

# HANFORD MARKETPLACE

Commercial Retail Space For Lease at the Convergence of Highways 198 & 43 in Hanford, CA



For leasing info, please contact:

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# HANFORD MARKETPLACE

## Property Summary

### Description

- 500,000± SF Costco Anchored Power Center on 48.5 acres
- Includes Costco Fueling Station with 16 gasoline pumps
- Located at the northwest corner of State Highways 198 and 43 in Hanford, CA
- National Tenants in the center include Costco, Starbucks Coffee, Taco Bell, Panda Express, Subway, and AT&T

### Availability

- Anchor Pads and Shop Space Available  
(See site plan on next page)

### Highlights

- Excellent Highway Visibility from State Highways 198 & 43
- Project draws regionally from a trade area that includes the cities of Hanford, Tulare, Lemoore, Corcoran, Coalinga encompassing a population base of 231,000± people and growing
- Kings and Tulare counties are the Agriculture capitals of the World
- The Hanford Marketplace offers customers Regional and National tenants which are new to the Hanford area
- Hanford Marketplace is located at the crossroads of two major highways, State Routes 198 & 43, including Lacey Blvd., Hanford's primary retail corridor
- The project is parked at 5.5:1,000

### Ingress/Egress

- The project is located immediately west of the Hwy 198 & Hwy 43 interchange and provides four access points located along Lacey Blvd
- The main access point is signalized

### Signage

- Project signage consists of two highway pylon signs. Additional monument signage will be available on Lacey Blvd.

### 2024 Traffic Counts

State Hwy 198 @ Hwy 43:	45,199 ADT
State Hwy 43 @ Hwy 198:	23,076 ADT
Lacey Blvd @ State Hwy 43:	<u>10,541 ADT</u>
TOTAL:	78,816 Average Daily Traffic

### 2024 Trade Area Demographics

	<u>Trade Area</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Total Population	231,087	30,882	64,203	89,418
Daytime Pop	216,858	27,801	57,400	77,878
Total Households	62,603	10,195	20,695	28,615
Avg. HH Income	\$77,956	\$68,228	\$85,2004	\$84,119

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# HANFORD MARKETPLACE

## Proposed Site Plan



LOCATION PLAN

### Site Summary

ZONING: REGIONAL COMMERCIAL ZONE  
 USE: RETAIL COMMERCIAL, RESTAURANT  
 BUILDING REQUIRED SETBACKS:  
 FRONT: 15 FEET  
 REAR: 0 FEET  
 SIDE: 0 FEET  
 HEIGHT: 35 FEET  
 LANDSCAPE SETBACK: 15 FEET FROM LOT LINE ADJOINING STREET  
 LANDSCAPE % REQUIRED: 5% of total area should be landscaped

PARKING SETBACK: 10 FEET  
 STALL SIZE: 9' x 18' 6"  
 LOADING SIZE: No loading required for < 10,000 SF GFA  
 FIRE LANE DIMENSION: 26 FEET  
 DT STACKING: MIN. 4 VEHICLES PRIOR MENU BOARD

TOTAL SITE AREA	18.03 Ac	1,164,629 SF
TOTAL BUILDING AREA		229,426 SF
LAND TO BUILDING RATIO		4.06 / 1
BUILDING COVERAGE (Max. 20%)		19.75 %
OVERALL PROPOSED PARKING STALLS:		1,482 Stalls
PROPOSED PARKING RATIO:		0.87 / 1,000SF

USE	REQ.	AREA (SF)	STALLS
Major Retail/ Shops	3/ 1000 SF	180,896	904
Restaurant (full service)	1/ 1000 SF	15,900	150
Restaurant (fast food)	8/ 1000 SF	14,727	119
Restaurant (ID T)	7/ 1000 SF	7,204	51
Medical office	4/ 1000 SF	11,900	65
<b>Total:</b>		<b>229,426</b>	<b>1,269</b>

**LEGEND:**

- OPEN
- SIGNED LEASE
- LEASE NEGOTIATIONS
- LOI NEGOTIATIONS
- TENANT RESEARCH / MARKET ANALYSIS

## HANFORD MARKETPLACE HANFORD, CALIFORNIA

CADDIS PROPERTIES  
265 E RIVER PARK CIR, STE 270  
FRESNO, CALIFORNIA

DATE:	05.09.2024
MOJ JOB #:	23.629.01
DATE:	REVISIONS

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SITE PLAN  
SP-08

Scale: 1" = 100'

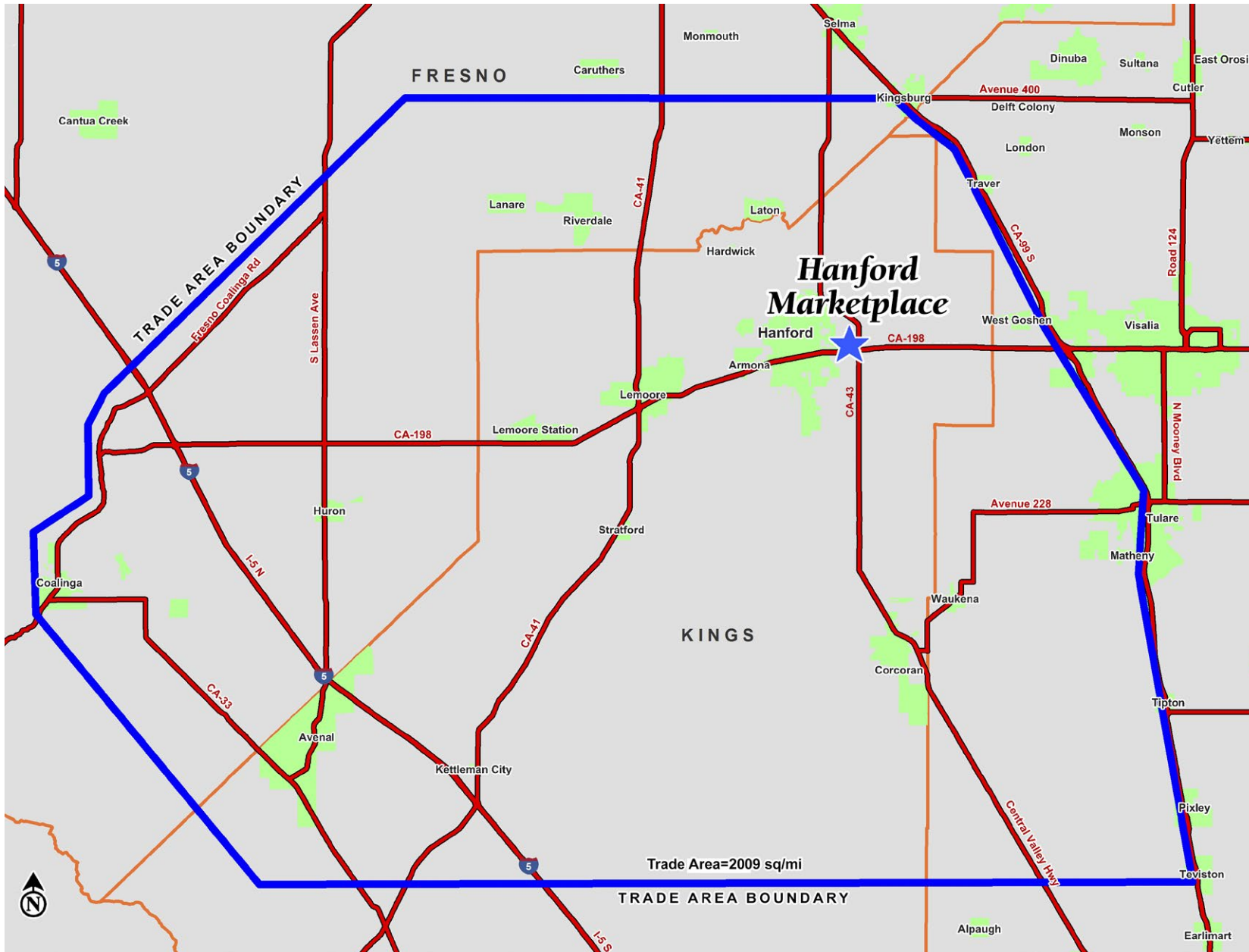
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CLEVELAND  
DEWEER  
GLENDDORA  
IRVINE  
ORLANDO  
PHOENIX  
SAN FRANCISCO

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# HANFORD MARKETPLACE

## Trade Area Map & Demographics



### 2024 DEMOGRAPHICS

CUSTOM  
BOUNDARY  
2009 SQ/MI

#### Population Trend

2000 Total Population	194,955
2010 Total Population	225,596
2020 Total Population	231,087
2025 Est. Total Population	236,644

#### Households Trend

2000 Total Households	51,403
2010 Total Households	59,768
2020 Total Households	61,792
2025 Est. Total Households	62,611

#### Population Change Trend

2000 to 2010 Population Change	15.72%
2010 to 2020 Population Change	1.05%
2020 to 2025 Est. Population Change	1.35%

#### Household Change Trend

2000 to 2010 Household Change	16.28%
2010 to 2020 Household Change	3.39%
2020 to 2025 Est. Household Change	1.33%

#### 2025 Est. Population by Race

White alone	51.28%
Hispanic	62.41%
Black or African American alone	5.52%
Am Indian and Alaska Native alone	1.6%
Asian alone	3.25%
Native Hawaiian and OPI alone	0.19%

#### 2024 Income

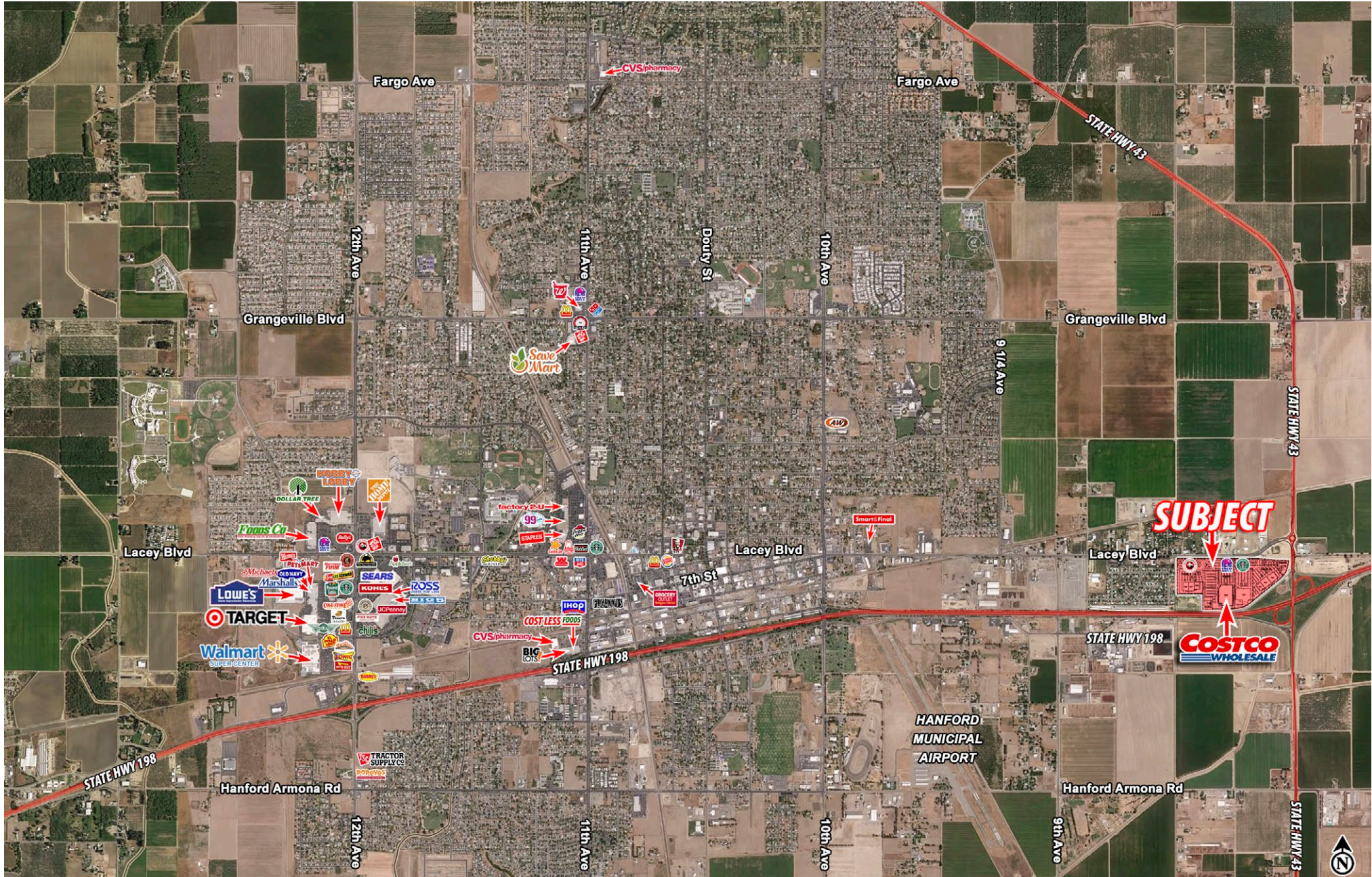
Household Income: Median	\$59,619
Household Income: Average	\$77,956
\$125,000 to \$149,999	6.25%

#### 2024 Daytime

Average household size	3.33
Total Daytime Population	216,858
Total Daytime at Home Pop	181,289
Total Daytime at Home Pop %	84%

# HANFORD MARKETPLACE

Major Retail Competition - Hanford, CA



# HANFORD MARKETPLACE

Grand Opening



# HANFORD MARKETPLACE

## Proposed Elevation



MAJORS A, B, C FRONT ELEVATION



MAJORS A, B, C REAR ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

TYPICAL SHOPS ELEVATION

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