

Retail Land off 12th Ave/ CA-198 For Sale



COMMERCIAL

SEC Hwy 198 and 12th Ave Hanford, CA



Prime Retail Location on 12th Ave and Highway 198

- Highway 198 and 12th Avenue Frontage w/ Great Access & Exposure
- In High Traffic Developed Area - Over 70,000 Cars Per Day
- 770 lineal feet of freeway frontage at 12th Ave
- Located in the prime retail district
- Situated Near Many Existing Housing Developments
- Near Major Corridors servicing Airport, Mall, Downtown, & Housing

FOR MORE INFORMATION PLEASE CONTACT:

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Property Information:

APN:	018-650-010 and -011
Parcel Acres:	+/- 16.38 Acres (Combined)
Parcel SF:	+/- 713,513 Square Feet (Combined)
Parcel Frontage:	770 lineal feet of freeway frontage at 12th Avenue
Sales Price:	\$3,000,000
Traffic Counts:	70,000 + Cars Per Day
Price Per SF:	\$4.20 Per Square Foot
Zoning:	SC (Service - Commercial): wide range of commercial uses
Utilities:	Parcel is level and at street grade; All city utilities available
Comments:	Located in the prime retail district to the north including Hanford Mall, hotels, restaurants, Walmart, and Home Depot. High traffic location with 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:	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 at the southeast quadrant of State Highway 198 and 12th Avenue 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 and is designed to support more than 20 fleet carrier squadrons.

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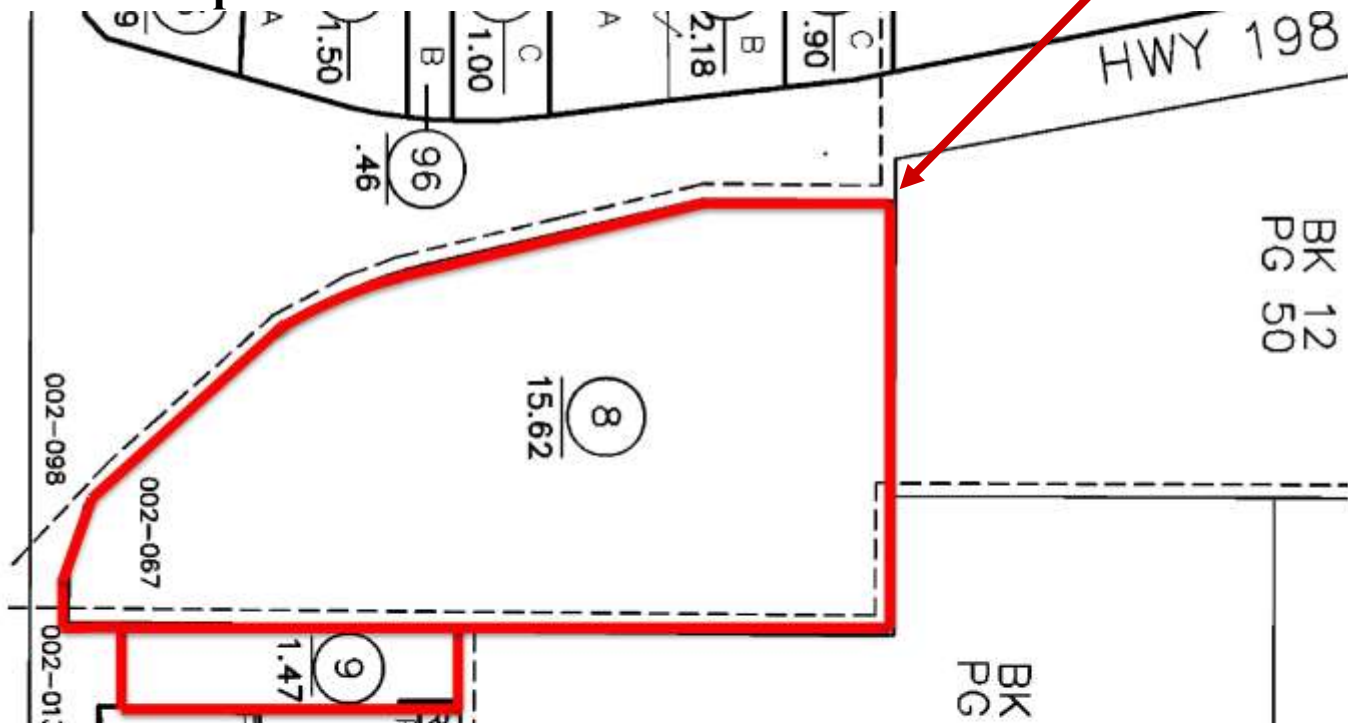
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Parcel Map:



Aerial View:



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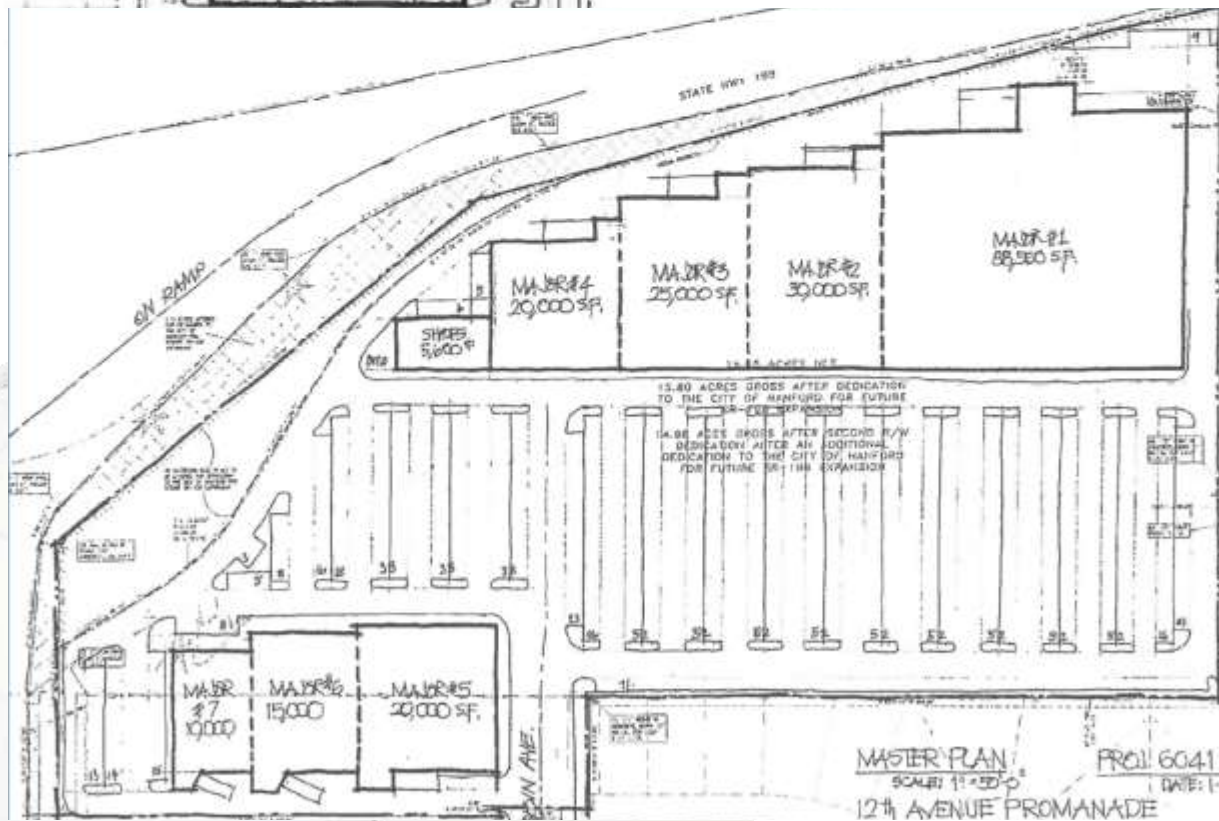
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Competition Map:



Hanford is located 30 miles southwest of Fresno, and 75 miles northwest of Bakersfield. Hanford is the county seat for Kings County, and has a population of over 50,000 people. Kings county is primarily an agricultural county, with crop production valued at \$1.44 billion in 2008. Milk, cotton, cattle and alfalfa production top the list of agricultural production. The U.S. Navy's largest master jet base is located in Lemoore, West of Hanford. This base employs 1,400 people. Other large employers in the county are Del Monte Foods with 1,400 employees, Adventist Health with 890 employees, and J.G Boswell Co. with 1,200 employees.

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Demographic Snapshot:

Radius	1 Mile	3 Mile	5 Mile
Population:			
2019 Projection	9,488	53,540	68,718
2014 Estimate	9,362	52,887	67,805
2010 Census	9,246	52,378	66,838
Growth 2014-2019	1.35%	1.23%	1.35%
Growth 2010-2014	1.25%	97.00%	1.45%
2014 Population Hispanic Origin	6,441	28,637	33,928
Daytime Population:			
Total Businesses 2014	530	1,988	2,309
Total Employees 2014	10,348	24,928	28,780
Specified Consumer Spending (\$):			
2019 Projection	\$ 69,075	\$ 469,727	\$ 641,891
2014 Estimate	\$ 66,135	\$ 448,068	\$ 611,646
Households:			
2019 Projection	2,623	16,773	22,057
2014 Estimate	2,590	16,570	21,762
2010 Census	2,556	16,381	21,396
Growth 2014-2019	1.27%	1.23%	1.36%
Growth 2010-2014	1.33%	1.15%	1.71%
Owner Occupied	1,422	9,393	12,892
Renter Occupied	1,169	7,177	8,869
2014 Avg Household Income:	\$ 49,094	\$ 62,070	\$ 67,649
2014 Med Household Income:	\$ 37,843	\$ 46,791	\$ 50,288
2014 Households by Household In:			
<\$25,000	723	3,982	4,697
\$25,000 - \$50,000	961	4,928	6,135
\$50,000 - \$75,000	432	2,830	3,911
\$75,000 - \$100,000	251	2,287	3,056
\$100,000 - \$125,000	114	817	1,160
\$125,000 - \$150,000	16	793	1,168
\$150,000 - \$200,000	81	571	981
\$200,000+	12	362	654

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