

## LAND FOR SALE

### ±1.04 ACRE RETAIL PAD ADJACENT TO AUTO MALL

1726 Glendale Ave, Hanford, CA 93230



#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,100,000
<b>GROUND LEASE RATE:</b>	\$90,000/Year (NNN)
<b>LOT SIZE:</b>	1.04 Acres
<b>ZONING:</b>	C-S Service Commercial
<b>MARKET:</b>	Central Hanford
<b>APN:</b>	011-030-012-000

#### PROPERTY HIGHLIGHTS

- Prime Retail Location Off HWY 198 & 12th Avenue
- Utilities Present, Level Grade, Ready To Develop
- Multiple Access Points w/ High Exposure
- Optimal Visibility w/ Easy to - Over 52,703 Cars Per Day
- ±1.04 Acres Surrounded by Many National Tenants
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- Close to Transit and Public Transportation
- Busy Walkable Street @ Primary West Retail Corridor
- Ideal for Fast Food, Fuel Station, Super Market, & More!
- Near Major Corridors servicing College, Airport, Downtown, & Schools
- High Traffic Counts of 32,000 to 35,000 Cars Per Day

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated **CentralCaCommercial.com**

## LAND FOR SALE

### ±1.04 ACRE RETAIL PAD ADJACENT TO AUTO MALL

1726 Glendale Ave, Hanford, CA 93230



#### PROPERTY OVERVIEW

Prime ±45,302 SF (±1.04 Acre) parcel just off HWY 198 & 12th Avenue at the entrance to Kings County's major Power Centers. Strategically located around 3 auto dealers, approved hotel, AMPM-Arco, various national retailers of fast food, gas stations, Target, Hanford Mall, and a Walmart Super Store. Ideal for a quick service retail drive-thru, car wash, or various other uses. Pad is available for either ground lease or sale. Shovel-ready site with off site improvements (utilities, curb-gutter, fire hydrant, and paving) completed. Flexible "Zero Setback" on the north SP Railroad and a 15' setback from the frontage of Glendale Ave. Located off CA-198 on the major East/West transportation corridors with high traffic counts of 32,000 to 35,000 cars per day with a flexible C-S Service Commercial zoning. Located within Hanford's major Retail area off of 12th Avenue and CA-198 surrounded by many national retailers including In N out Burger, Sonic Drive Thru, Farmer Boys, Denny's, El Pollo Loco, McDonald's, Chili's Grill & Bar, O'Reilly Auto Parts T-Mobile, and many more!



#### LOCATION OVERVIEW

This parcel is well located off of HWY 198 and 12th Avenue just North of Highway 198, Northeast of Glendale Avenue, and West of 12th Avenue in Hanford, CA. Located within Hanford's major Retail area off of 12th Avenue and CA-198 surrounded by many national retailers including Walmart, In N out Burger, Sonic Drive Thru, Farmer Boys, Denny's, El Pollo Loco, McDonald's, Chili's Grill & Bar, O'Reilly Auto Parts T-Mobile, and many more! Hanford is an important commercial and cultural center in the south central San Joaquin Valley and is the county seat of Kings County, California. It is the principal city of the Hanford-Corcoran metropolitan area (MSA Code 25260), which encompasses all of Kings County, including the cities of Hanford and Corcoran. The population was 53,967 at the 2010 census. The California Department of Finance estimated that the city's population was 58,176 as of January 1, 2018.



**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

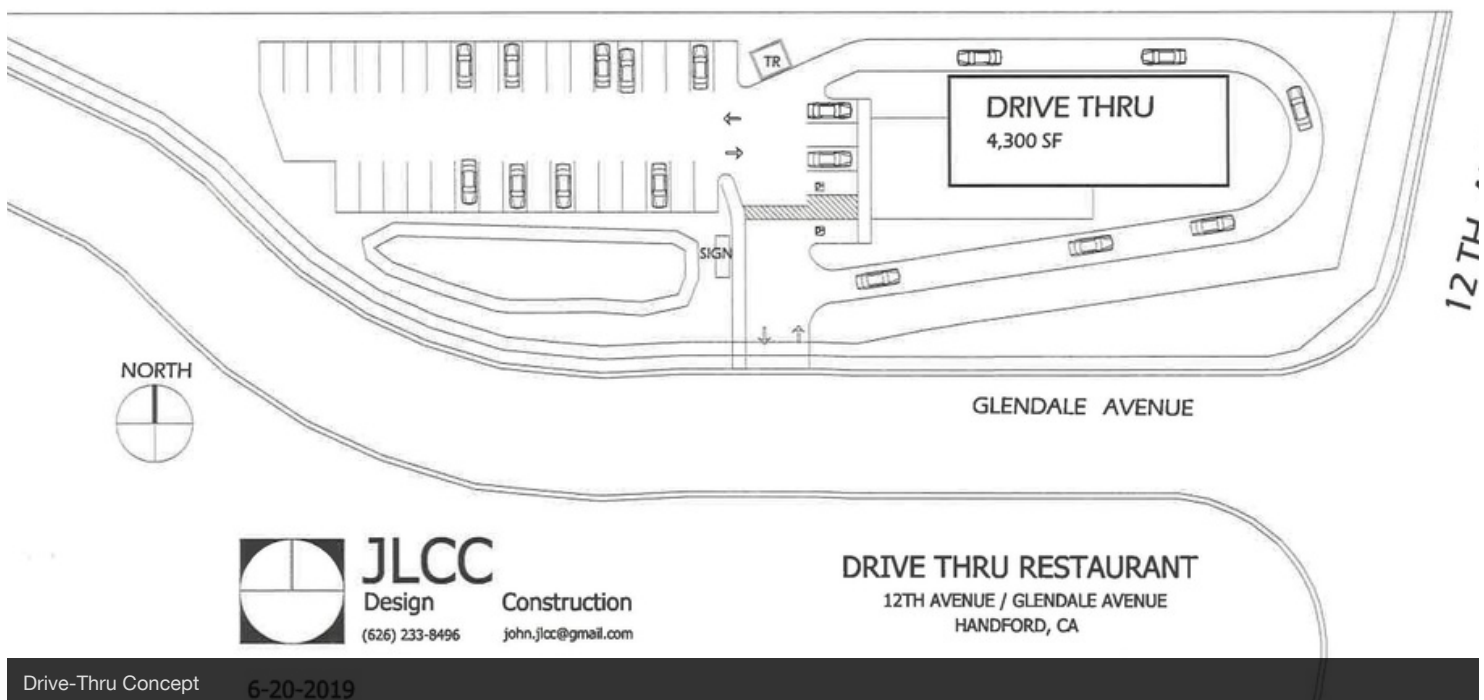
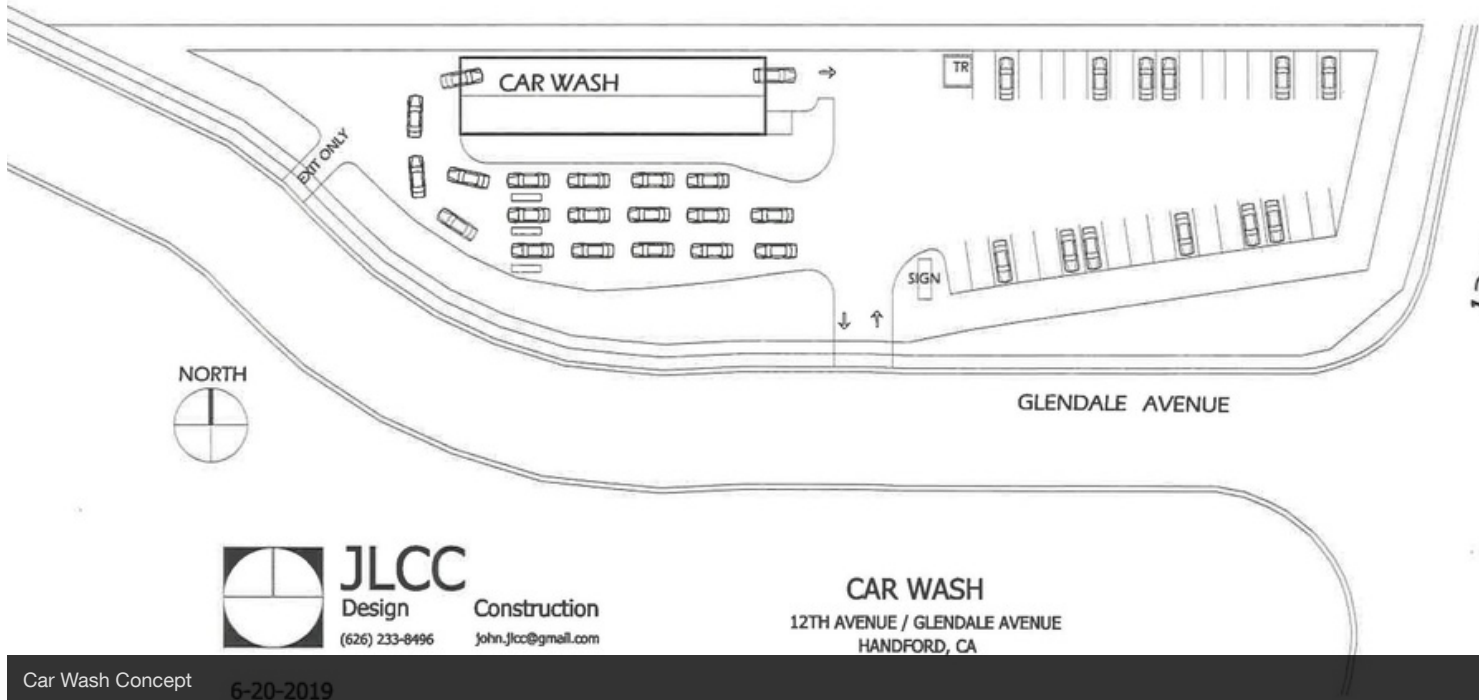
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated **CentralCaCommercial.com**

## LAND FOR SALE

### ±1.04 ACRE RETAIL PAD ADJACENT TO AUTO MALL

1726 Glendale Ave, Hanford, CA 93230



**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [CentralCaCommercial.com](http://CentralCaCommercial.com)



## LAND FOR SALE

### ±1.04 ACRE RETAIL PAD ADJACENT TO AUTO MALL

1726 Glendale Ave, Hanford, CA 93230



**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

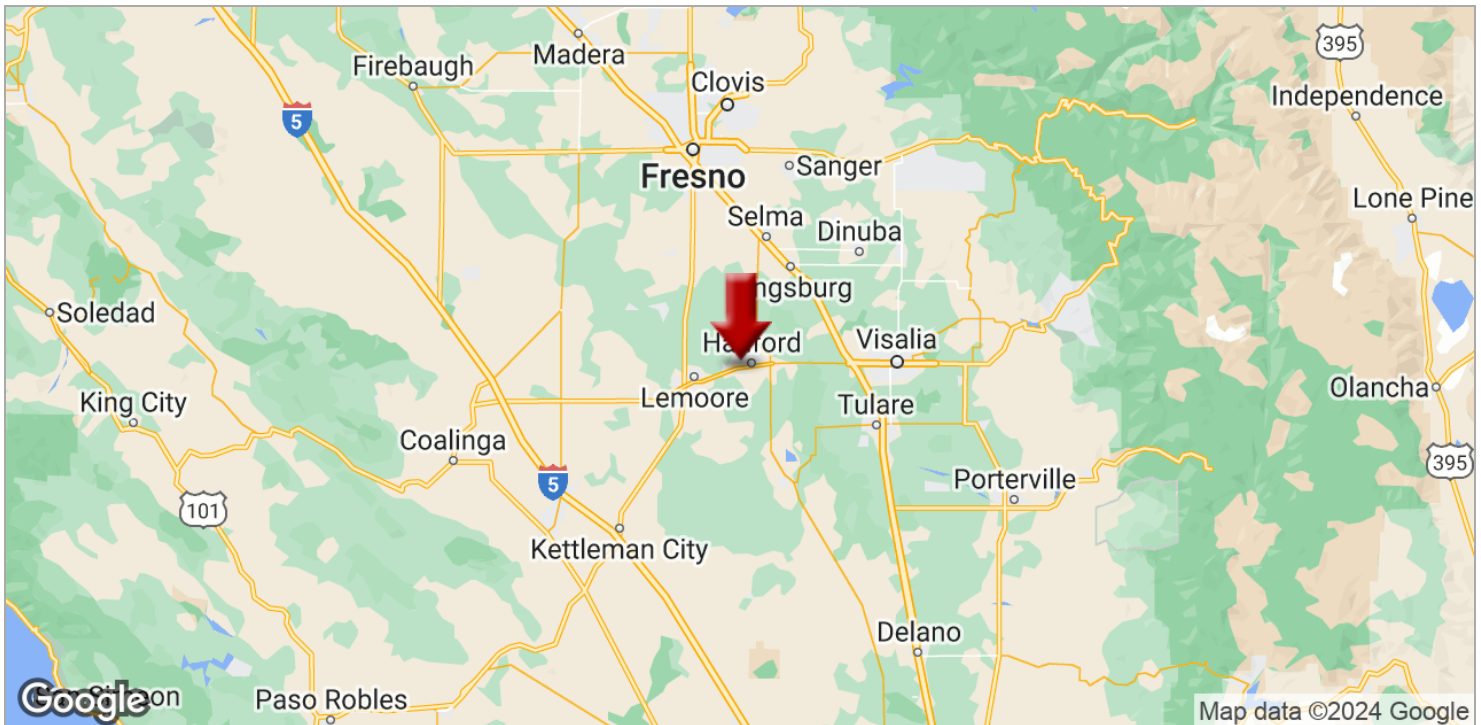
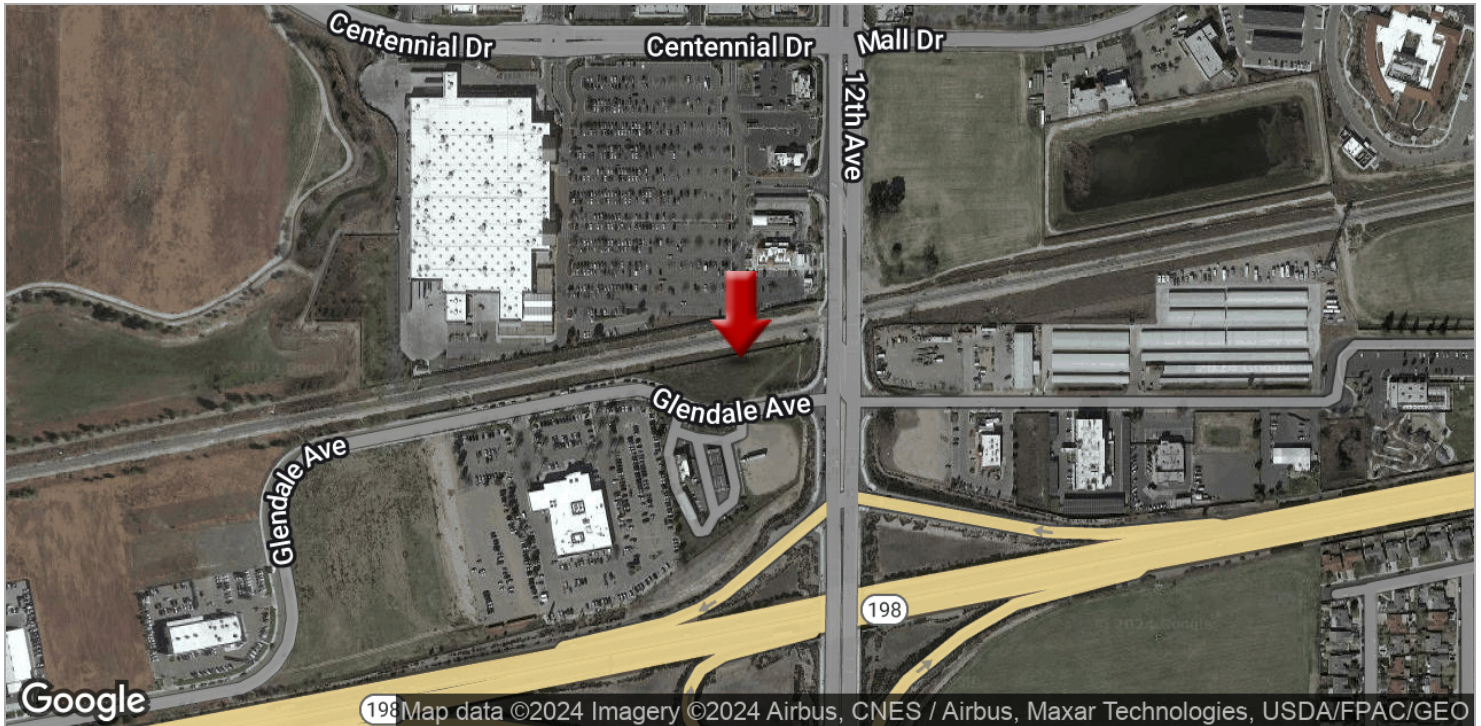
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [CentralCaCommercial.com](http://CentralCaCommercial.com)

## LAND FOR SALE

### ±1.04 ACRE RETAIL PAD ADJACENT TO AUTO MALL

1726 Glendale Ave, Hanford, CA 93230



**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

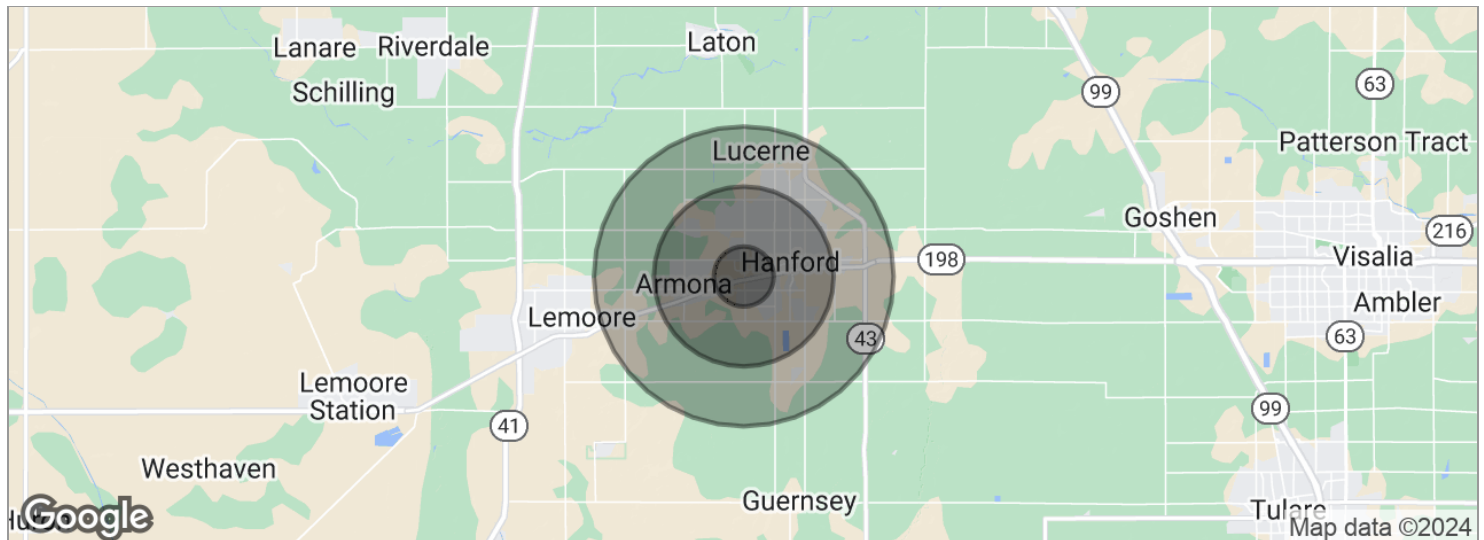
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [CentralCaCommercial.com](http://CentralCaCommercial.com)

## LAND FOR SALE

### ±1.04 ACRE RETAIL PAD ADJACENT TO AUTO MALL

1726 Glendale Ave, Hanford, CA 93230



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,770	115,641	275,357
Median age	30.0	30.3	30.4
Median age (male)	29.8	29.3	29.3
Median age (Female)	30.0	31.3	31.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,805	38,257	89,050
# of persons per HH	3.1	3.0	3.1
Average HH income	\$38,471	\$44,757	\$49,924
Average house value	\$136,584	\$206,898	\$261,304
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	55.3%	54.3%	52.3%
RACE (%)	1 MILE	3 MILES	5 MILES
White	56.0%	57.3%	54.9%
Black	9.7%	9.9%	8.7%
Asian	11.2%	7.1%	9.3%
Hawaiian	0.0%	0.0%	0.0%
American Indian	1.1%	1.2%	1.0%
Other	18.2%	19.9%	21.7%

\* Demographic data derived from 2020 ACS - US Census

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [CentralCaCommercial.com](https://www.centralcacommercial.com)