

**Fargo Crossing Shopping Center: Prime Retail/Office Spaces**  
Retail For Lease | 2601 North 11th Avenue Hanford, CA 93230



Lease Rate	<b>\$1.50 SF/MONTH (NNN)</b>
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**OFFERING SUMMARY**

NNN's:	\$0.83/SF
Building Size:	34,340 SF
Available SF:	1,450 - 1,650 SF
Lot Size:	2.4 Acres
Year Built:	2007
Zoning:	MX-N: Neighborhood Mixed Use
Submarket:	Hanford/Armona
Cross Streets:	11th Ave & Fargo Ave
APN:	007-270-005

**PROPERTY HIGHLIGHTS**

- Prime Retail/Office Spaces at Fargo Shopping Center in Hanford, CA
- High Exposure End Cap & Spaces Available | Office & Retail
- ±1,450-1,650 SF Available Surrounded with Quality Tenants
- High-Traffic Signalized Intersection @ ±41,147 Cars Per Day
- Close Proximity to Major Traffic Generators & CA-168 Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Existing Front Signage | Ample Parking | Multiple Access Points
- Great Exposure from CA-43, 11th and Fargo Avenues
- Densely Populated Trade Area | Excellent Fargo Ave Exposure
- Open Floor Plan w/ Abundance of Parking

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**PROPERTY DESCRIPTION**

Prime "Fargo Crossing" Neighborhood Center located in Hanford, situated at the high-visibility intersection of 11th Ave and Fargo Ave, serving the heart of Hanford's retail corridor. Newly updated building offers flexible inline and endcap units ranging from ±1,450 SF to ±1,650 SF, with strong street exposure and ample parking. Monument signage and lit sign boxes available to maximize visibility on this high-traffic intersection. The shopping center is uniquely located to service the Hanford trade area and surrounding communities. Front and side private parking lot with multiple entrance points, easy access, abundant parking, and direct signage/exposure the main east/west retail corridor. Suite #107 of ±1,450 SF offers wide open retail space and private restroom. Suite #109 of ±1,650 SF offers wide open retail with (2) private restrooms. Suite #207 of ±1,522 SF is an upstairs office unit that features (3) private offices, open work area, & storage.

**LOCATION DESCRIPTION**

Prominently located at the signalized intersection of 11th Ave and Fargo Ave, Fargo Crossing benefits from the influence of proven retailers and its ease of access to Fargo Ave, CA-43, the Hanford community and surrounding trade area. Fargo Crossing Shopping Center is a retail destination in Hanford, CA, offering a variety of stores and services for local shoppers. With a convenient location and diverse selection of shops, it provides a one-stop destination for all your shopping needs.



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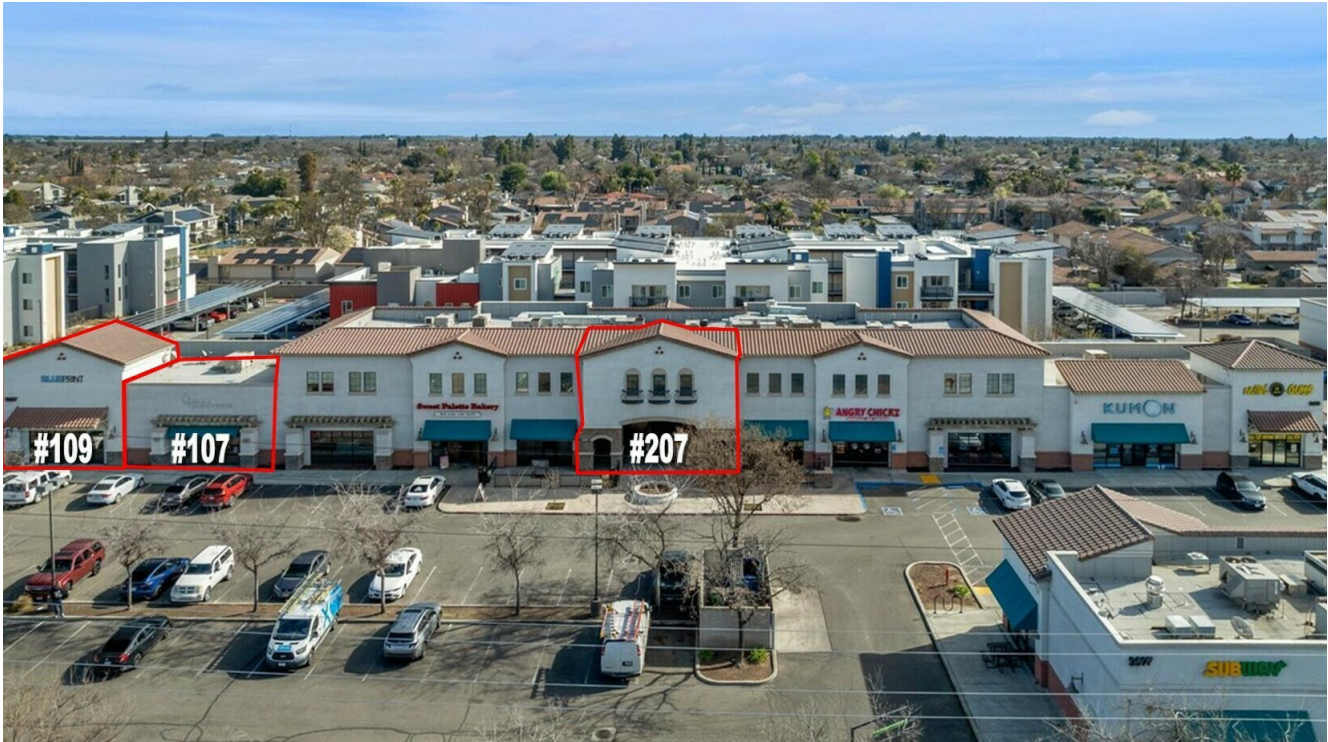
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**LEASE INFORMATION**

Lease Type:	NNN's: \$0.83/SF
Total Space:	1,450 - 1,522 SF

Lease Term:	Negotiable
Lease Rate:	\$1.50 SF/month

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
#107	Available	1,450 SF	NNN's: \$0.83/SF	\$1.50 SF/month
#207	Available	1,522 SF	NNN's: \$0.83/SF	\$1.50 SF/month

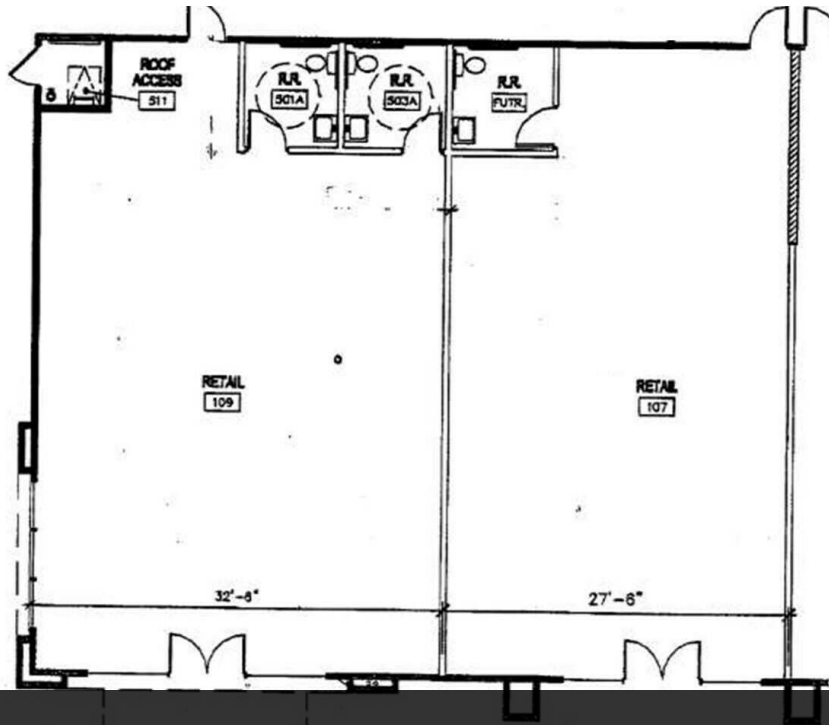
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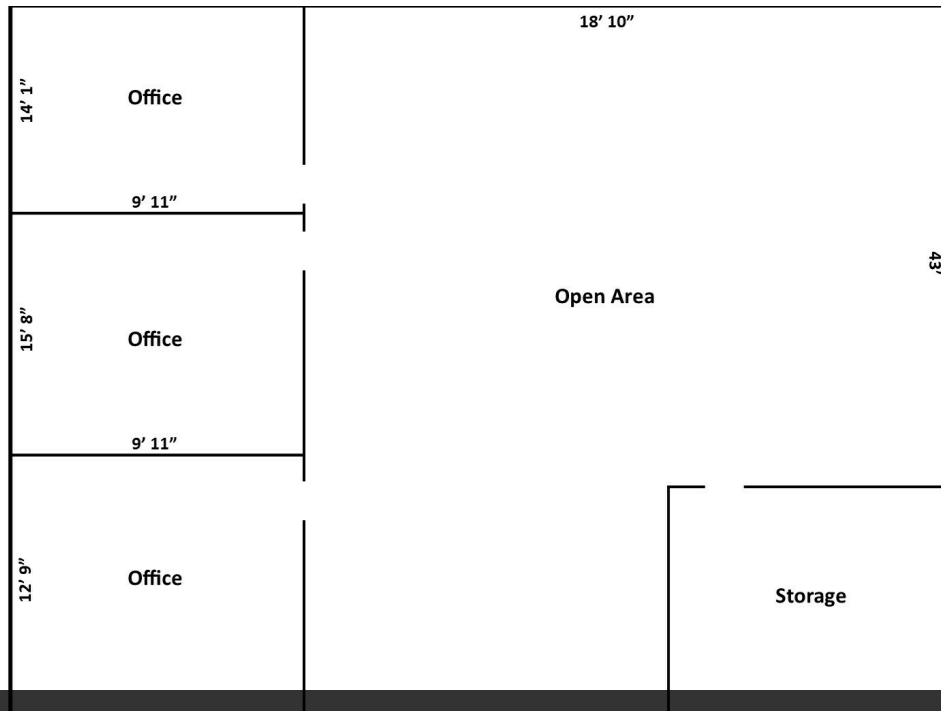
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Suite #109&107



Suite #207

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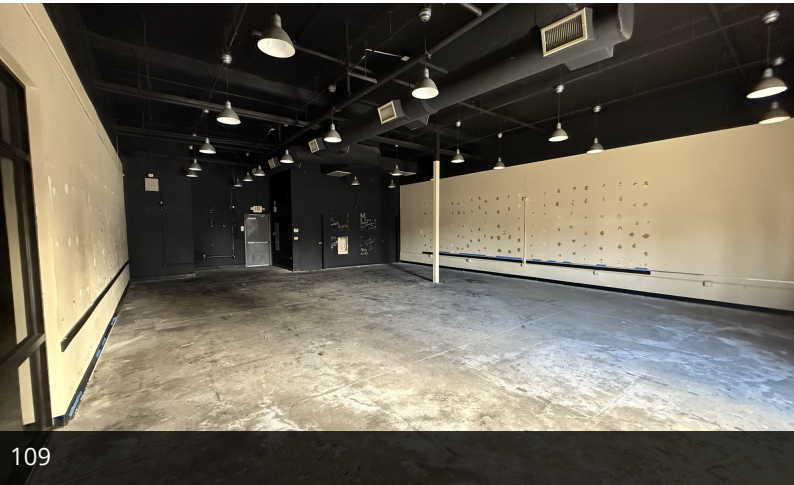
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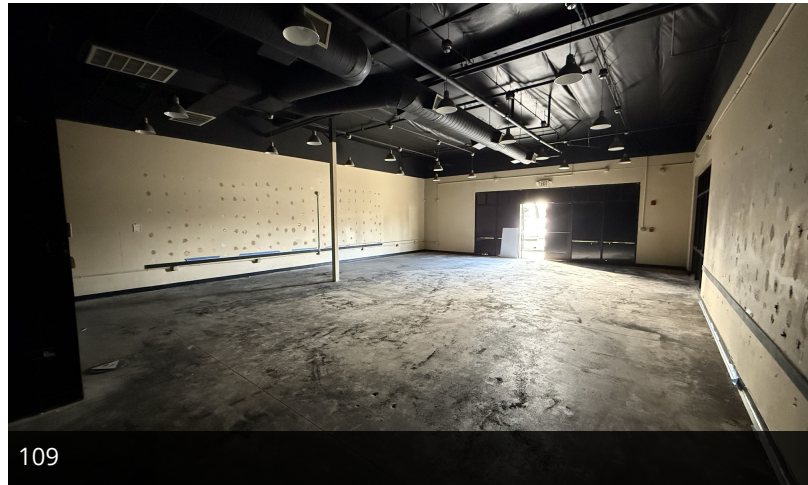
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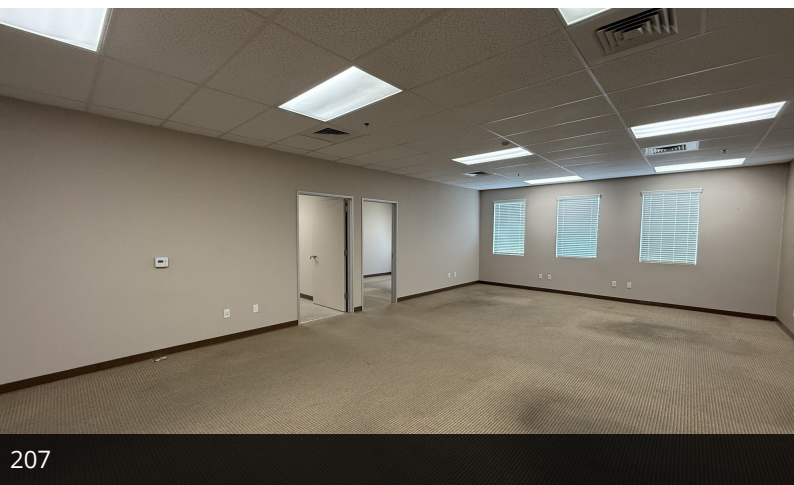
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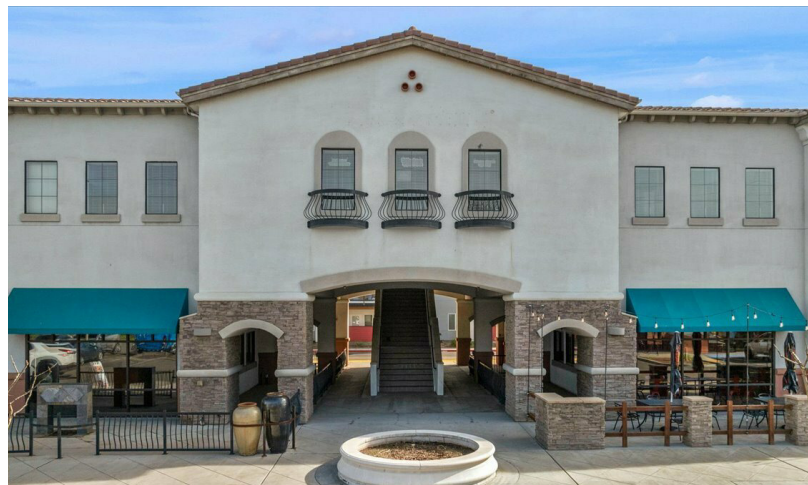
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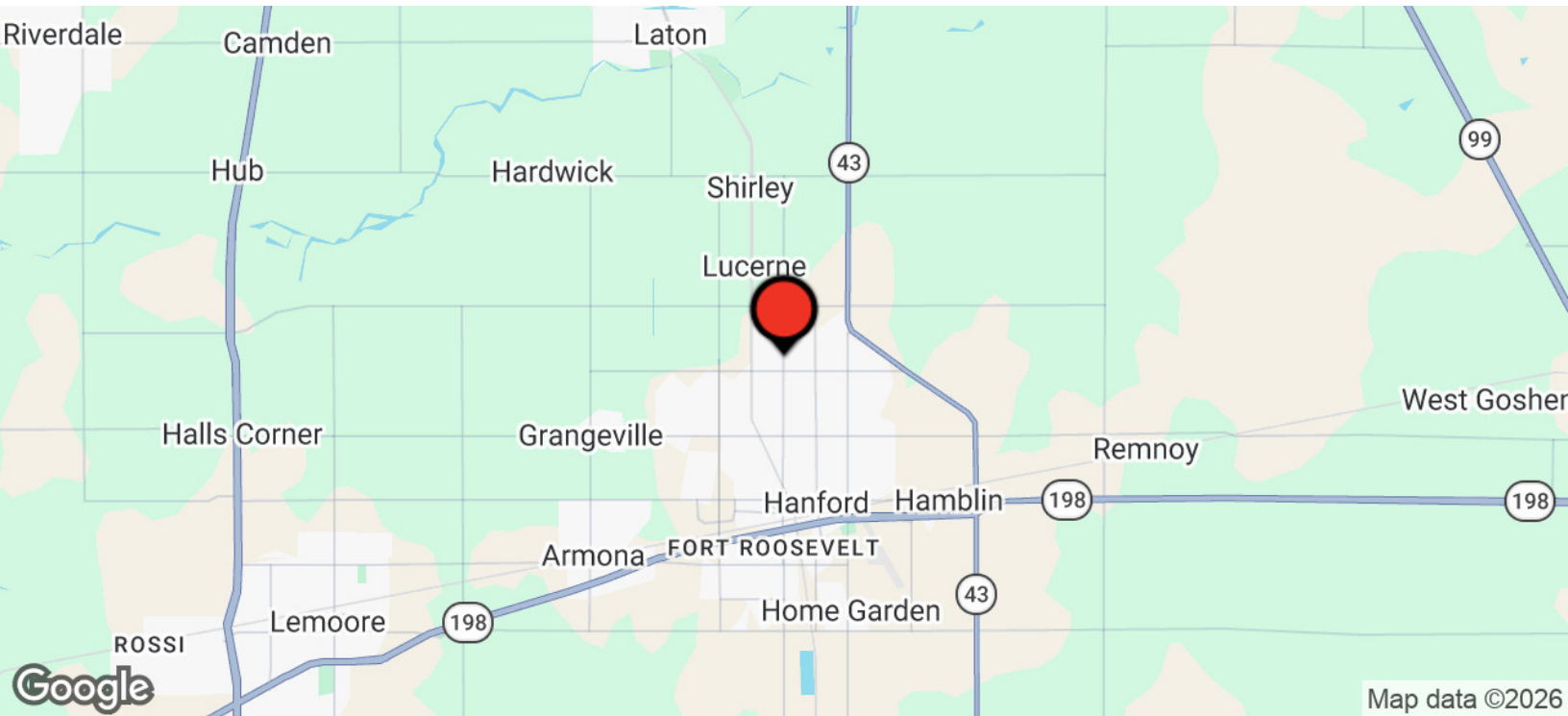
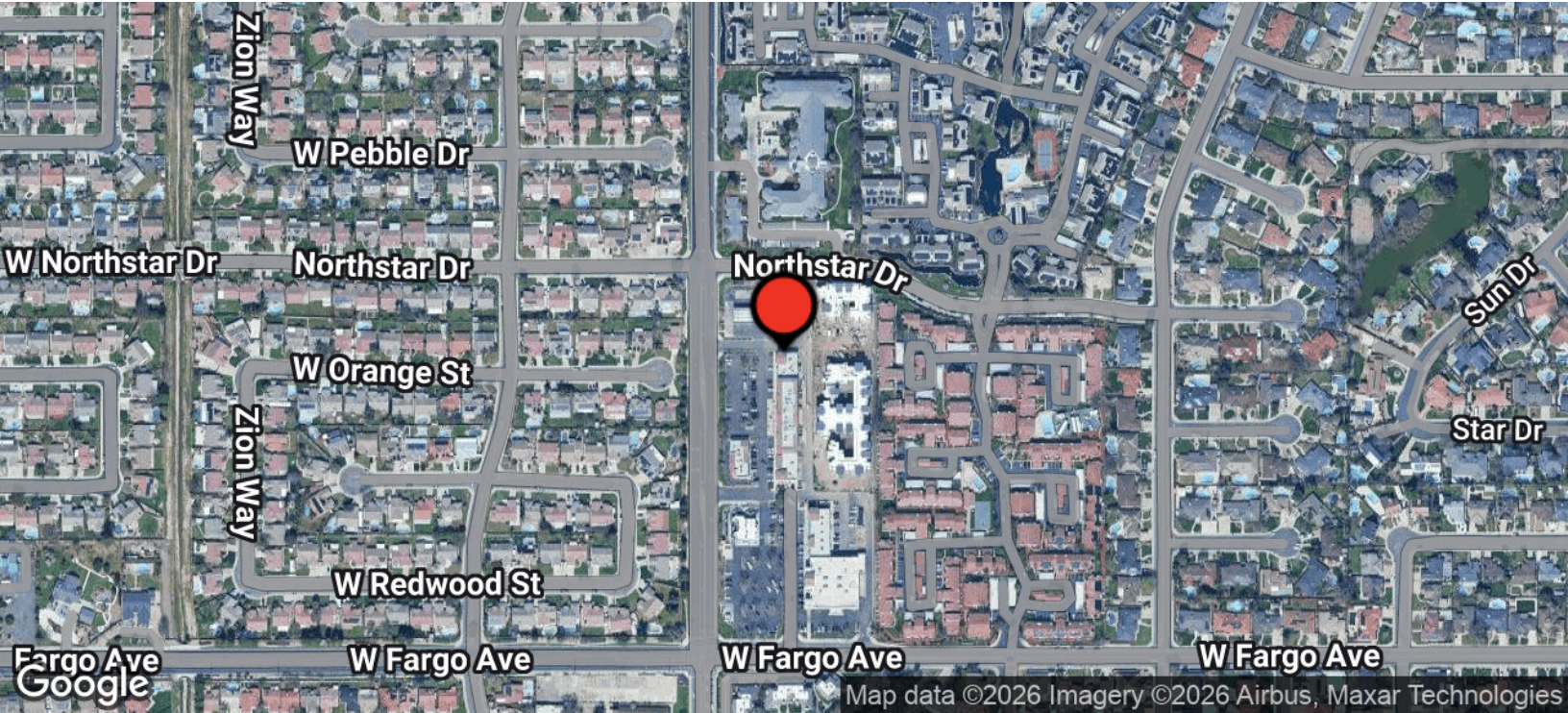
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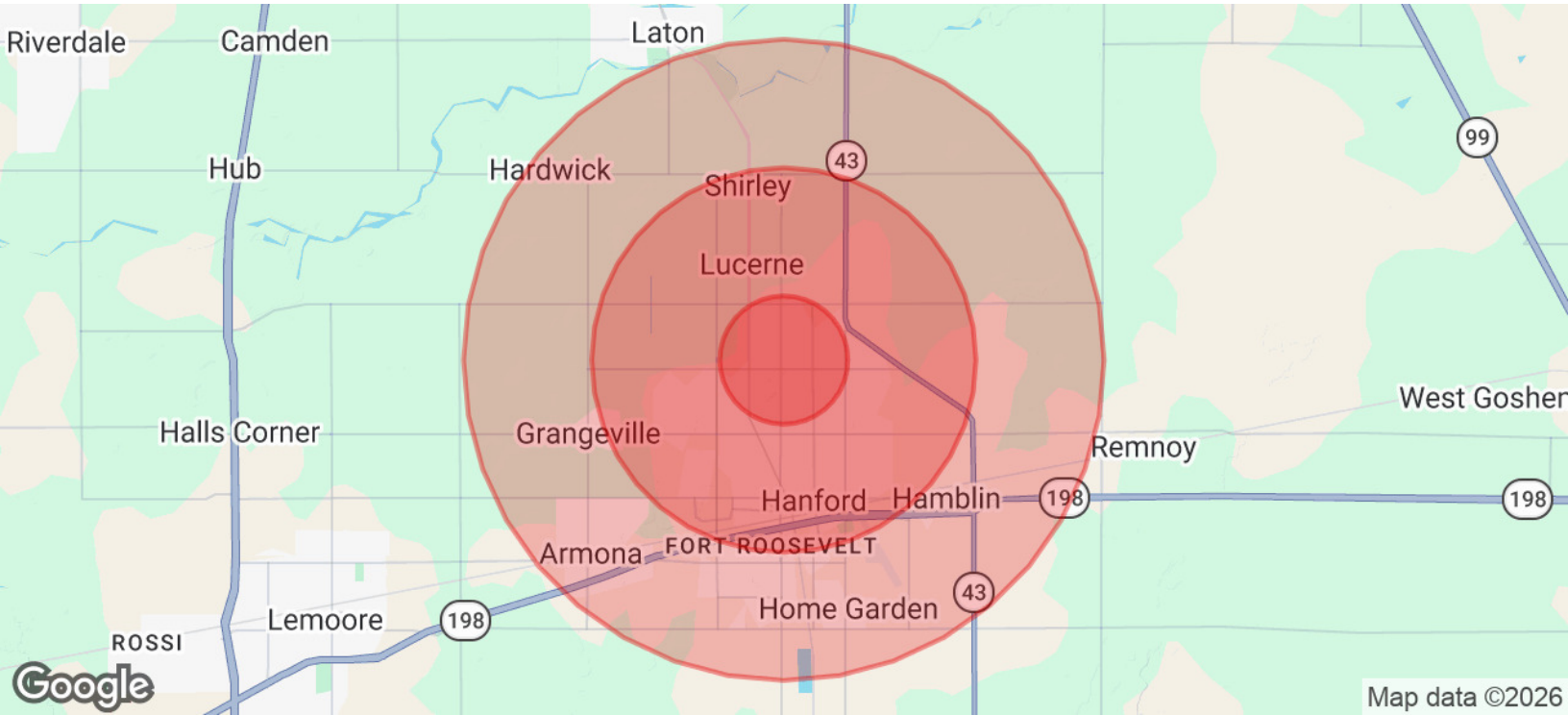
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	14,606	48,479	68,104
Average Age	38	37	37
Average Age (Male)	37	36	36
Average Age (Female)	39	38	38

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	5,232	16,851	22,498
# of Persons per HH	2.8	2.9	3
Average HH Income	\$112,094	\$95,894	\$90,866
Average House Value	\$411,591	\$374,028	\$365,266

<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	41.3%	51.2%	57.3%

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