

RETAIL FOR LEASE

BRAND NEW RETAIL SPACES AVAILABLE JUNE 2024

1040 S 12th Ave, Hanford, CA 93230



Lease Rate

\$2.25
SF/MONTH
(NNN)

OFFERING SUMMARY

Building Size:	15,116 SF
Available SF:	720 - 4,000 SF
NNN's:	\$0.35/SF
Number of Available Units:	8
Year Built:	2023
Lot Size:	1.59 Acres
Zoning:	Commercial
Market:	Hanford Retail
Submarket:	12th Ave / Hanford-Armona Road
APN:	011-090-002, & -003

PROPERTY HIGHLIGHTS

- Brand New Retail Shop Spaces | New Construction
- Restaurant Space Of 3,112 SF to 4,012 SF w/ TI's Available
- High Identity Corner Location | Corner Signage/Exposure
- ±720 - 9,526 SF | Multiple Configurations Available | 10' Height
- Highly Visible Intersection w/ Ample Parking & Easy Access
- Energy Efficient Improvements - Separately Metered Utilities
- Prime Retail Location on #1 Retail Corridor in Hanford
- Dominant Intersection In Developing Business District
- Prime Retail Suites w/ Direct 12th Ave Access
- Direct Access to Upgraded Street Improvements At Intersection
- ADA Restrooms | Mop Sink & Drain Bowl in Each Unit
- Optimal Visibility w/ Easy CA-198 Access
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- Busiest Retail Growth Corridor w/ ±47,353 Cars Per Day

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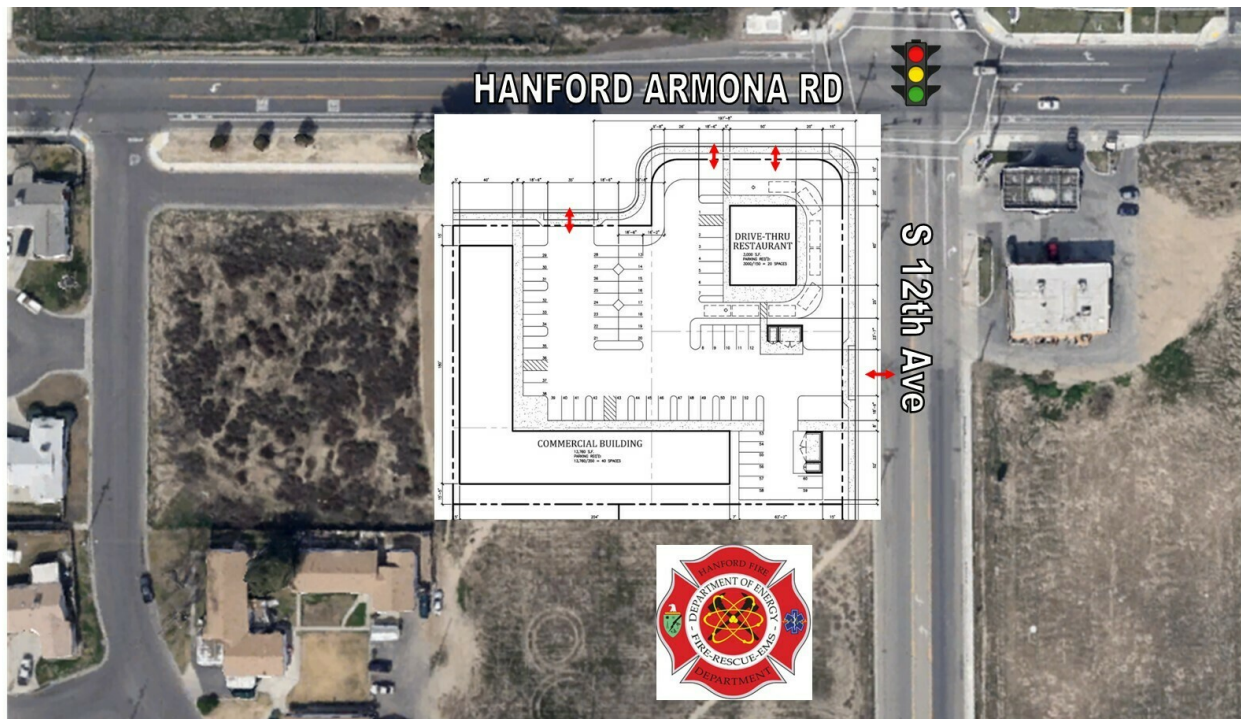
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PROPERTY DESCRIPTION

Brand new neighborhood shopping center with (7) retail shop and restaurant spaces of $\pm 720 - 9,526$ SF on a high-traffic intersection with easy access, great exposure, & multiple configurations. The brand new center features new façade treatments, storefront glass, new vertical architectural icons, and modern landscaping. The first-class suites include hard-surface flooring throughout, sinks with mop buckets at the rear of each unit, private ADA restrooms, new HVAC's, updated energy efficient features, LED lighting, fresh interior/exterior paint, 30+ outdoor LED lights during the night hours, lush landscaping, & all units have separate gas & power meters. The site offers ample parking in a private fully lit parking lot with (3) car charging stations & multiple access points. Located at the major North/South, East/West transportation corridors with high traffic counts. This property is a hub between Hanford, Lemoore, Armona and many more surrounding cities.

Ground Lease Available: .29 Ac ($\pm 12,632$ SF) \$84,000/year NNN.

BTS Drive-Thru: $\pm 2,000 - 3,422$ SF building on 20,701 SF lot (144.17' x 143.58'); Contact Broker for Pricing.

LOCATION DESCRIPTION

Signalized hard corner in close proximity between HWY-198 & HWY-43 on Hanford Armona Ave and 12th Ave, located just north of Houston Ave, east of 13th Ave, south of Hwy CA-198, and west of 12th Ave in Hanford, CA. Hanford is the most populous city and the county seat of Kings County, California, located in the San Joaquin Valley region of the greater Central Valley. Hanford is located 19 miles W of Visalia, California 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. Nearby national tenants include Target, McDonalds, Starbucks, In n Out, Dutch Bros, Sonic, Denny's, Panera, Round Table Pizza, Wingstop, Five Guys, Dunkin Donuts, Chilis, Marshalls, Popeyes, & many others!

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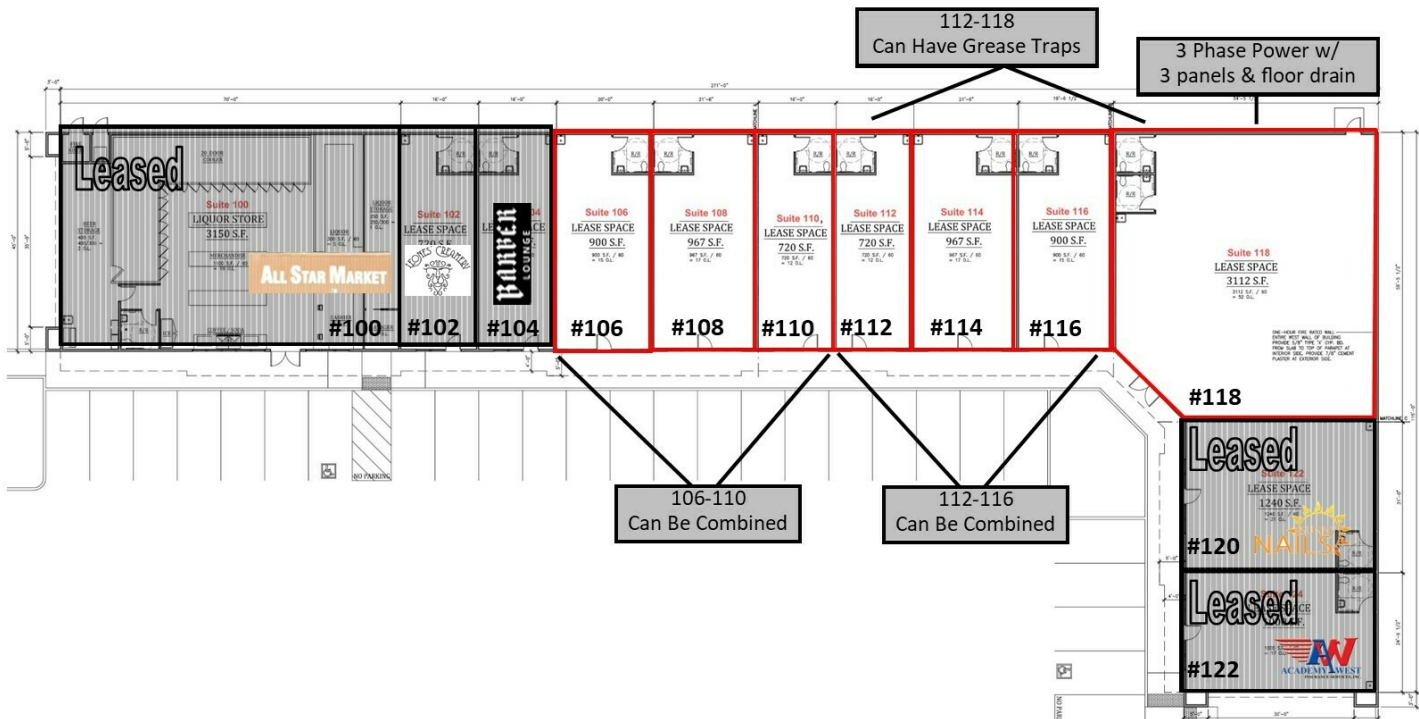
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite #106	Available	900 - 2,587 SF	NNN's: \$0.35/SF	\$2.25 SF/month	45' x 20' open retail space with restroom.
Suite #108	Available	967 - 2,587 SF	NNN's: \$0.35/SF	\$2.25 SF/month	45' x 21' open retail space with restroom.
Suite #110	Available	720 - 2,587 SF	NNN's: \$0.35/SF	\$2.25 SF/month	45' x 16' open retail space with restroom.
Suite #112	Available	720 - 2,587 SF	NNN's: \$0.35/SF	\$2.25 SF/month	45' x 16' open retail space with restroom.
Suite #114	Available	967 - 2,587 SF	NNN's: \$0.35/SF	\$2.25 SF/month	45' x 21' open retail space with restroom.
Suite #116	Available	900 - 2,587 SF	NNN's: \$0.35/SF	\$2.25 SF/month	45' x 20' open retail space with restroom.
Suite #118	Available	3,112 SF	NNN's: \$0.35/SF	\$2.25 SF/month	59' x 54' open retail space with (2) restrooms.
Pad 1	Available	2,000 - 4,000 SF	NNN's: \$0.35/SF	\$2.25 SF/month	BTS Drive-Thru/Pad.

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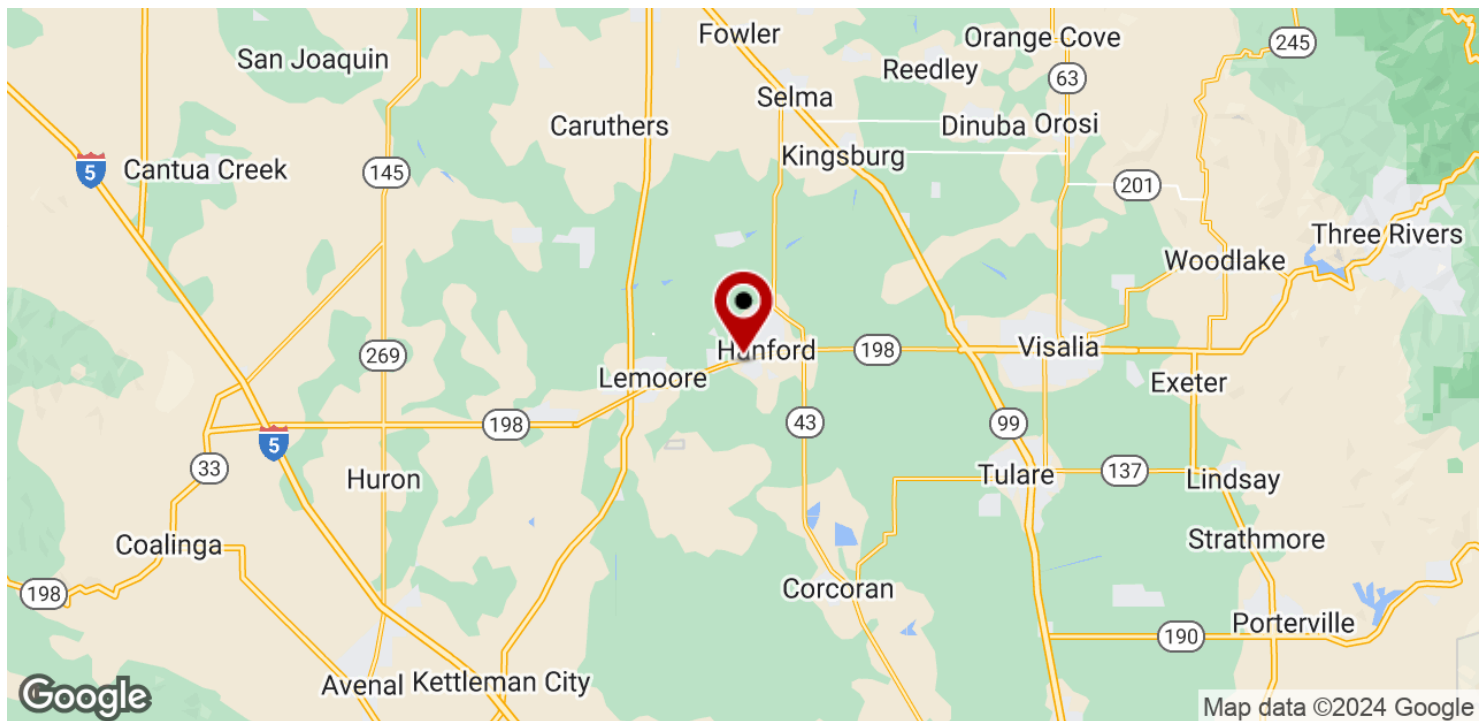
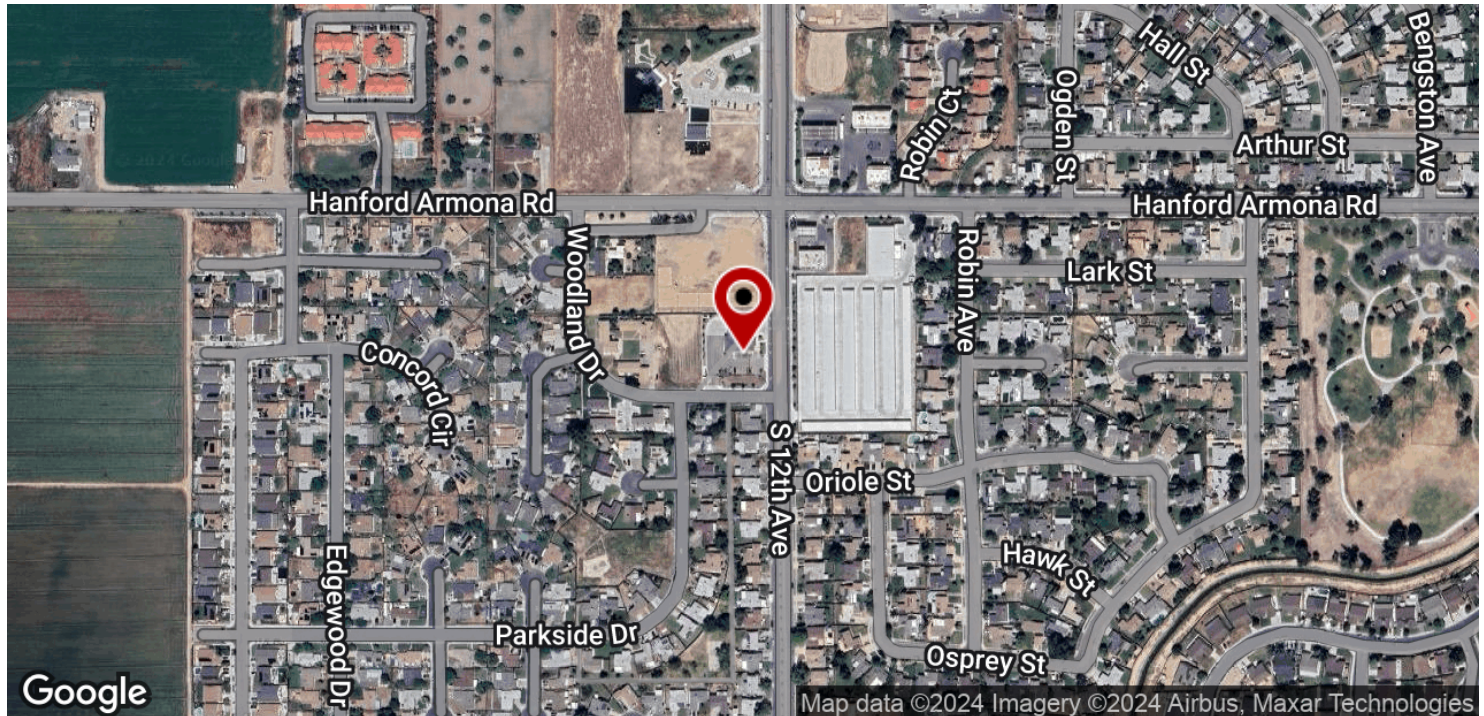
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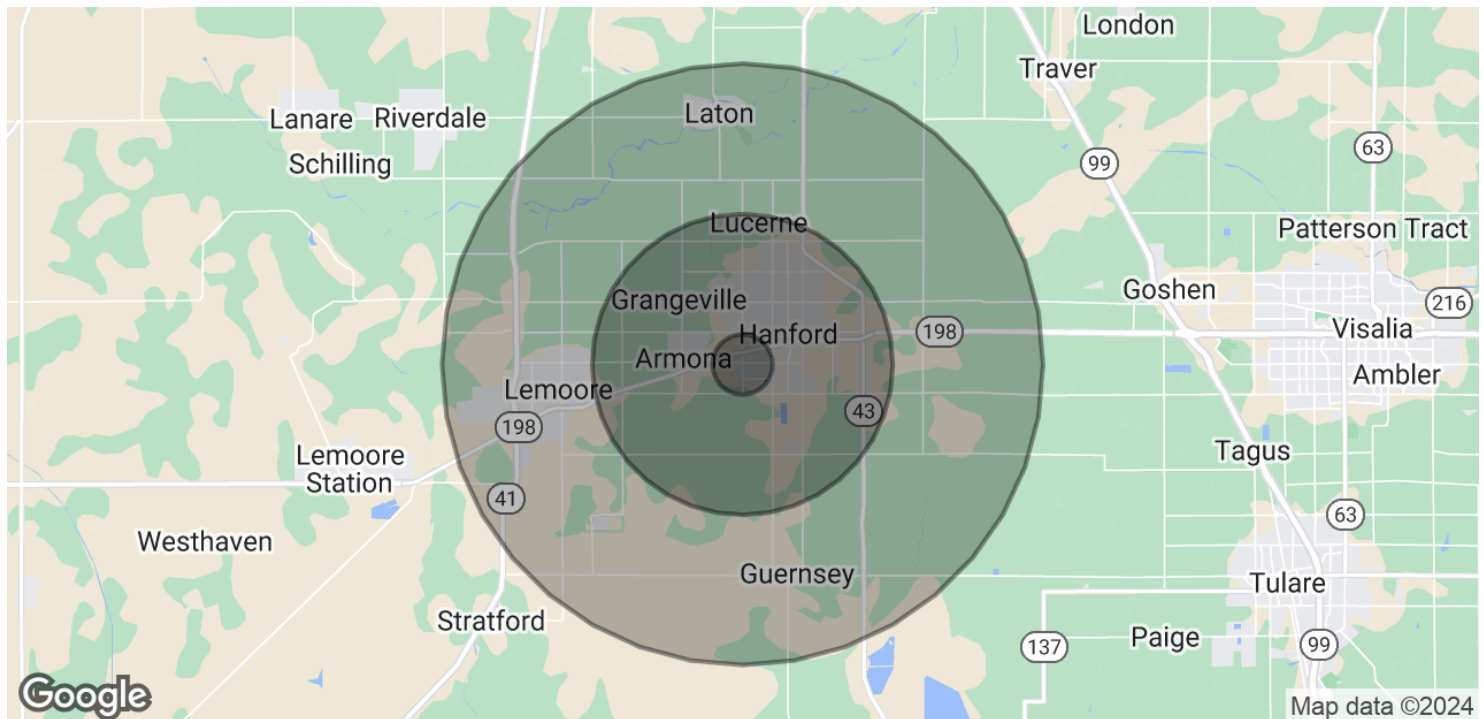
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,400	69,776	104,542
Average Age	30.2	33.8	33.9
Average Age (Male)	30.6	32.7	32.9
Average Age (Female)	30.5	34.2	34.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,919	23,703	36,085
# of Persons per HH	3.6	2.9	2.9
Average HH Income	\$65,906	\$74,755	\$75,677
Average House Value	\$180,848	\$222,775	\$236,137

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	72.7%	52.6%	50.4%

2020 American Community Survey (ACS)

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