

# Prime Retail Location off 12th Ave and Highway 198

Land For Sale & Lease | 1798 Hanford Armona Rd Hanford, CA 93232



## CENTRAL CA COMMERCIAL



Sale Price	<b>\$520,000</b>
Lease Rate	<b>NEGOTIABLE</b>

### PROPERTY HIGHLIGHTS

- Prime Retail Location on Hanford-Armona Road and 12th Ave
- Close Proximity to Highway 198 and 12th Avenue
- Great Access & Exposure | Located in the Prime Retail District
- In High Traffic Developed Area - Over  $\pm 70,000$  Cars Per Day
- Parcel Frontage: 197 ft by 584 ft Deep
- Situated Near Many Existing Housing Developments
- Near Major Corridors servicing Airport, Mall, Downtown, & Housing
- High Identity Location | Shovel Ready | Rectangle Parcel

### OFFERING SUMMARY

Available SF:	$\pm 1,000 - 130,680$ SF
Lot Size:	$\pm 130,680$ SF
Price / Acre:	\$173,333
Zoning:	SC (Service - Commercial)
Market:	Hanford-Armona
Submarket:	Kings County
Traffic Count:	$\pm 70,000$
APN:	011-010-017-000

**Jared Ennis**  
Executive Vice President  
CalDRE #01945284  
jared@centralcacommercial.com  
559.705.1000

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## PROPERTY DESCRIPTION

Total of 3.00 acres zoned service commercial. High traffic location with traffic counts of over 70,000 cars/day, Located in the prime retail district to the north including Hanford Mall, hotels, restaurants, Walmart, and Home Depot. Property is annexed to the city of Hanford and ready to be developed. Construction has Started, Completion Estimated Oct 2020. 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 DESCRIPTION

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 and is designed to support more than 20 fleet carrier squadrons.

## SITE DESCRIPTION

197 ft of Hanford-Armona Road frontage and 584 Feet 12th Ave Deep. Parcel is level and at street grade; All city utilities available.



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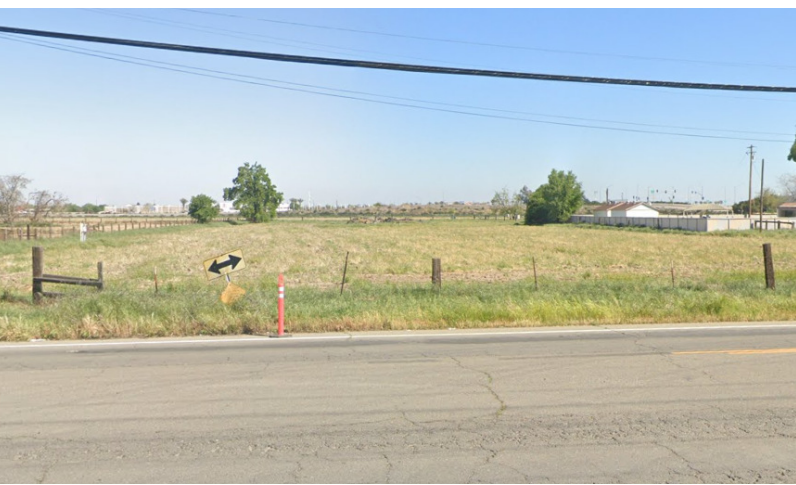
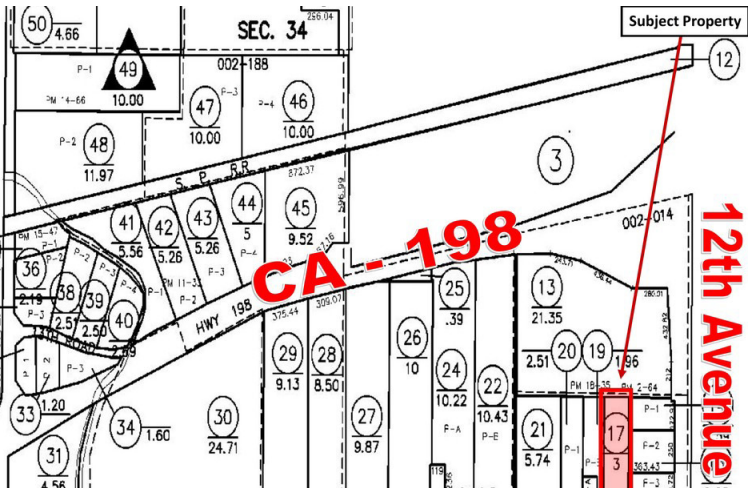
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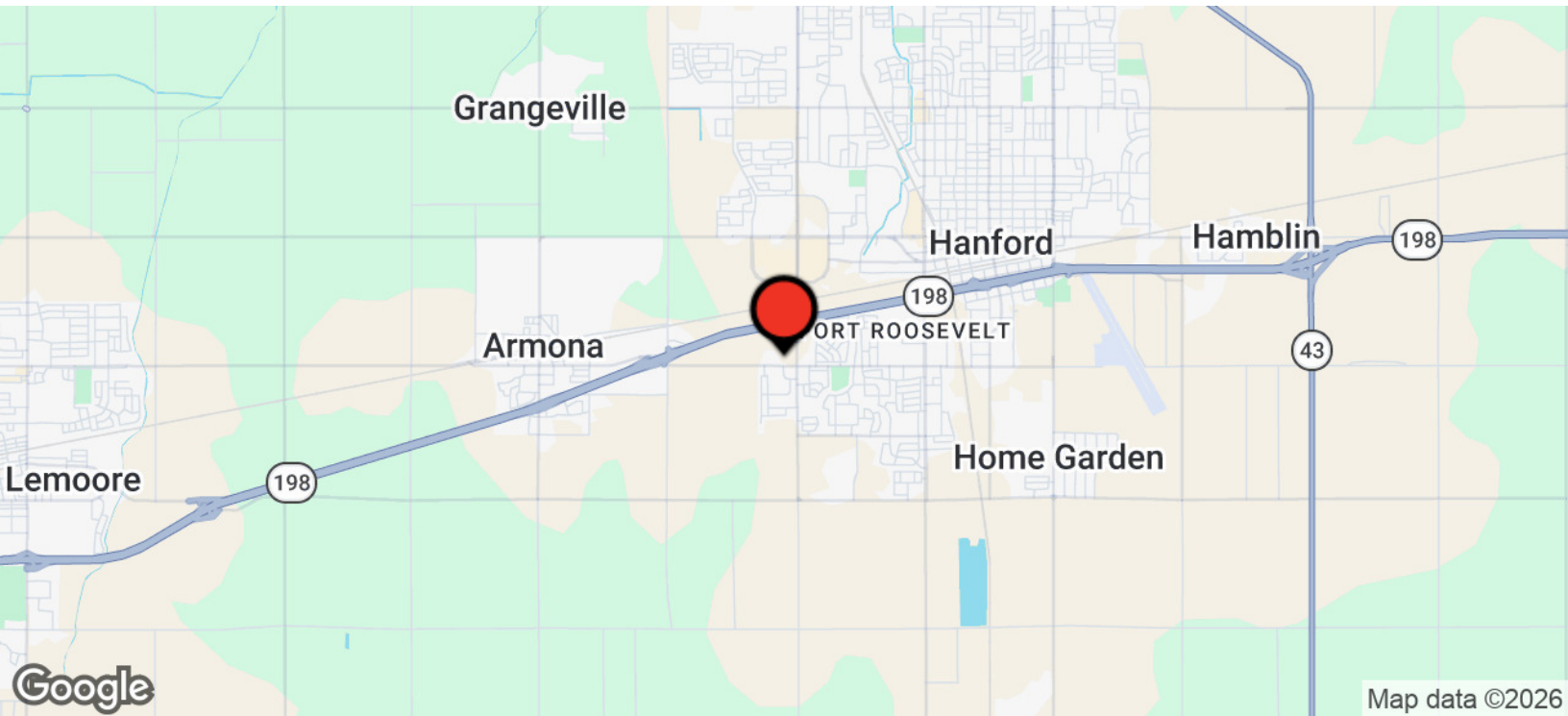
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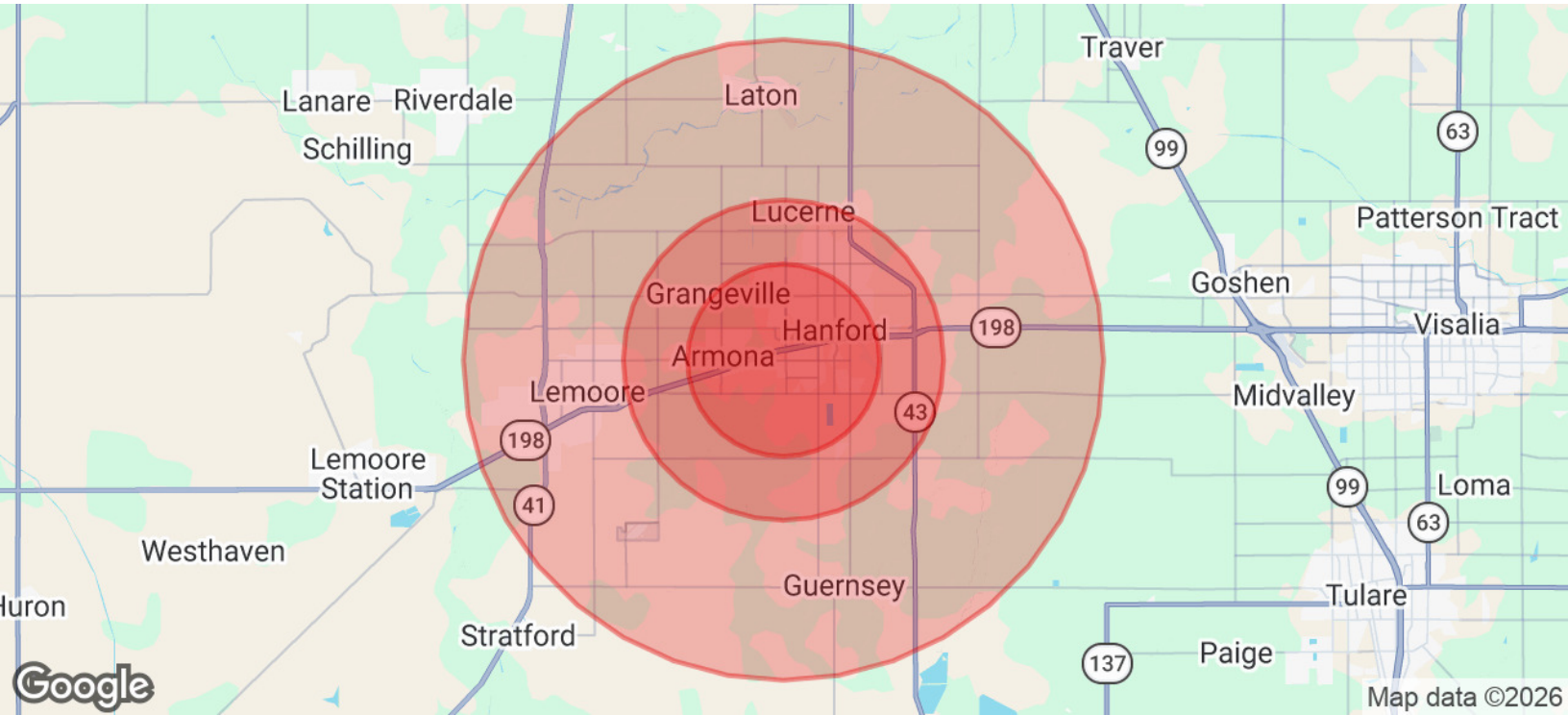
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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	46,598	70,665	105,973
Average Age	32.2	33.4	33.4
Average Age (Male)	30.8	32.3	33.2
Average Age (Female)	33.5	34.4	33.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	13,918	22,087	33,686
# of Persons per HH	3.3	3.2	3.1
Average HH Income	\$83,332	\$90,173	\$91,456
Average House Value	\$305,760	\$332,217	\$338,455

<b>ETHNICITY (%)</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Hispanic	58.8%	53.5%	51.8%

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