

## RETAIL FOR LEASE

### FREESTANDING RESTAURANT HANFORD, CA ON LACEY BLVD

8348 E Lacey Blvd, Hanford, CA 93230



#### OFFERING SUMMARY

<b>EXISTING SF:</b>	2,720 SF (Front)
<b>PLANNED SF:</b>	9,600 SF (Rear)
<b>LEASE RATE AS-IS:</b>	\$0.60 SF/month (NNN)
<b>LEASE RATE TURK KEY:</b>	\$1.50 SF/month (NNN)
<b>TRAFFIC COUNT:</b>	46,511/Day
<b>LOT SIZE:</b>	0.8 Acres
<b>BUILDING SIZE:</b>	12,320 SF
<b>ZONING:</b>	CS-Commercial
<b>APN:</b>	014-251-046

#### PROPERTY HIGHLIGHTS

- ±2,720 SF Freestanding Restaurant Building W/ Planned Drive-Thru
- Ample Parking W/ Drive Around Access | Near Costco
- High Traffic Location | New Development Area
- Functional Layout w/ Endless Opportunities
- Prime Location in a High Traffic Area on Main Retail Corridor
- Excellent Location, Great Tenant Mix, High Traffic Flows
- Located Off Established Lacey Blvd
- Functional Floor Plan w/ Dining Area & Bar Area
- Walking Distance to Many Existing and Planned Local and National Employing Businesses
- High Daytime Population | Developing Residential Surrounding

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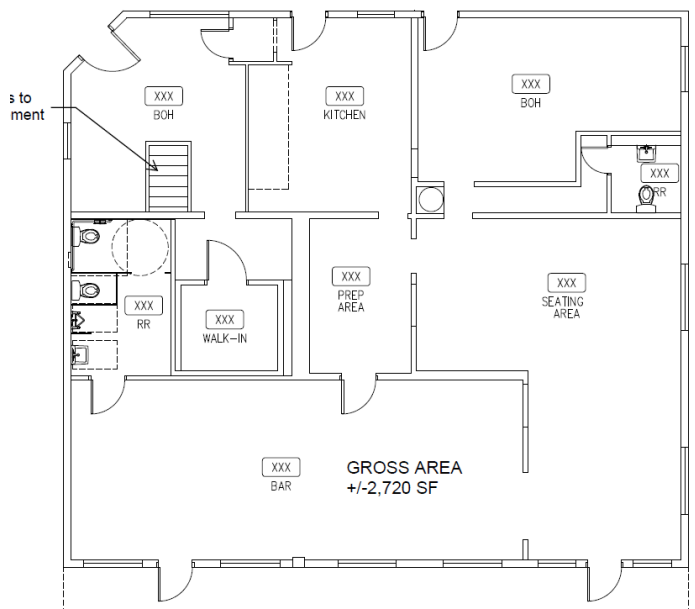


#### PROPERTY DESCRIPTION

±2,720 Freestanding restaurant building with planed drive-thru on ±0.8 acre lot with access via Lacey Blvd. Offers direct Lacey Blvd frontage with ample parking spaces. The property is across the street from the Hanford Marketplace Shopping Center which features Costco and other major retailers including Starbucks, Taco Bell and Panda Express. The property is located in a growing area in Hanford with new developments to look forward to. This property carries an average daily traffic count of over 46,511 cars. This includes Lacey Blvd, State HWY-43 & State HWY-198.

#### LOCATION DESCRIPTION

The subject property is located at the northwest corner of State Highways 198 and 43 in Hanford, CA. The property is located immediately west of the HWY 198 & HWY 43 interchange. Located directly across from the new Hanford Marketplace that will draw regionally from a trade area that includes the cities of Hanford, Tulare, Lemoore, Corcoran, Coalinga and encompass a population of some 230,000 people. The subject property is on the corner of Lacey Blvd and Vidaurri Lane. The property is North of HWY-198, South of Grangeville Blvd, East of Carolyn Ave and West of HWY-43.



FLOOR PLAN  
1/8"=1'-0"

8348 E. LACEY BLVD. HANFORD, CA

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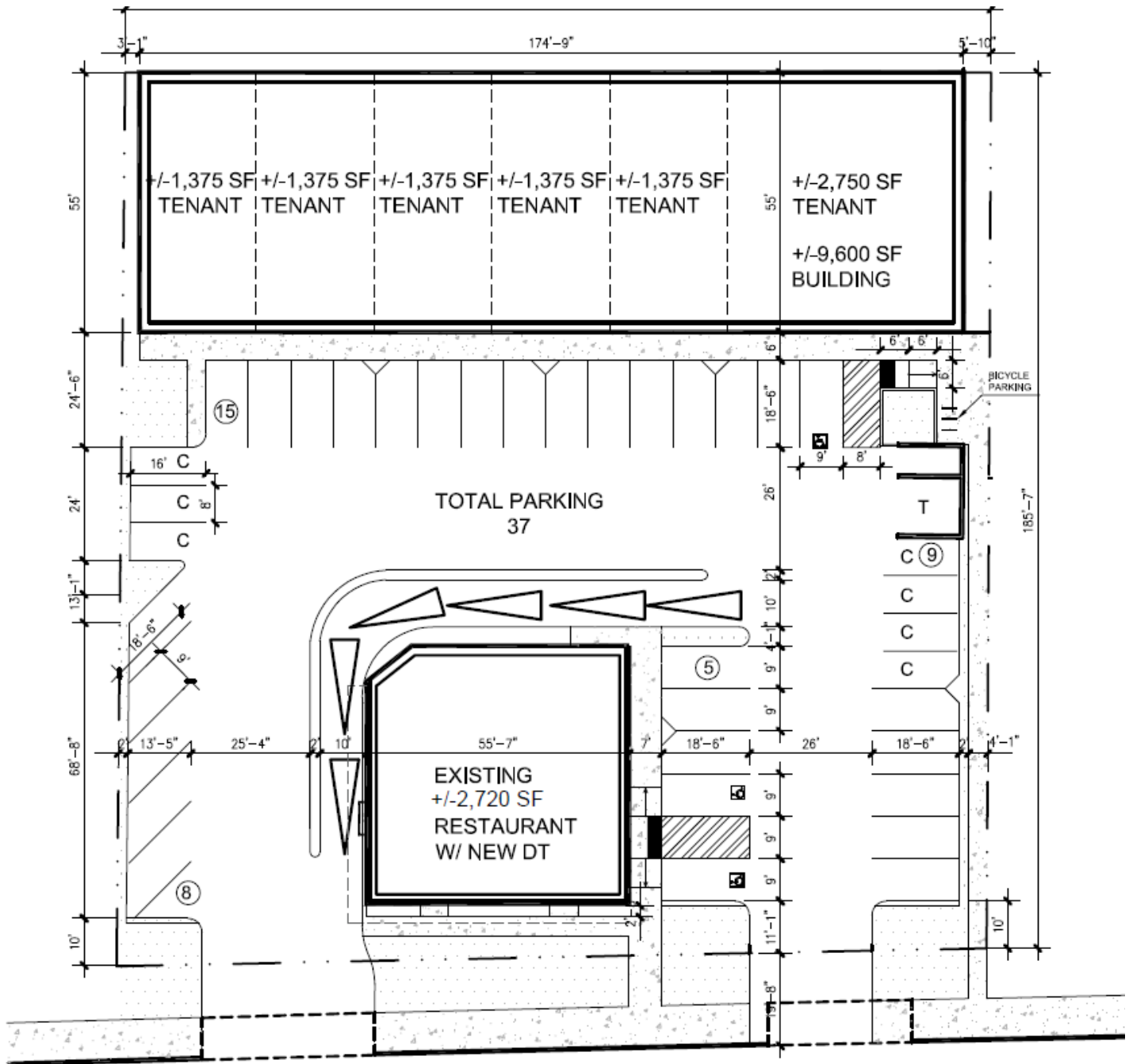
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LACEY BOULEVARD

8348 E. LACEY BLVD. HA

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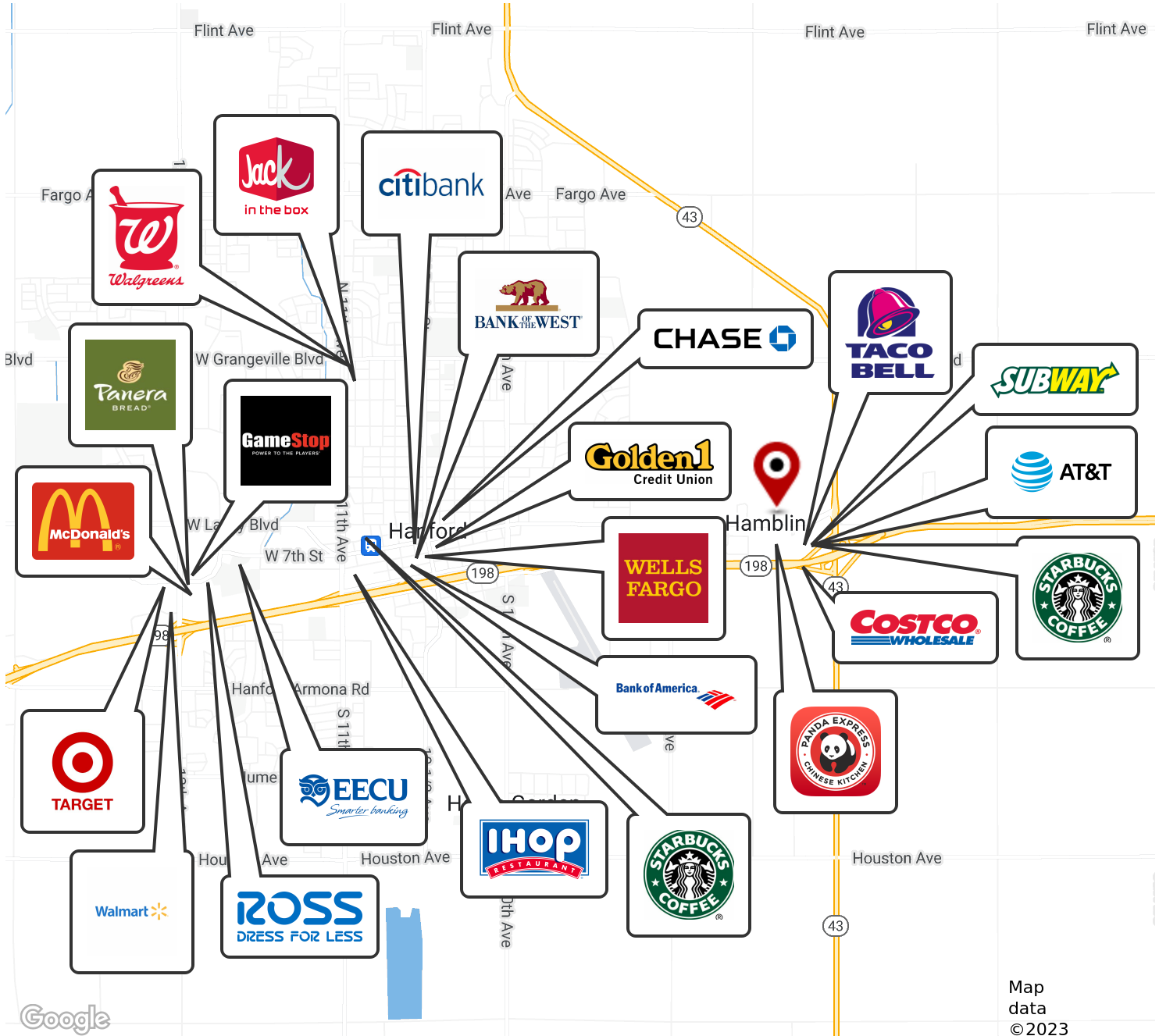
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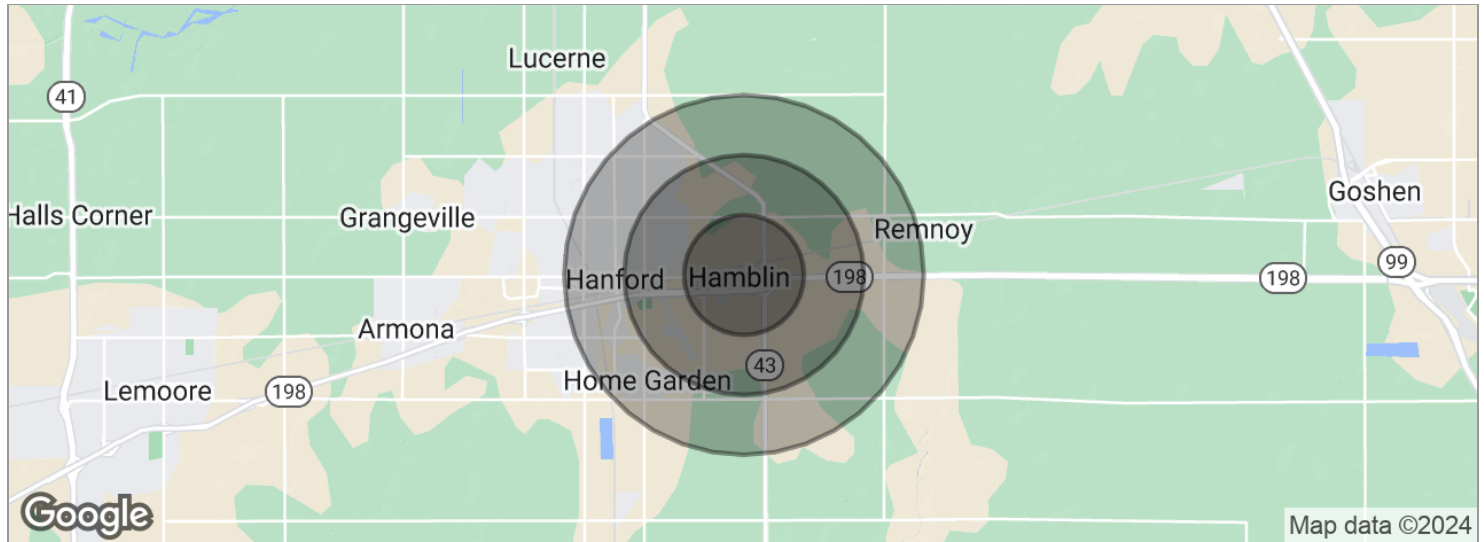
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	19,815	75,941	161,913
Median age	28.6	28.0	27.5
Median age (male)	27.9	27.6	27.0
Median age (Female)	30.4	29.2	28.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,842	22,551	48,177
# of persons per HH	3.4	3.4	3.4
Average HH income	\$34,188	\$38,075	\$39,503
Average house value	\$238,584	\$230,105	\$218,455
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	65.7%	64.2%	61.7%
RACE (%)	1 MILE	2 MILES	3 MILES
White	41.1%	46.4%	46.9%
Black	6.2%	7.4%	7.7%
Asian	6.7%	9.4%	10.9%
Hawaiian	0.0%	0.0%	0.0%
American Indian	1.8%	1.3%	1.2%
Other	41.1%	32.4%	29.6%

\* Demographic data derived from 2020 ACS - US Census

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