

Prime New Retail/Office Space(s) For Lease



COMMERCIAL

213-227 West Eighth Street, Hanford, CA



Prime Like New Retail/Office Space(s) in Hanford

- +/- 1,337 - 2,674 Square Feet Available
- Great Signage / Frontage on N Irwin St
- Surrounded with Ample Parking and Quality Tenants
- New Interior ~ Ethernet / Phone Cabling Throughout
- New Building in a High Traffic Area with 12,259 Cars Per Day
- Open Area, ADA Compliant RR, (2) Entrances/Exits, & Rear Access

FOR MORE INFORMATION PLEASE CONTACT:

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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Property Information:

Space Available: Suite 213: +/- 1,362 square feet
Suites 219 and 227: +/- 1,337 square feet each
Suite 221: +/- 790 square feet
*Spaces can be combined

Zoning: Downtown Commercial

A.P.N. 012-053-015

Lease Rate: \$1.25-1.50 Per Square Foot; Modified Gross

Parking: Public Lot + Street Parking

Traffic Counts: 12,259 Cars Per Day

Demographics:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	12,552	60,631	66,942
Avg HH Income:	\$41,766	\$67,547	\$67,271
Households:	4,048	19,757	21,667
Work Population:	10,788	24,463	26,212

Comments: Nice Lease opportunity for a tenant that needs a well located space in a high traffic area. This newly constructed building offers many suites in one of the most visible buildings in at the heart of the Downtown corridor. Includes an open floor plan in the front, a private restroom towards the rear, and both front and rear entrance/exit. Space equipped with Cat 5 networking.

Location: Property well is located off Hanford's Major East/West thoroughfare in downtown Hanford near Wells Fargo, Bank of America, San Joaquin Valley College, and other notable tenants. North of CA-198, West of Douty Street, and East of Lacey Blvd.

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Suite Photos:



Floorplan:



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Location Map:



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Competition Map:



Hanford Overview:

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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