

RETAIL FOR LEASE

CUSTOM BTS DRIVE-THRU RETAIL PAD IN HANFORD, CA

1020 S 12th Ave, Hanford, CA 93230



Lease Rate

**\$4.50
SF/MONTH**

OFFERING SUMMARY

Building Size:	2,000 - 4,000 SF
Available SF:	2,000 - 4,000 SF
Ground Lease:	Available
Lot Size:	0.29 Acres
Zoning:	Commercial
Market:	Hanford Retail
Submarket:	12th Ave / Hanford-Armona Road
Cross Streets:	12th Ave & Hanford Armona Rd
APN:	011-090-003

PROPERTY HIGHLIGHTS

- ±2,000 - 4,000 SF Custom Build to Suit QSR in Hanford
- High Identity Corner Location | Brand New Construction 2024
- Located Next To Brand New (12) Unit Retail Center
- 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
- Located In The Primary Retail/Restaurant Corridor In The Area
- Prime Drive-Thru Building w/ Direct 12th Ave Access
- Direct Access to Upgraded Street Improvements At Intersection
- ADA Restrooms | Hard Surface Floor | Sealed Roof
- 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
- Ideal for Fast Food, Fuel Station, Hotel, Super Market, & More!

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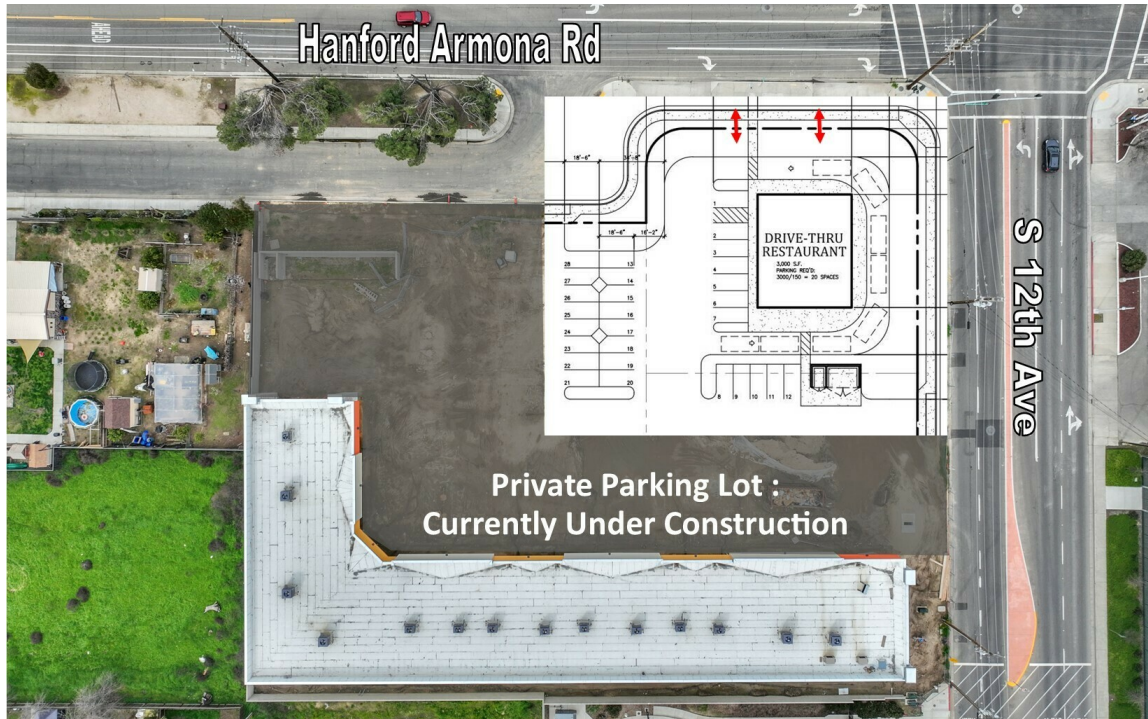
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PROPERTY DESCRIPTION

This property offers $\pm 2,000 - 4,000$ SF custom build to suit QSR building on a high-traffic intersection with easy access, great exposure, & great potential. This brand new retail pad is located on the same corner as a brand new (2024 construction) shopping center featuring new façade treatments, storefront glass, new vertical architectural icons, and new landscaping. 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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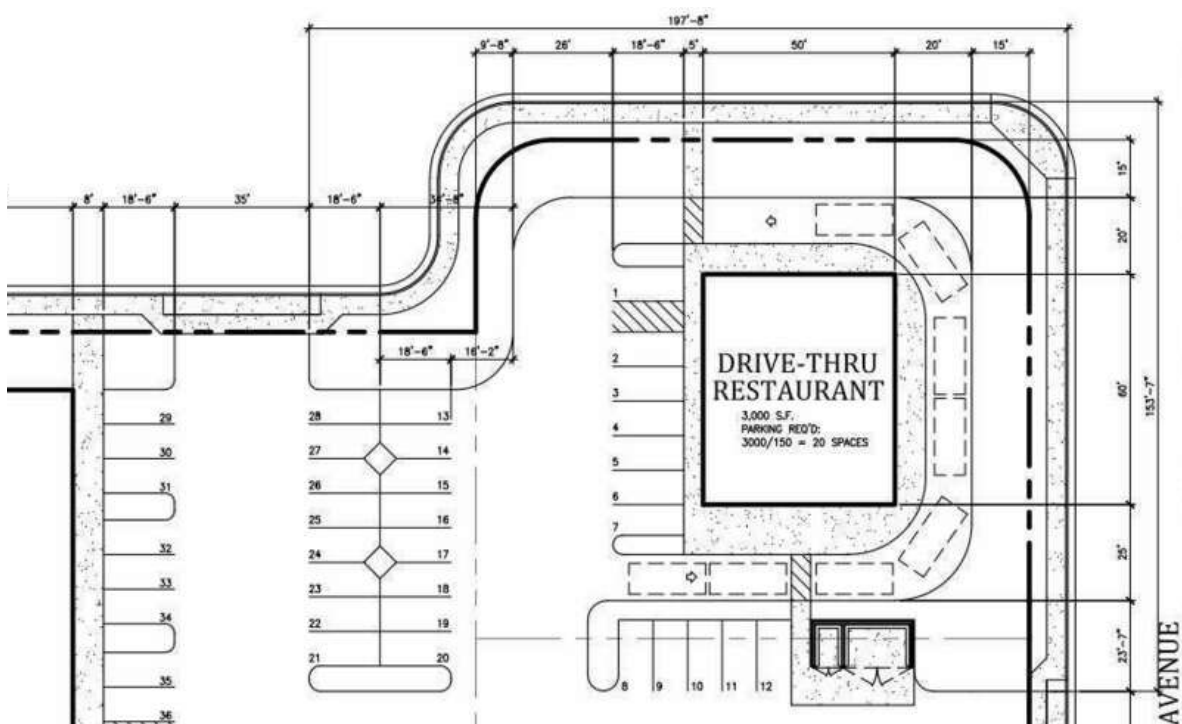
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 - 4,000 SF	Lease Rate:	\$4.50 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
BTS QSR	Available	2,000 - 4,000 SF	NNN	\$4.50 SF/month	Ground Lease - .29 AC or 12,632 SF : \$7,000/month or \$84,000/year NNN. Build to Suit - more than 3,422 SF : \$4.50/SF NNN, less than: \$5.00/SF NNN.

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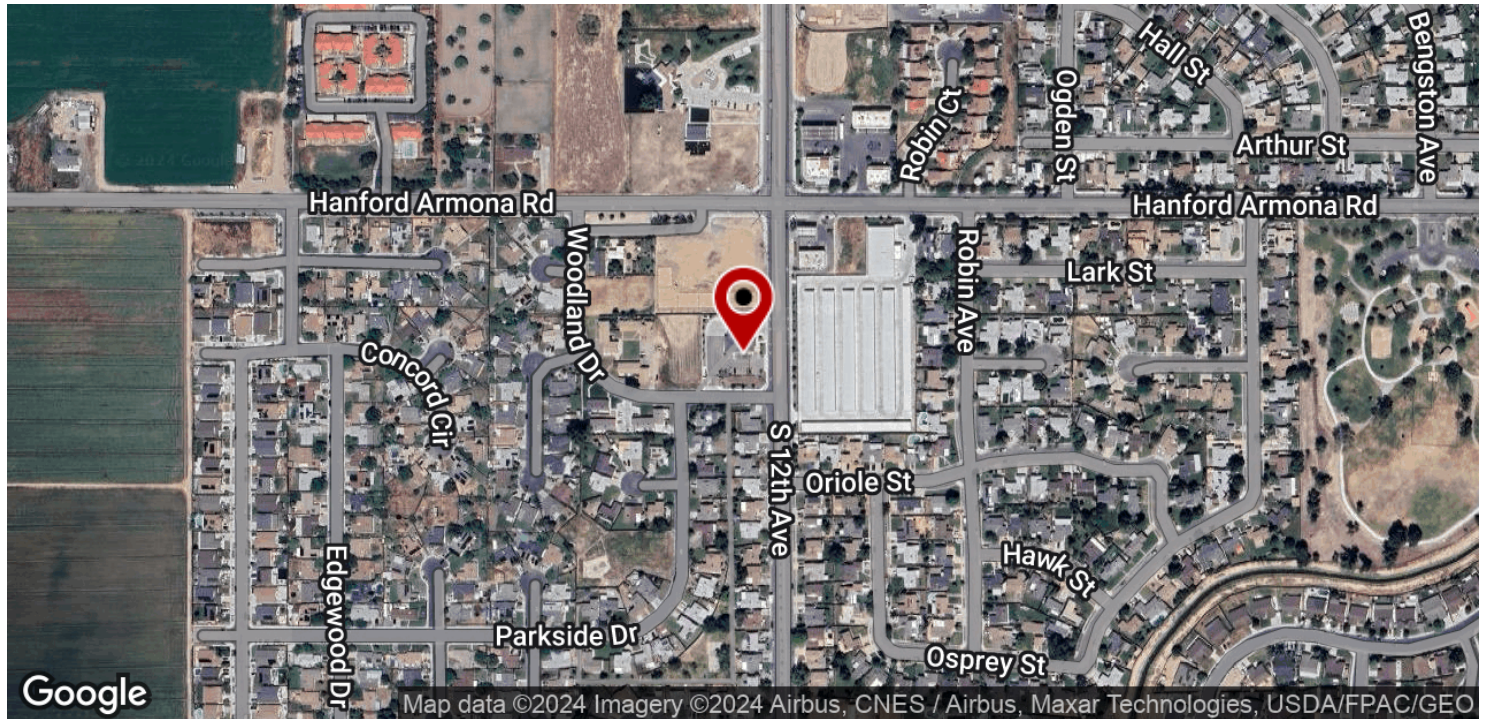
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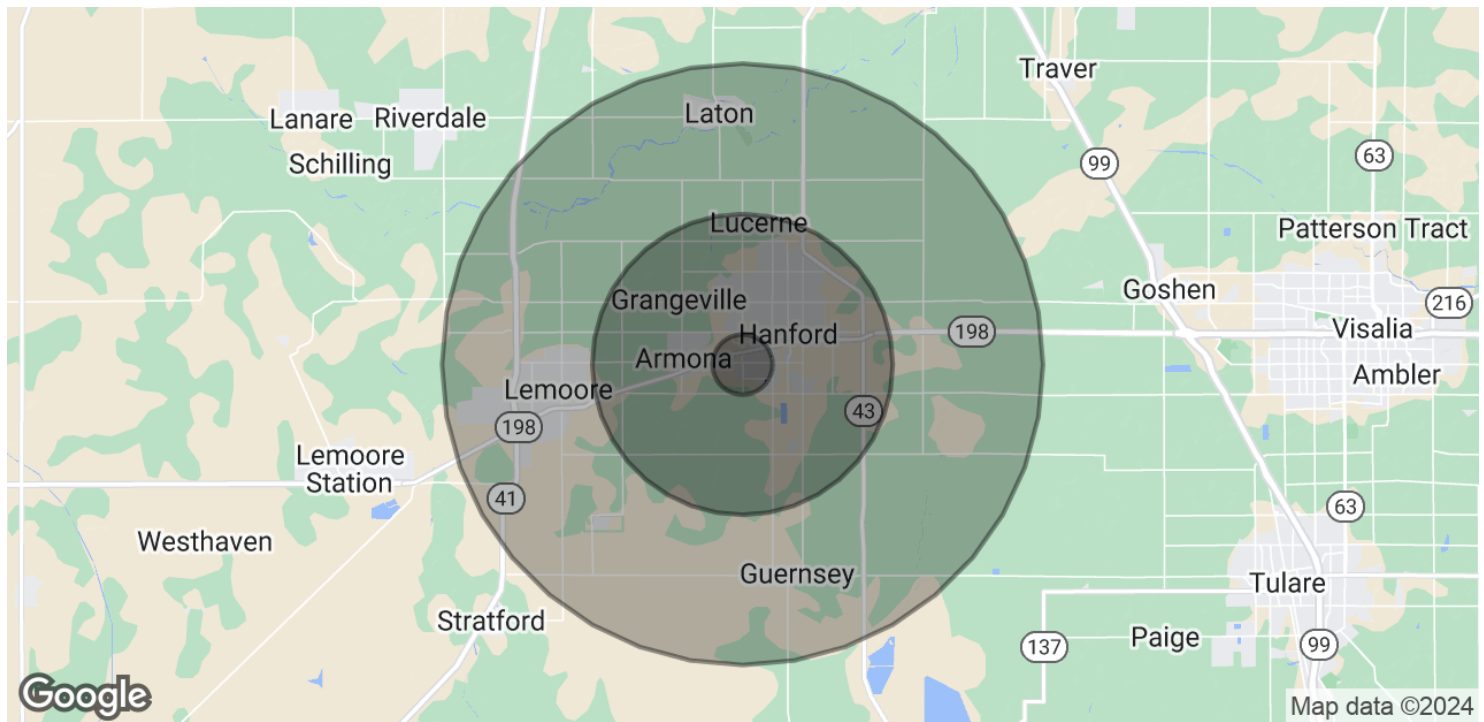
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,400	69,776	104,542
Average Age	30.2	33.8	33.9
Average Age (Male)	30.6	32.7	32.9
Average Age (Female)	30.5	34.2	34.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,919	23,703	36,085
# 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%

* Demographic data derived from 2020 ACS - US Census

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