

OFFICE FOR LEASE

PRIME $\pm 2,000$ SF OFFICE SPACE IN HANFORD, CA

530 Kings County Dr, Hanford, CA 93230



Lease Rate

**\$1.50
SF/MONTH
(NNN)**

OFFERING SUMMARY

Building Size:	13,765 SF
Available SF:	2,000 SF
NNN's:	\$0.58/SF NNN
Lot Size:	0.6 Acres
Year Built:	1997
Renovated:	2021
Zoning:	(O) Office
Market:	Central Hanford
Submarket:	Lacey Blvd Office
APN:	010-310-024
Cross Street:	W Lacey Blvd

PROPERTY HIGHLIGHTS

- $\pm 2,000$ SF Of Office Space Near CA-198 In Hanford, CA
- Private Offices, Conference Room, Kitchen & Reception Areas
- Quality Tenant Mix in the Building | Multiple Entrance Points
- 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
- Ample Private Parking Lot On All Sides Of The Building
- Situated Across From Hanford Mall & Court House
- $\pm 77,407$ Cars Per Day Less Than 1-Mile From Property
- Close Proximity to Traffic Generators
- Convenient Location Off Lacey Blvd

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PROPERTY DESCRIPTION

$\pm 2,000$ SF of general/medical/professional office space located off Kings County Dr. & Lacey Blvd in Hanford, CA. There is 1 space available that includes: (5) private offices, large conference room, waiting & reception area, full kitchen, storage room, & restrooms. 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. The property is surrounded by a great mix of tenants & a daytime population of $\pm 106,592$ within a 10-mile radius.

LOCATION DESCRIPTION

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. Hanford, California, in Kings county, is 19 miles W of Visalia, California (center to center) and 29 miles S of Fresno, California. The city is situated in the south central portion of the San Joaquin Valley and is regarded as a prominent commercial and cultural center for the region. The municipality features a flat landscape, hot summers and cool winters. It includes a large Hispanic population and a Chinese community. Services, government and farming are the primary employers. A large number of residents work at the nearby NAS Lemoore, a large U.S. Navy base and the nearby prisons.

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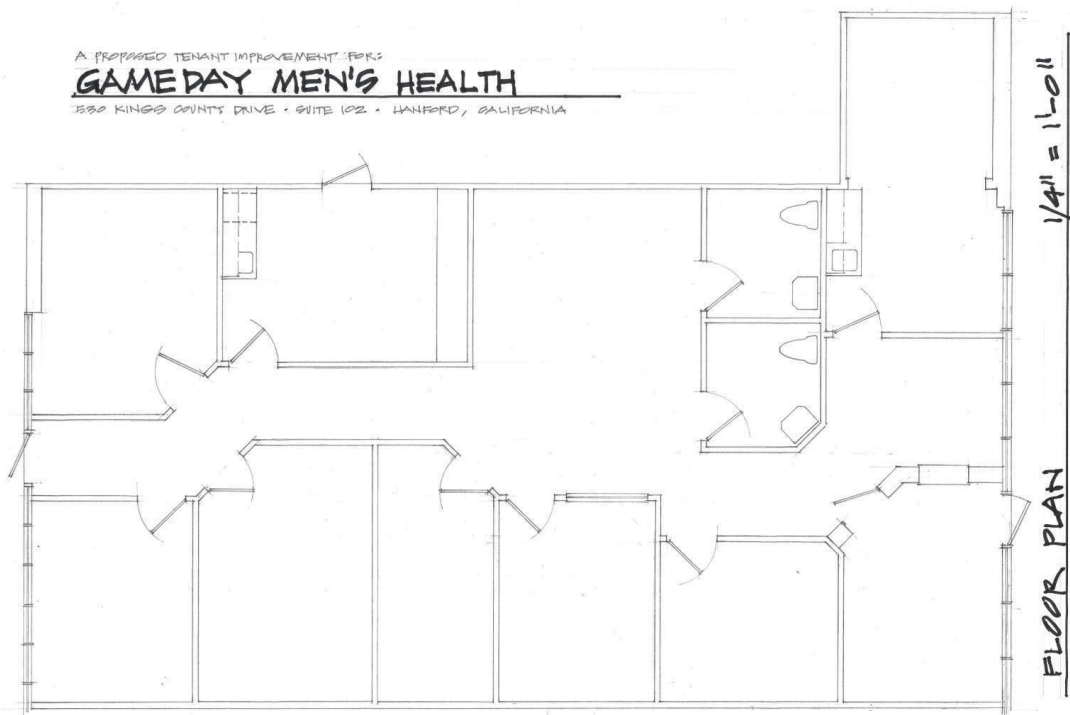
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 102	Available	2,000 SF	\$0.58/SF NNN	\$1.50 SF/month

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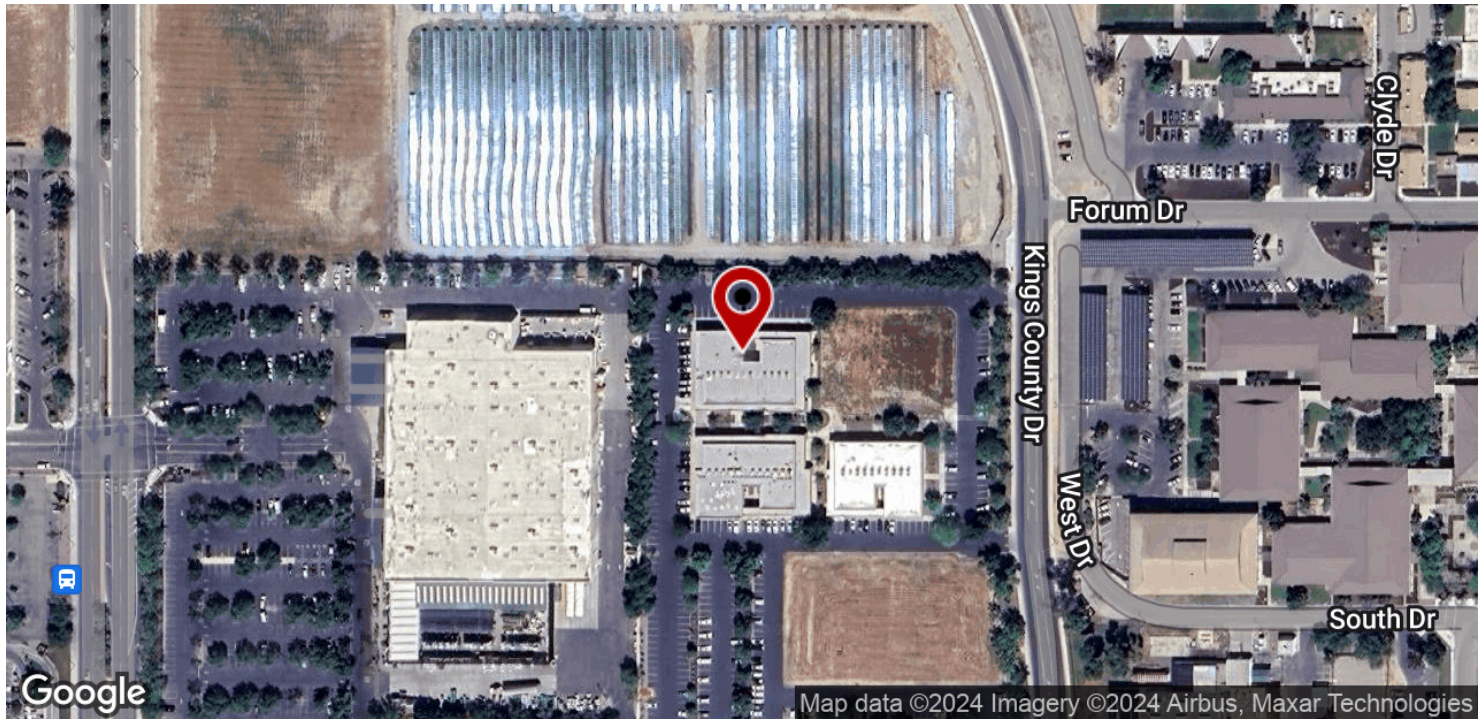
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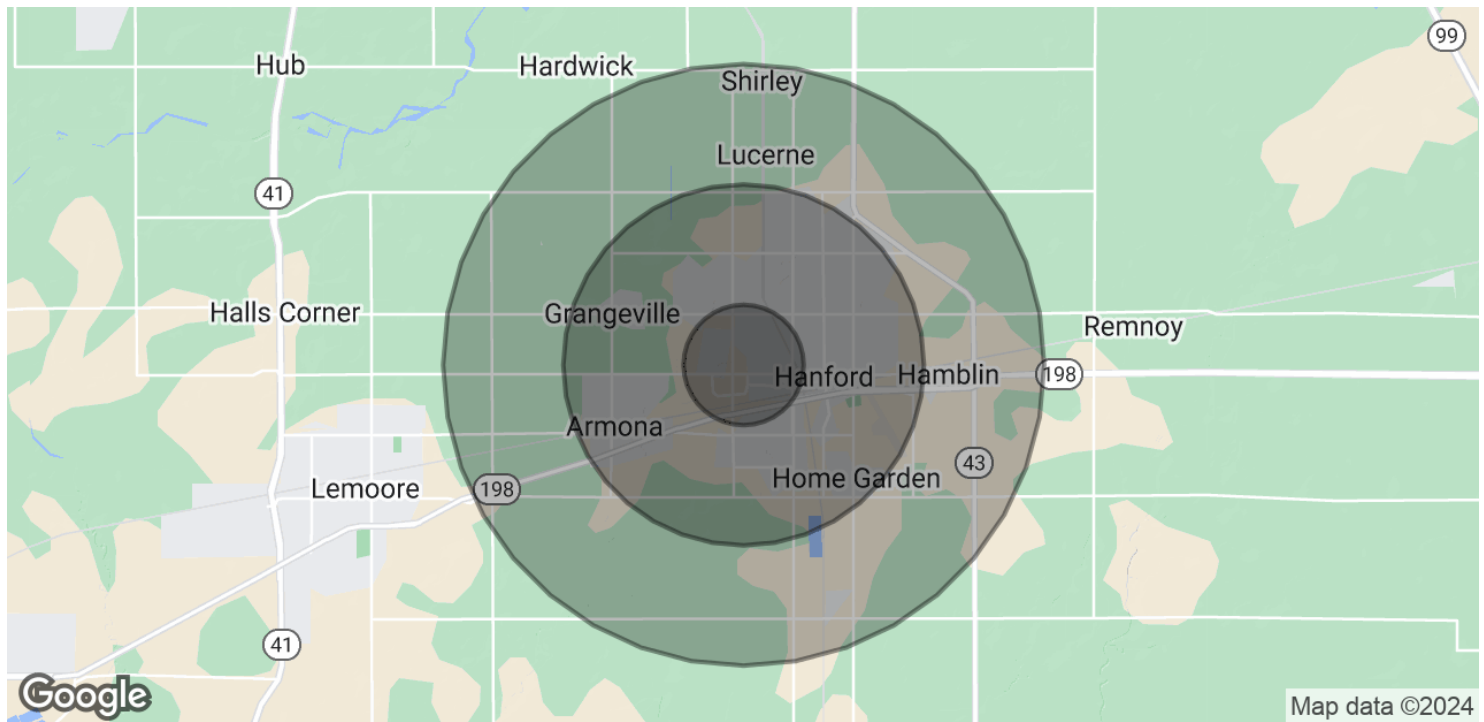
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,396	61,421	69,827
Average Age	35.7	33.5	33.9
Average Age (Male)	33.8	32.4	32.7
Average Age (Female)	36.3	33.9	34.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,704	20,796	23,740
# of Persons per HH	2.7	3.0	2.9
Average HH Income	\$73,673	\$74,360	\$74,845
Average House Value	\$206,893	\$221,294	\$224,015
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	47.8%	52.6%	52.5%

2020 American Community Survey (ACS)

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