

## OFFICE FOR LEASE

# PRIME ±13,765 SF COMMERCIAL OFFICE BUILDING

530 Kings County Dr, Hanford, CA 93230



### OFFERING SUMMARY

<b>NUMBER OF UNITS:</b>	6
<b>AVAILABLE SF:</b>	1,094 SF
<b>LEASE RATE:</b>	\$1.45 SF/month (NNN)
<b>LOT SIZE:</b>	0.6 Acres
<b>BUILDING SIZE:</b>	13,765 SF
<b>RENOVATED:</b>	2019
<b>ZONING:</b>	Office Zoning
<b>MARKET:</b>	Central Hanford
<b>SUBMARKET:</b>	Lacey Blvd Office

### PROPERTY HIGHLIGHTS

- ±1,094 SF Of Office Spaces
- Quality Tenant Mix in the Building
- 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
- Private Offices, Open Rooms, Multiple Entrance Points
- Ample Private Parking Lot On All Sides Of The Building
- Convenient Location Off Lacey Blvd
- Close Proximity to Traffic Generators

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### PROPERTY OVERVIEW

±1,094 SF of general/medical/professional office space located off Kings County Dr. & Lacey Blvd. in Hanford, CA. There is 1 space available that included: #105 is ±1,094 SF space in shell condition. 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.

### LOCATION OVERVIEW

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.



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**LEASE RATE:** \$1.45 SF/MONTH      **TOTAL SPACE:** 1,094 SF  
**LEASE TYPE:** NNN      **LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 105	Office Building	\$1.45 SF/month	NNN	1,094 SF	Negotiable	#105 is in shell condition

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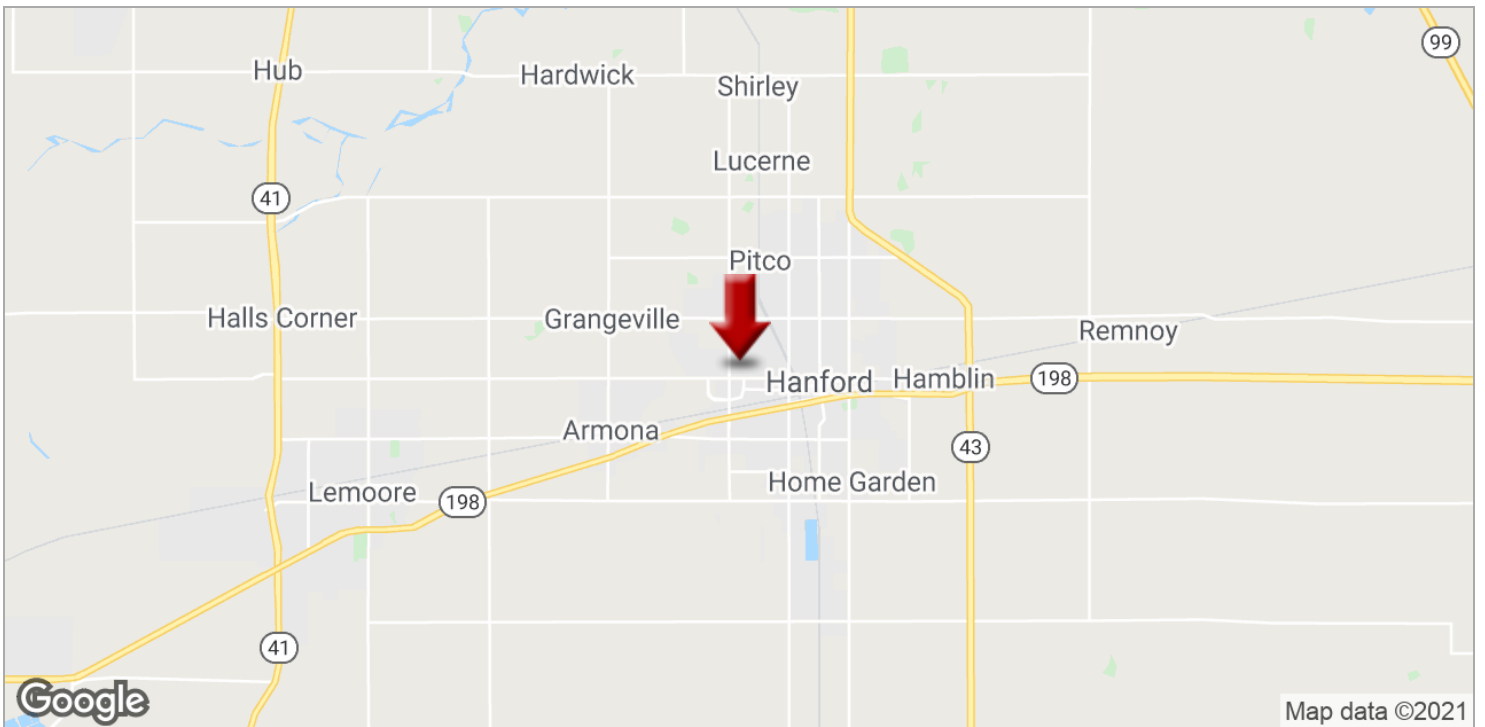
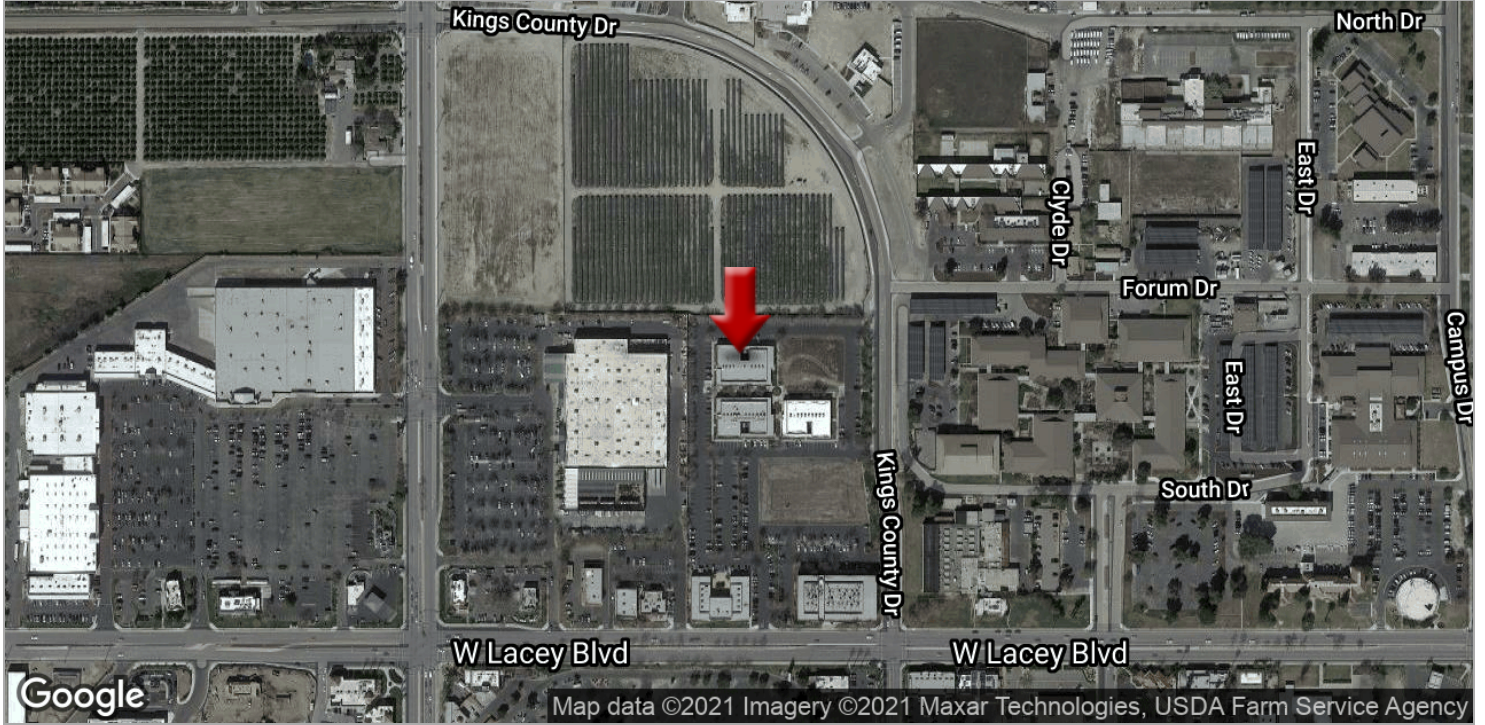
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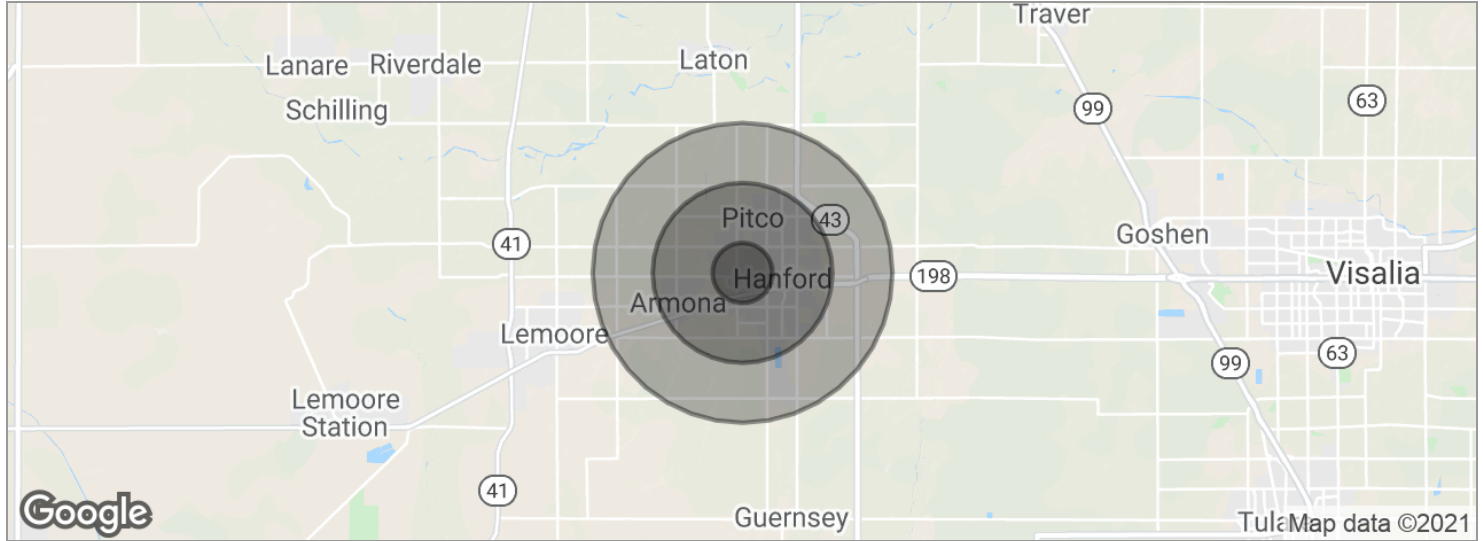
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	15,557	134,246	297,610
Median age	36.3	35.0	33.2
Median age (male)	33.4	33.1	32.0
Median age (Female)	38.9	36.4	34.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	5,773	48,816	105,823
# of persons per HH	2.7	2.8	2.8
Average HH income	\$61,073	\$67,882	\$62,928
Average house value	\$304,539	\$311,743	\$284,270
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	37.5%	39.2%	41.6%
<b>RACE (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	69.9%	67.6%	64.1%
Black	8.6%	7.3%	7.0%
Asian	5.6%	7.2%	8.7%
Hawaiian	0.2%	0.1%	0.1%
American Indian	0.1%	0.9%	0.8%
Other	10.5%	12.4%	14.3%

\* Demographic data derived from 2010 US Census

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