

OFFICE FOR LEASE

PRIME ±13,765 SF COMMERCIAL OFFICE BUILDING

530 Kings County Dr, Hanford, CA 93230



OFFERING SUMMARY

NUMBER OF UNITS:	6
AVAILABLE SF:	1,094 SF
LEASE RATE:	\$1.45 SF/month (NNN)
LOT SIZE:	0.6 Acres
YEAR BUILT:	1997
BUILDING SIZE:	13,765 SF
RENOVATED:	2019
ZONING:	Office Zoning
MARKET:	Central Hanford
SUBMARKET:	Lacey Blvd Office

PROPERTY HIGHLIGHTS

- ±1,094 SF Of Office Spaces
- Quality Tenant Mix in the Building
- 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
- Private Offices, Open Rooms, Multiple Entrance Points
- Ample Private Parking Lot On All Sides Of The Building
- Convenient Location Off Lacey Blvd
- Close Proximity to Traffic Generators

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PROPERTY OVERVIEW

±1,094 SF of general/medical/professional office space located off Kings County Dr. & Lacey Blvd. in Hanford, CA. There is 1 space available that included: #105 is ±1,094 SF space in shell condition. 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.

LOCATION OVERVIEW

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.



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LEASE RATE: \$1.45 SF/MONTH **TOTAL SPACE:** 1,094 SF
LEASE TYPE: NNN **LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 105	Office Building	\$1.45 SF/month	NNN	1,094 SF	Negotiable	#105 is in shell condition

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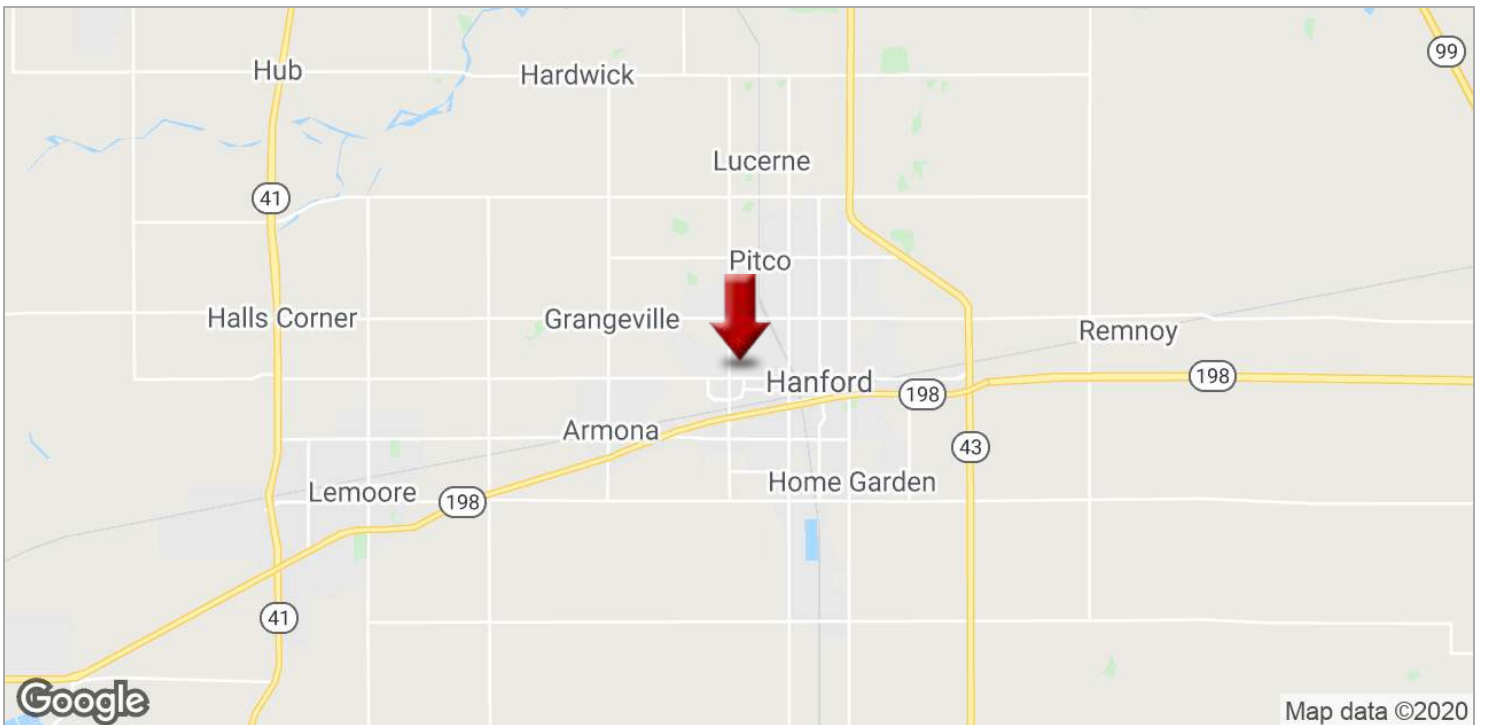
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,557	134,246	297,610
Median age	36.3	35.0	33.2
Median age (male)	33.4	33.1	32.0
Median age (Female)	38.9	36.4	34.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,773	48,816	105,823
# of persons per HH	2.7	2.8	2.8
Average HH income	\$61,073	\$67,882	\$62,928
Average house value	\$304,539	\$311,743	\$284,270
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	37.5%	39.2%	41.6%
RACE (%)	1 MILE	3 MILES	5 MILES
White	69.9%	67.6%	64.1%
Black	8.6%	7.3%	7.0%
Asian	5.6%	7.2%	8.7%
Hawaiian	0.2%	0.1%	0.1%
American Indian	0.1%	0.9%	0.8%
Other	10.5%	12.4%	14.3%

* Demographic data derived from 2010 US Census

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