

FOR LEASE > RETAIL SPACE

Hanford Towne Center

NWC 11TH AVENUE & LACEY BOULEVARD, HANFORD, CALIFORNIA



Now Open



ALSO FEATURING



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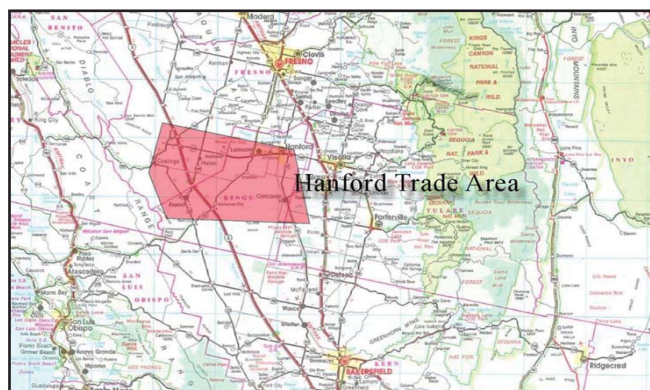
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Trade Area Demos

2012 Est. Population:	175,130
2012 Est. Households:	47,406
2012 Est. Avg. HH Income:	\$59,714

Property Summary

- > Address: Northwest corner of 11th Avenue and Lacey Boulevard, Hanford, California (Kings County)
- > Zoning: CC (Community Commercial), City of Hanford.
- > Total Site Area: 26.7 acres.
- > Total Gross Leaseable Area: 241,661 square feet
- > Available: Up to +/-35,262 square feet. (Approximately 148'-0" of frontage)
- > 99¢ Only Store: +/-23,154 square feet.
- > Monument Sign: Available on both Lacey Boulevard and 11th Avenue.
- > Physical Address: 550 N. 11th Avenue, Hanford, California 93230
- > Traffic Counts:

Lacey Boulevard:	24,954 ADT
11th Avenue:	<u>22,695 ADT</u>
Total:	47,648 ADT
- > Major Retailers within One Mile: Target, Michaels, Home Depot, Super Wal-Mart, FoodsCo, Ross, Sears, Petsmart, Old Navy, JC Penney
- > Features:
 - Excellent daytime population (10,800 employees) within a one mile radius.
 - Centrally located to service the housing growth to the north, east, south and west.
 - Located in the heart of the Lacey Boulevard retail corridor.
 - Adjacent to the downtown business district.
- > Demographics:

	Population	Avg. HH Income	Daytime Employees	Number of HH
1 Mile:	12,929	\$49,262	10,834	4,168
3 Miles:	56,268	\$58,124	17,946	18,304
5 Miles:	62,551	\$57,831	20,005	20,217
10 Miles:	97,142	\$56,882	27,544	31,137

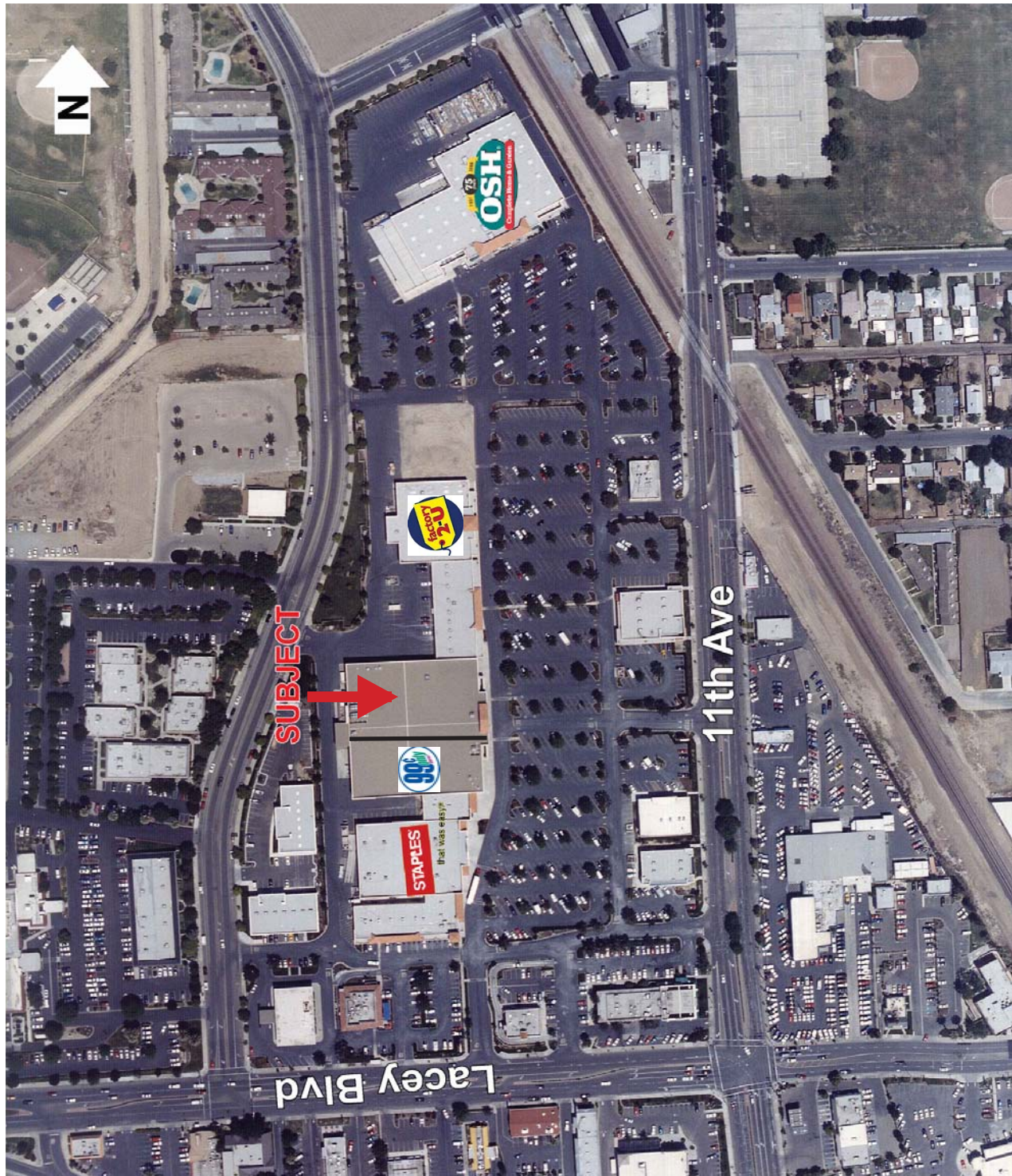
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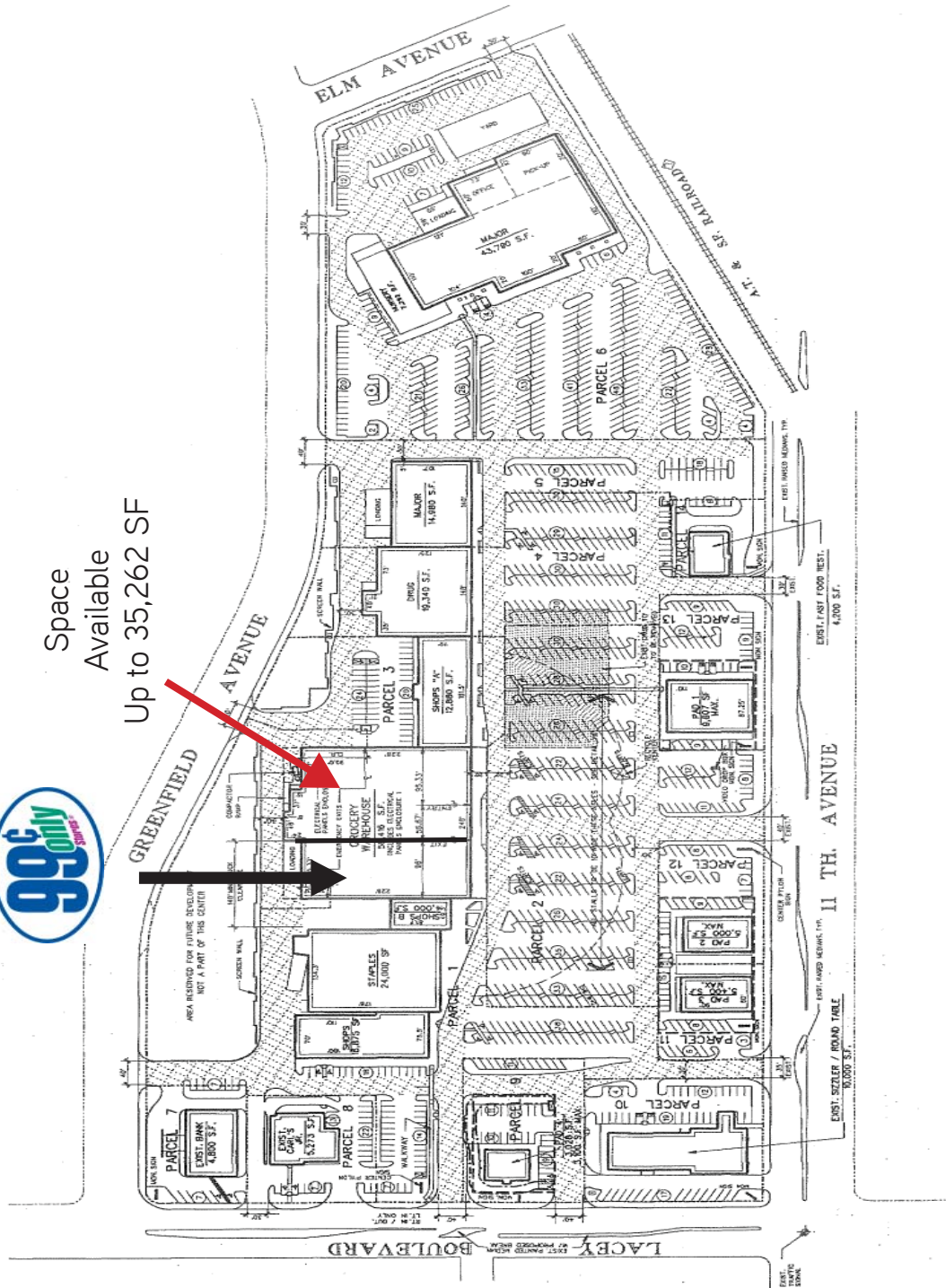
Hanford Towne Center

NWC 11 AVENUE & LACEY BOULEVARD, HANFORD, CA
SITE MAP

Now Open



Space
Available
Up to 35,262 SF



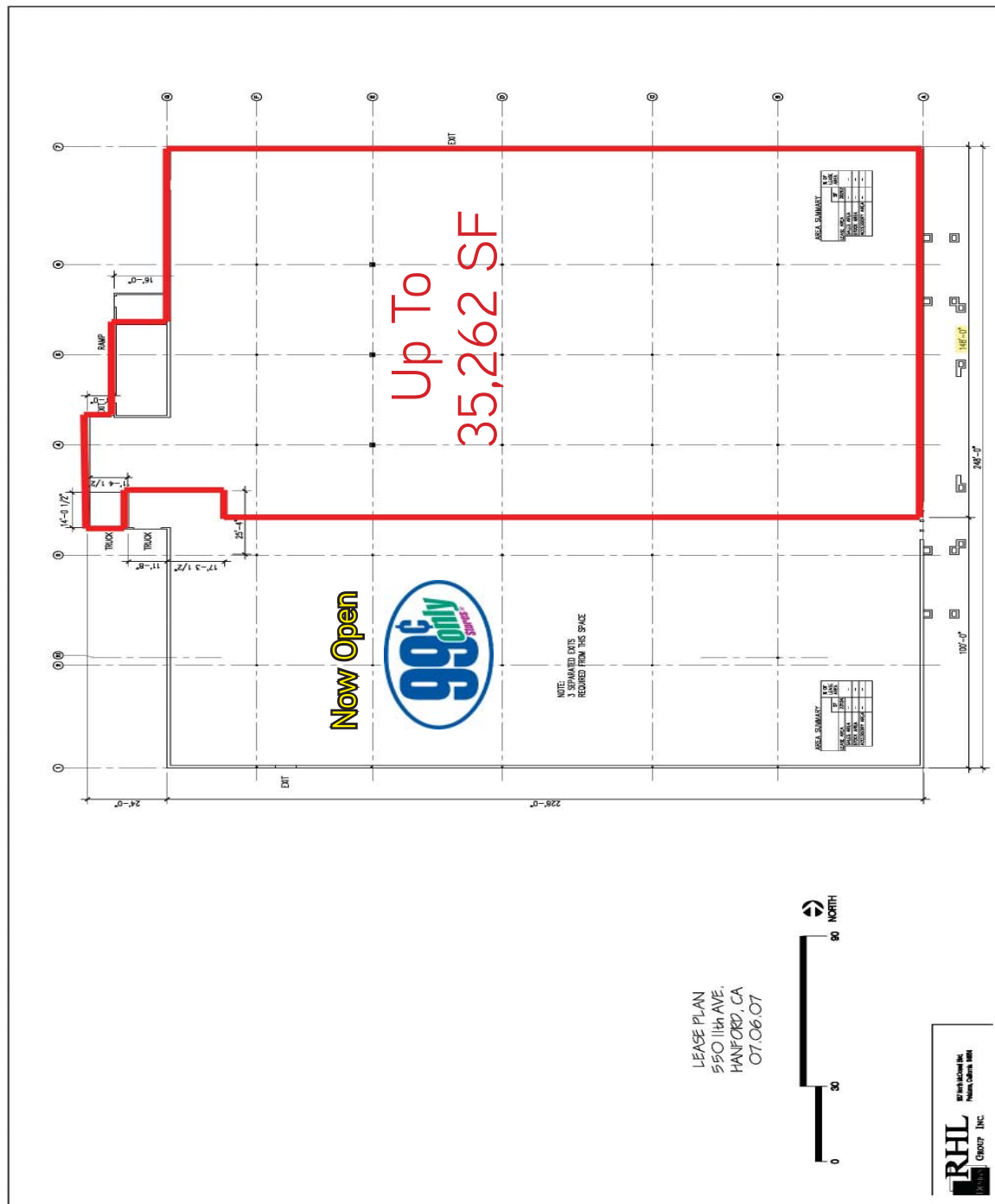
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NWC 11 AVENUE & LACEY BOULEVARD, HANFORD, CA
BUILDING DEMISING PLAN



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NWC 11 AVENUE & LACEY BOULEVARD, HANFORD, CA
PROPERTY PHOTOS

NOW OPEN



AVAILABLE



PROMINENT POSITION



MONUMENT SIGNAGE



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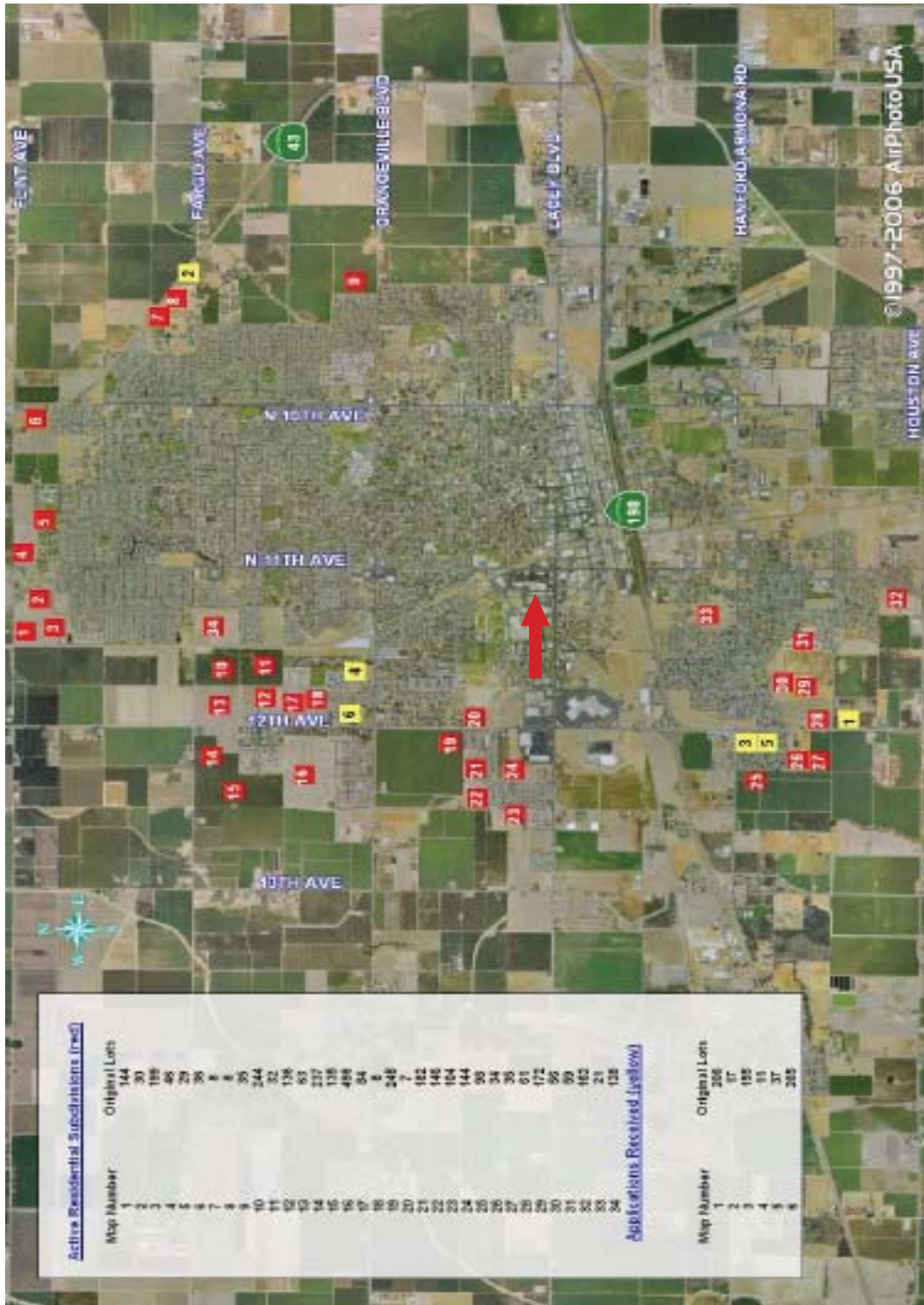
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