

## LAND FOR SALE

# RETAIL LAND NEAR NWC LACEY / 12TH FOR SALE

12322 W Lacey Blvd, Hanford, CA 93230



### OFFERING SUMMARY

|                              |                   |
|------------------------------|-------------------|
| <b>SALE PRICE:</b>           | \$875,000         |
| <b>PROPOSED BUILDING SF:</b> | 1,000 - 14,080 SF |
| <b>LOT SIZE:</b>             | 95,396 SF         |
| <b>ZONING:</b>               | Commercial        |
| <b>TRAFFIC COUNT:</b>        | 73,066            |
| <b>LAND PRICE / SF:</b>      | \$9.17            |

### PROPERTY OVERVIEW

Prime Retail Location on 12th Ave and Lacey Blvd that is well is located in Hanford' s major Retail area off of Lacey Blvd and 12th Avenue near New Hanford Development. Traffic Counts 18,709 Cars Per Day. 180 Feet Lacey Street Frontage and 530 Feet deep

### PROPERTY HIGHLIGHTS

- Prime Retail Location Off 12th Ave & W Lacey Blvd
- Lacey Blvd Frontage w/ Great Access & Exposure
- ± 2.19 Acres Available Across from Dominant Power Center
- Close to Transit and Public Transportation
- Busy signalized intersection at Primary Retail Corridor in Hanford
- Situated Near Many Existing and New Housing Developments
- Near Major Corridors servicing College, Airport, Downtown, & Schools

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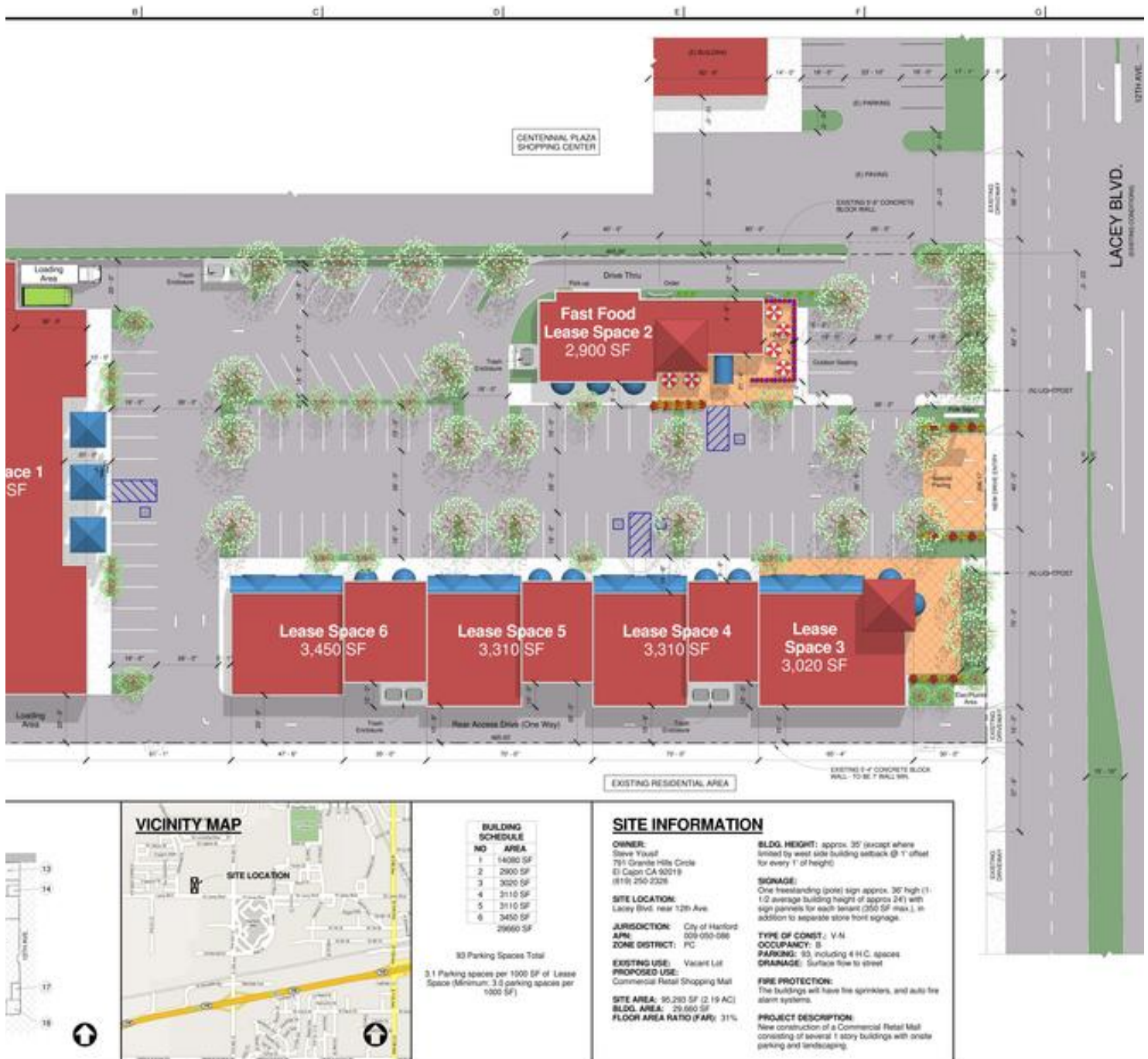
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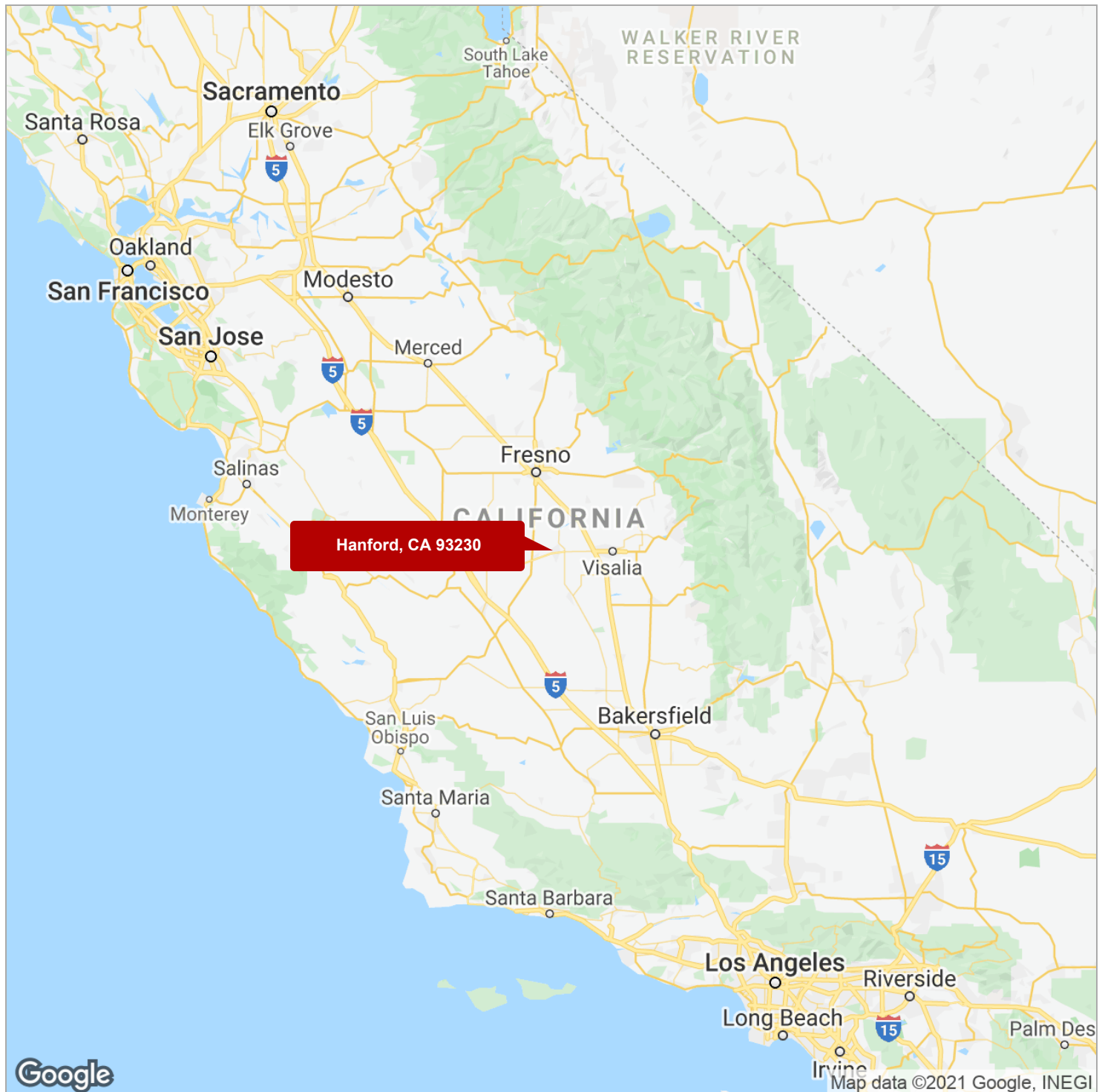
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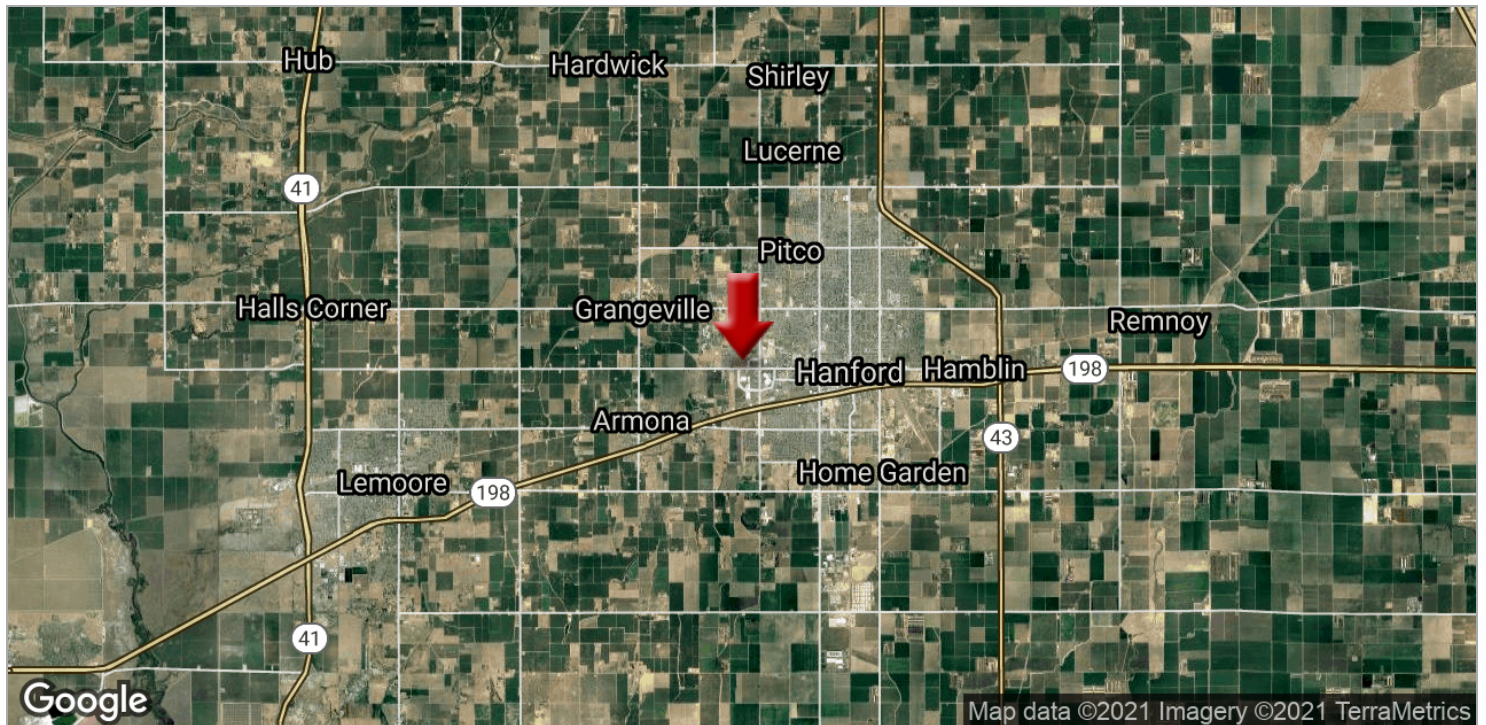
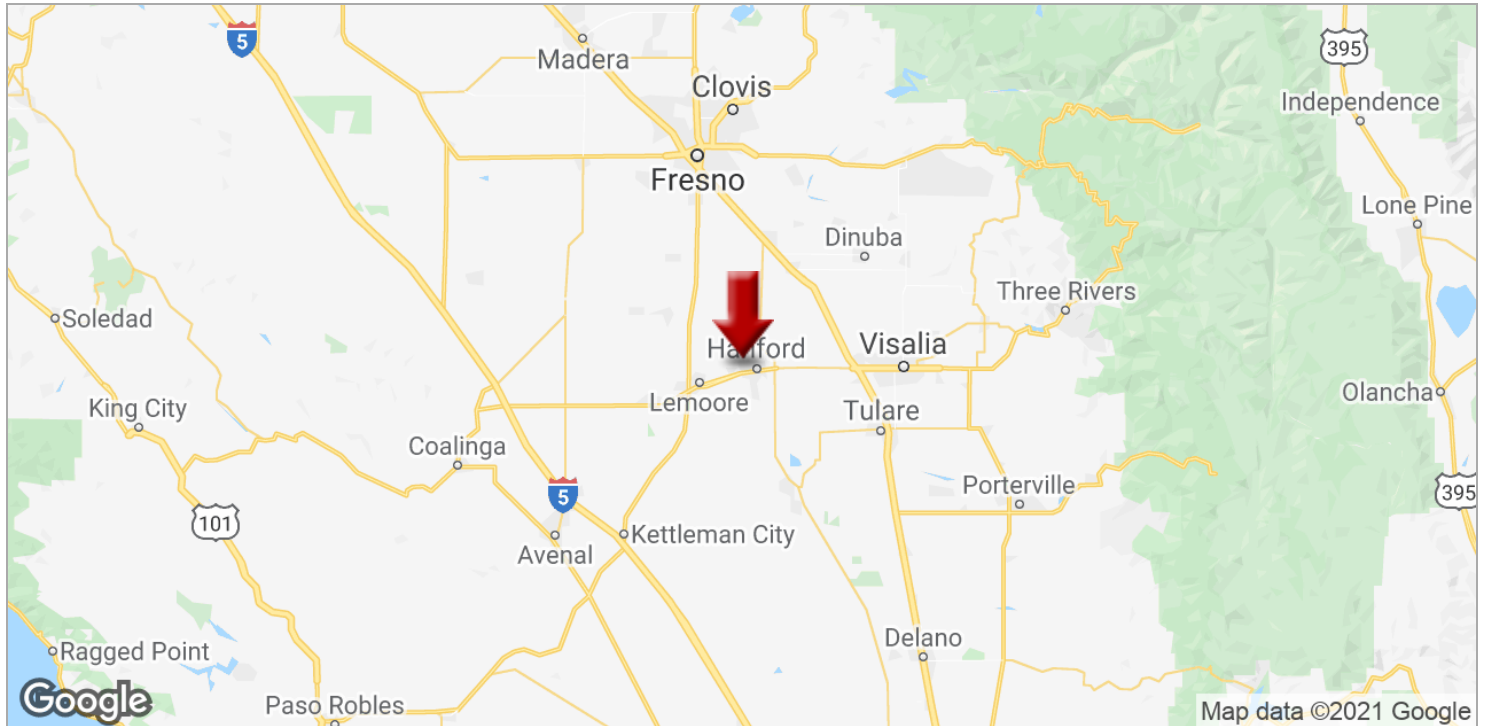
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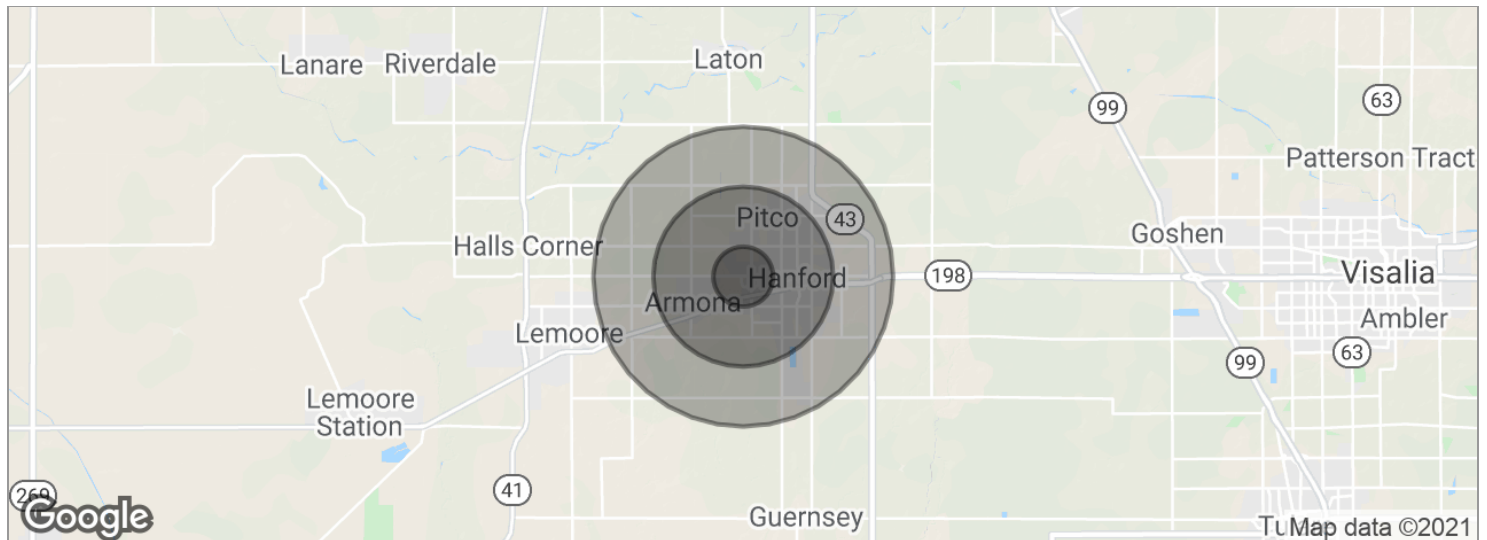
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| POPULATION          | 1 MILE   | 3 MILES   | 5 MILES   |
|---------------------|----------|-----------|-----------|
| Total population    | 6,797    | 49,814    | 75,797    |
| Median age          | 31.0     | 31.2      | 32.4      |
| Median age (male)   | 30.3     | 31.2      | 32.6      |
| Median age (Female) | 31.5     | 31.2      | 32.0      |
| HOUSEHOLDS & INCOME | 1 MILE   | 3 MILES   | 5 MILES   |
| Total households    | 1,901    | 15,565    | 23,919    |
| # of persons per HH | 3.6      | 3.2       | 3.2       |
| Average HH income   | \$65,332 | \$63,908  | \$63,653  |
| Average house value |          | \$191,726 | \$224,065 |
| ETHNICITY (%)       | 1 MILE   | 3 MILES   | 5 MILES   |
| Hispanic            | 46.0%    | 45.7%     | 43.8%     |
| RACE (%)            | 1 MILE   | 3 MILES   | 5 MILES   |
| White               | 71.0%    | 74.7%     | 76.3%     |
| Black               | 8.2%     | 7.8%      | 7.1%      |
| Asian               | 4.5%     | 4.4%      | 4.2%      |
| Hawaiian            | 0.0%     | 0.1%      | 0.1%      |
| American Indian     | 0.5%     | 0.5%      | 0.6%      |
| Other               | 14.5%    | 10.0%     | 9.2%      |

\* Demographic data derived from 2010 US Census

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