

LAND FOR SALE

PRIME RETAIL LOCATION OFF 12TH AVE AND HIGHWAY 198

1798 Hanford Armona Rd, Hanford, CA 93232



SALE PRICE:	\$520,000
PRICE PER ACRE:	\$173,333
LOT SIZE:	3.0 Acres
APN #:	011-010-017
ZONING:	SC (Service - Commercial)
MARKET:	Hanford-Armona
SUB MARKET:	Kings County
CROSS STREETS:	12th Avenue
TRAFFIC COUNT:	70,000

PROPERTY FEATURES

- Construction has Started, Completion Estimated Oct 2020
- Prime Retail Location on Hanford-Armona Road and 12th Ave
- Close proximity to Highway 198 and 12th Avenue w/ Great Access & Exposure
- In High Traffic Developed Area - Over 70,000 Cars Per Day
- Parcel Frontage: 197 ft by 584 ft Deep
- Located in the prime retail district
- Situated Near Many Existing Housing Developments
- Near Major Corridors servicing Airport, Mall, Downtown, & Housing

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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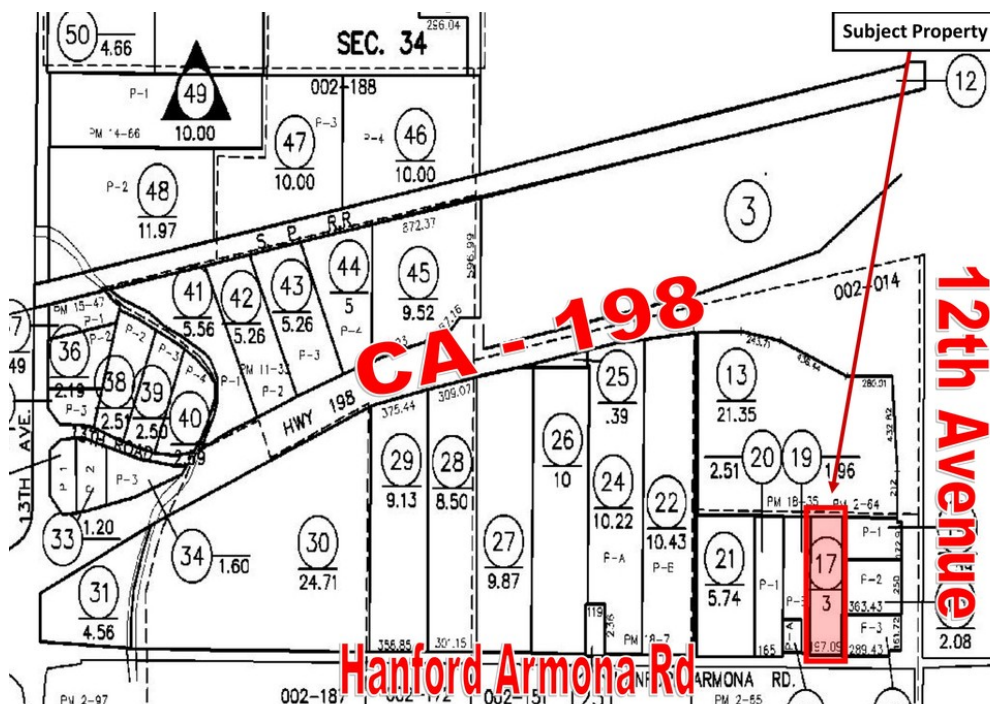


PROPERTY OVERVIEW

3.00 acres zoned service commercial. High traffic location located in the prime retail district to the north including Hanford Mall, hotels, restaurants, Walmart, and Home Depot. Property is ready to be developed. Excellent freeway visibility and access with long frontage along Highway 198. 12th Avenue is an overpass over Highway 198, a full interchange, and main entrance point into Hanford. Excellent big-box site, shopping center, lodging, gas station, restaurant, auto mall, office park, freeway-oriented hotel.

LOCATION OVERVIEW

Centrally located in the County seat to serve the cities of Hanford, Lemoore, and Kings County's 150,000+ population expected to grow to 200,000 by 2020. Property situated off the Northwest quadrant of 12th Ave and Hanford Armona Rd just south of State Route 198 at the end intersection of Woodland Drive in the City of Hanford, CA. There is a full interchange at 12th Avenue. Lemoore Naval Air Station (10 miles west) is the largest master jet naval air station in the world & designed to support 20+ fleet carrier squadrons.



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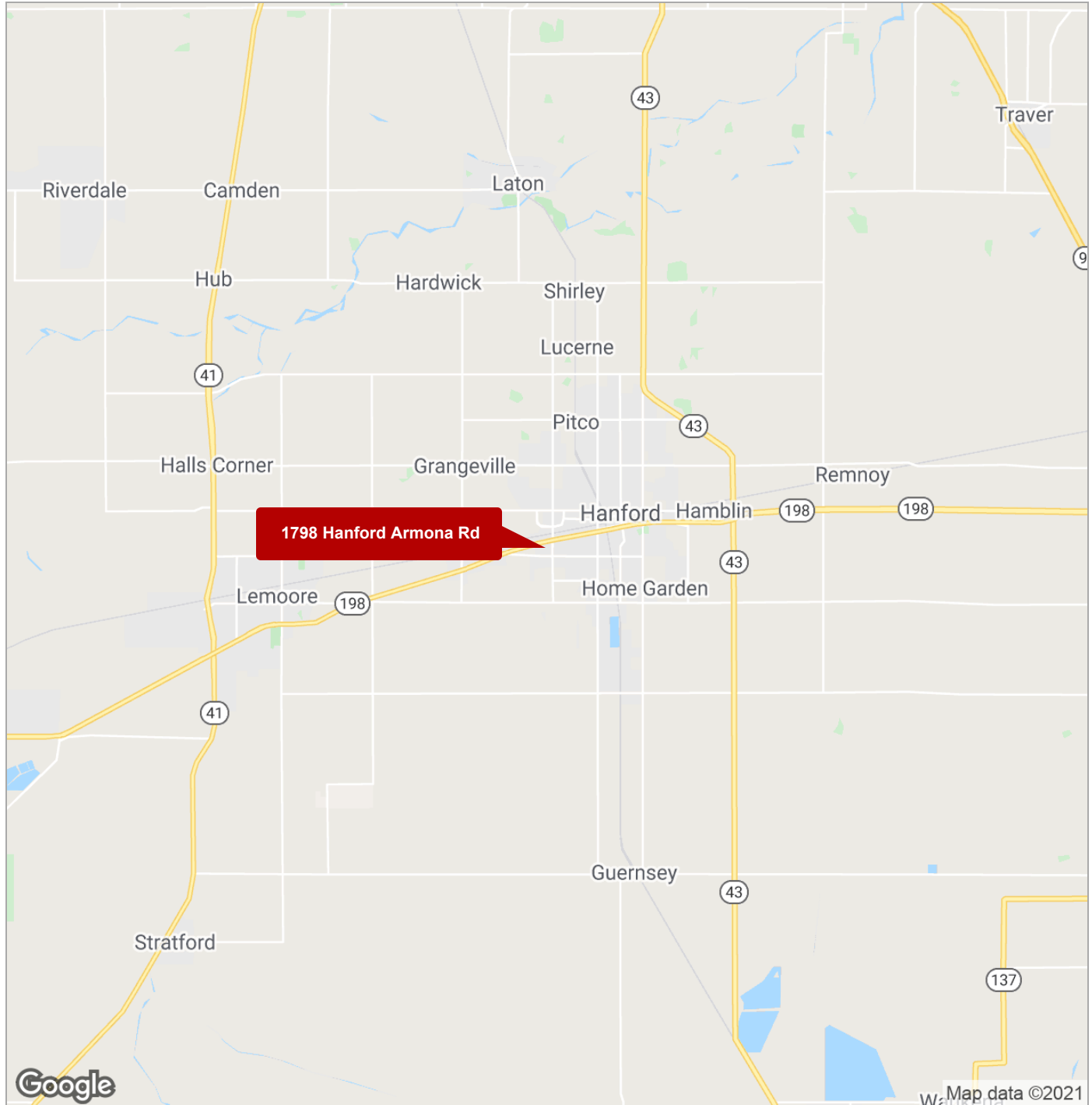
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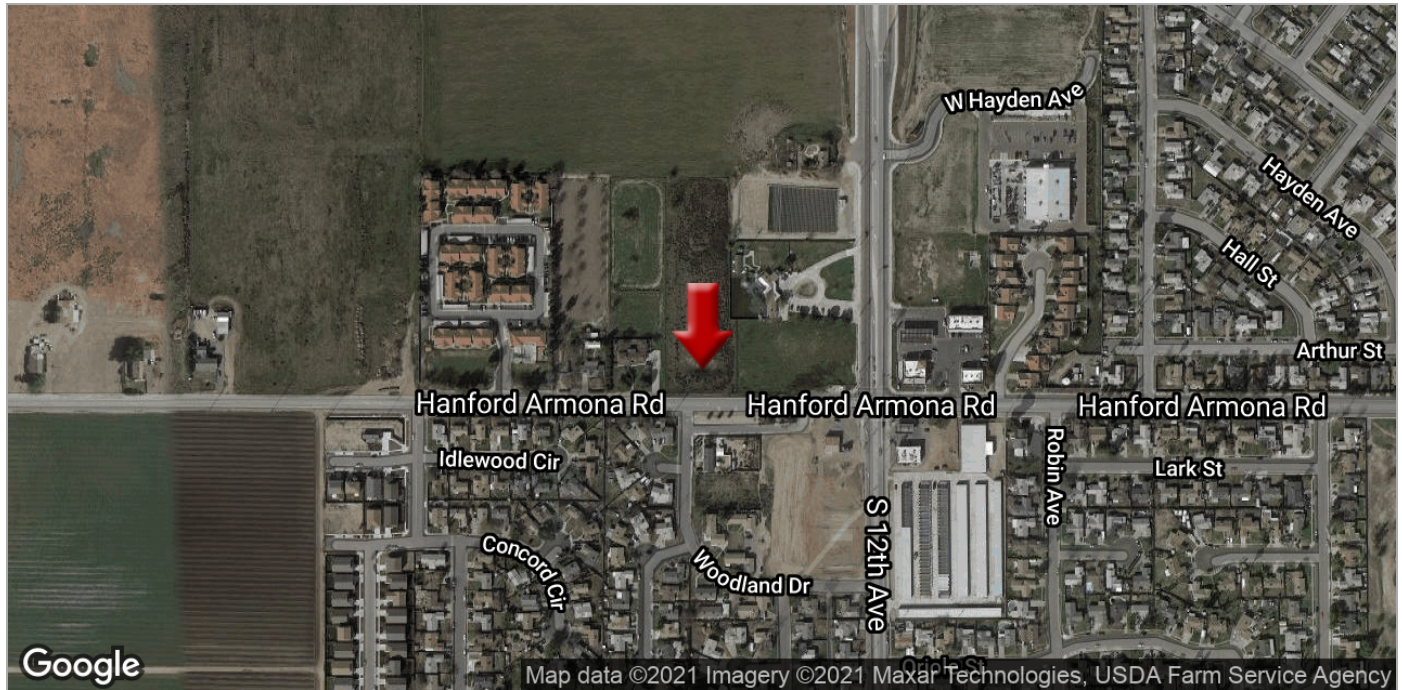
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	1 MILE	3 MILES	5 MILES
Total households	2,355	12,946	24,638
Total persons per hh	3.6	3.3	3.2
Average hh income	\$53,860	\$59,266	\$63,747
Average house value		\$167,818	\$223,844

	1 MILE	3 MILES	5 MILES
Total population	8,557	43,020	78,021
Median age	29.6	30.3	32.3
Median age (male)	28.6	30.2	32.6
Median age (female)	31.0	30.4	31.9

	1 MILE	3 MILES	5 MILES
Total population - White	6,330	31,789	59,583
% White	74.0%	73.9%	76.4%
Total population - Black	632	3,347	5,660
% Black	7.4%	7.8%	7.3%
Total population - Asian	374	1,761	3,167
% Asian	4.4%	4.1%	4.1%
Total population - Hawaiian	22	38	38
% Hawaiian	0.3%	0.1%	0.0%
Total population - Indian	31	251	474
% Indian	0.4%	0.6%	0.6%
Total population - Other	1,028	4,721	7,130
% Other	12.0%	11.0%	9.1%

	1 MILE	3 MILES	5 MILES
Total population - Hispanic	5,174	21,694	34,298
% Hispanic	60.5%	50.4%	44.0%

** Demographic data derived from 2010 US Census*

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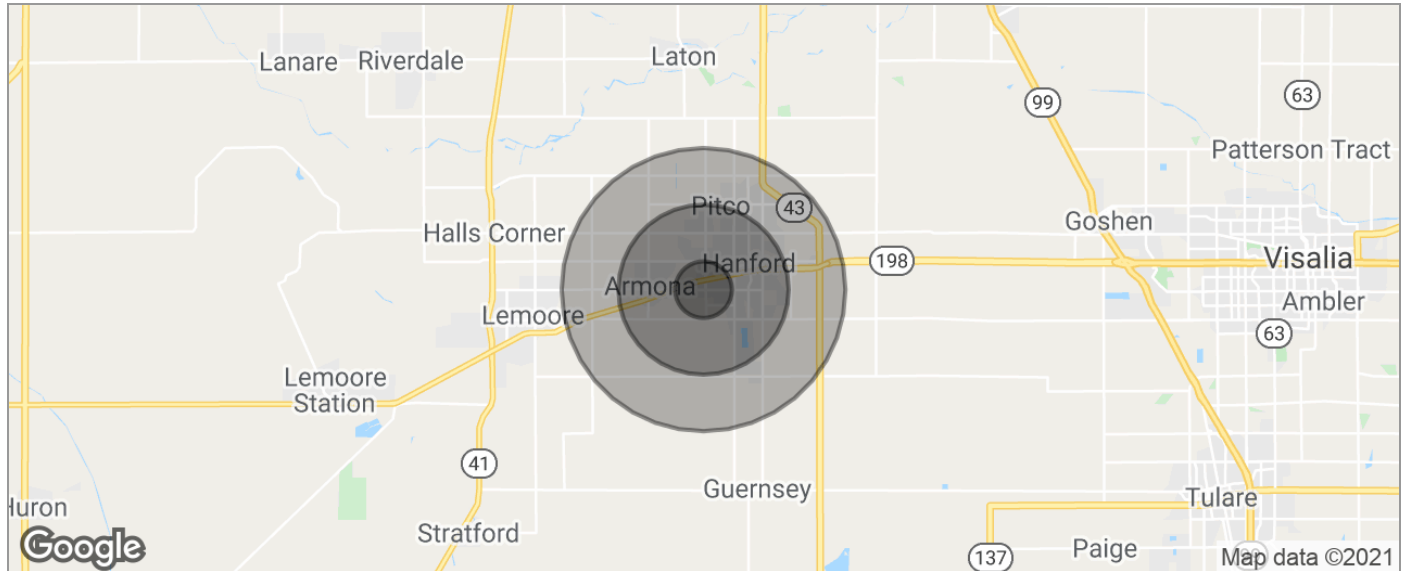
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,557	43,020	78,021
MEDIAN AGE	29.6	30.3	32.3
MEDIAN AGE (MALE)	28.6	30.2	32.6
MEDIAN AGE (FEMALE)	31.0	30.4	31.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,355	12,946	24,638
# OF PERSONS PER HH	3.6	3.3	3.2
AVERAGE HH INCOME	\$53,860	\$59,266	\$63,747
AVERAGE HOUSE VALUE		\$167,818	\$223,844
RACE	1 MILE	3 MILES	5 MILES
% WHITE	74.0%	73.9%	76.4%
% BLACK	7.4%	7.8%	7.3%
% ASIAN	4.4%	4.1%	4.1%
% HAWAIIAN	0.3%	0.1%	0.0%
% INDIAN	0.4%	0.6%	0.6%
% OTHER	12.0%	11.0%	9.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	60.5%	50.4%	44.0%

* Demographic data derived from 2010 US Census

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