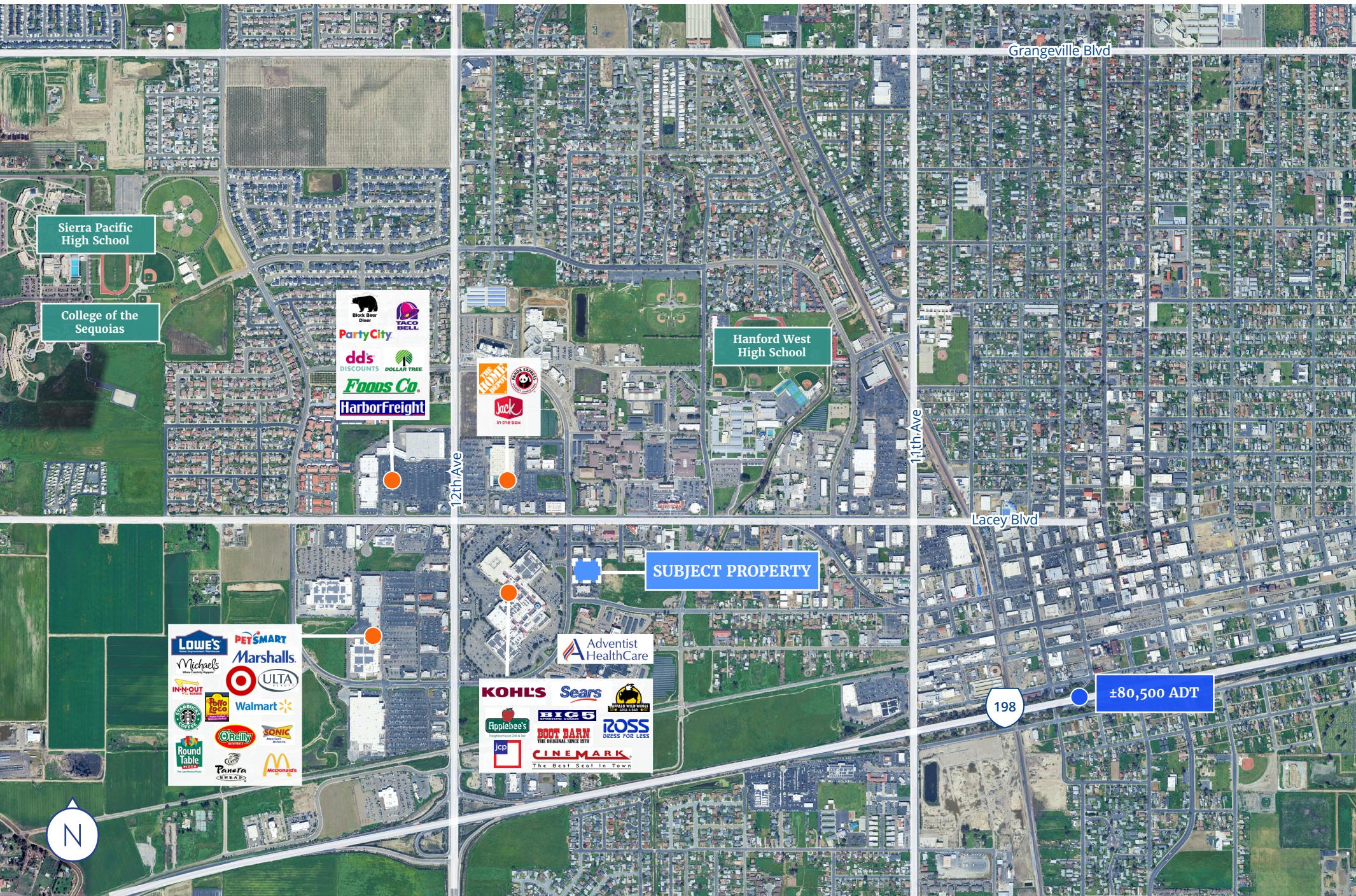
03

AREA OVERVIEW



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Surrounding Retail Map





SUBJECT PROPERTY

LACEY BLVD
MALL DRIVE

Hanford Mall

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Mall Drive Complex

307, 325 & 351 Mall Dr.
Hanford, California

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