HANFORD TOWNE CENTER – "PAD BUILDING"

410 N. 11TH AVE, HANFORD, CA 93230

OFFER PRICE: $1,998,000 or Best Offer !

BEVERLY HILLS FABULOUS ESTATES

CHARLES H. LE, R.E. BROKER / CIVIL ENGR.
#1 TOP PRODUCER
"OUTSTANDING AGENT! OUTSTANDING RESULTS"
License No. 01261943

OFFER PRICE: $1,998,000

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PRICING & FINANCIAL ANALYSIS

INVESTMENTS HIGHLIGHTS

CHARLES H. LE, R.E. Broker/Civil Engineer at Beverly Hills Fabulous Estates, is proud to present a prime frontage retail pad at the 242,000 square foot Hanford Towne Centre. Three (3) popular national retailers occupy the building- ARSENIOS MEXICAN FOOD, ADVANCE AMERICA, and PIZZA HUT. The subject property is a highly visible 5,400 square foot 3 tenant building at the northwest corner of 11th Avenue and Lacy Blvd, in the City of Hanford, CA

Ease of ingress and egress with multiple access points off of both major arterials make the site very attractive to consumers. Lacy Blvd is the main retail corridor which leads directly into downtown Hanford to the east and to Hwy 41 to the west. 11th Avenue grants excellent access to Hwy 498 to the south.

The subject property is within the same shopping center as several national and regional tenants including 99 CENTS ONLY, STAPLES, STARBUCKS, ARBY'S, CARL'S JR., and FACTORY 2U. A point pad location within the Center, the tenants benefit from street exposure, abundance of parking, major signalized intersection, and excellent synergy with national co-tenants such as STARBUCKS, 99 CENTS ONLY STORE, STAPLES, ORCHARDS HARDWARE SUP-PLY, and CARL'S JR.

(1) Three (3) National Tenants on triple net leases with healthy rent escalations.

(2) Excellent Day Time Population within a one mile radius.

(3) Centrally located to service the housing and growth in all directions.

(4) Located in the heart of the Lacey Boulevard Retail Corridor.

(5) Adjacent to the Downtown Business District.

(6) Anchored by Staples, Orchard Supply Hardware, 99 Cent Only, Factory 2U, Starbucks Coffee, and Carl's Jr.

(7) Approximately 20,000 average daily traffic counts on North 11th Street.

(8) The property is located in the Hanford Towne Center, at the busiest intersection in Hanford.

(9) Hanford has a very stable population, with many persons employed by various governmental agencies or the Navy, Hanford is ideally situated for the farming industries of the Central Valley.

NATIONAL TENANTS

Arsenio's Mexican Food - 1,800 SF

Arsenio's Mexican Food is a fast-casual Mexican restaurants founded in Newbury Park, California in 1990 and headquartered in Irvine, California. The chain emphasizes fresh ingredients, and each restaurant features a self-serve salsa bar.

The chain operates 256 restaurants in 29 states, and in 2010 opened a number of stores in Dubai, including Burj Khalifa and Deira City Centre. Competitors include, Chipotle Mexican Grill, Qdoba Mexican Grill, and Rubio's Fresh Mexican Grill.

Advance America - 990 SF

Since 1997, millions of customers have trusted Advance America to provide flexible and personalized financial solutions tomeet their needs. The Company has grown from just a few centers in the Southeast United States to become one of the nation's largest consumer lending companies, with more than 2,400 locations offering a variety of financial services.

Advance America is a wholly owned subsidiary of Grupo Elektra, one of the largest Latin American providers of banking ser- vices, consumer finance and specialty retailing. The Company complies with all federal and state laws and always presents its fees clearly and completely. They are also proud to be a founding member of the Community Financial Services Association,which encourages fair and fully disclosed lending practices.

Pizza Hut - 2,400 SF

Pizza Hut is an American restaurant chain and international franchise that offers different styles of pizza along with side dishesincluding salad, pasta, buffalo wings, breadsticks, garlic bread and desserts. Corporately known as Pizza Hut, Inc., it is a subsidiary of Yum! Brands, Inc., the world's largest restaurant company. As of 2012, there were more than 6,000 Pizza Hut restaurants in the United States, and more than 5,139 store locations in 94 other countries around the world.

EXECUTIVE SUMMARY

410 N 11th Ave, Hanford, CA 93230

List Price	$1,998,000
Living Area	5400 SF
Price/SF	$370/SF
CAP Rate	6.67%
Year Built	1997
Lot Size	21,344 SF
APN	010-500-013-000
Zoning	CC

TENANT SUMMARY

Tenant	GLA**	% of GLA	Lease Commencement	Lease Expire	Annual Base Rent	Monthly Base Rent	Rent/SF	Option	LeaseType
ADVANCE AMERICA	990	19.08%	01/01/07	12/31/27	$30,011.28	$2,500.94	$2.53	0 year	NNN
ARSENIO'S MEXICAN	1,800	34.68%	04/01/16	4/30/31	$30,408.00	$2,534.00	$1.41	5 - 5 year	NNN
PIZZA HUT	2,400	46.24%	06/12/14	12/31/30	$37,860.60	$3,155.05	$1.31	5 year	NNN
TOTAL	**5,190****	**100%**			**$98,279.88**		**$1.23**		

* BROKER AND BROKER'S AGENTS DO NOT REPRESENT OR GUARANTEE ACCURACY OF THE SQUARE FOOTAGE, BEDROOM/BATHROOM COUNT, LOT SIZE / DIMENSIONS, PERMITTED OR NON-PERMITTED SPACES, OR OTHER INFORMATION CONCERNING THE CONDITIONS OR FEATURES OF THE PROPERTY.

** PER TITLE REPORT, TOTAL PROPERTY SQFT IS 5400 SF, EFFECTIVE LEASE SQUARE FOOT IS 5,190 SF.

OPERATING DATA

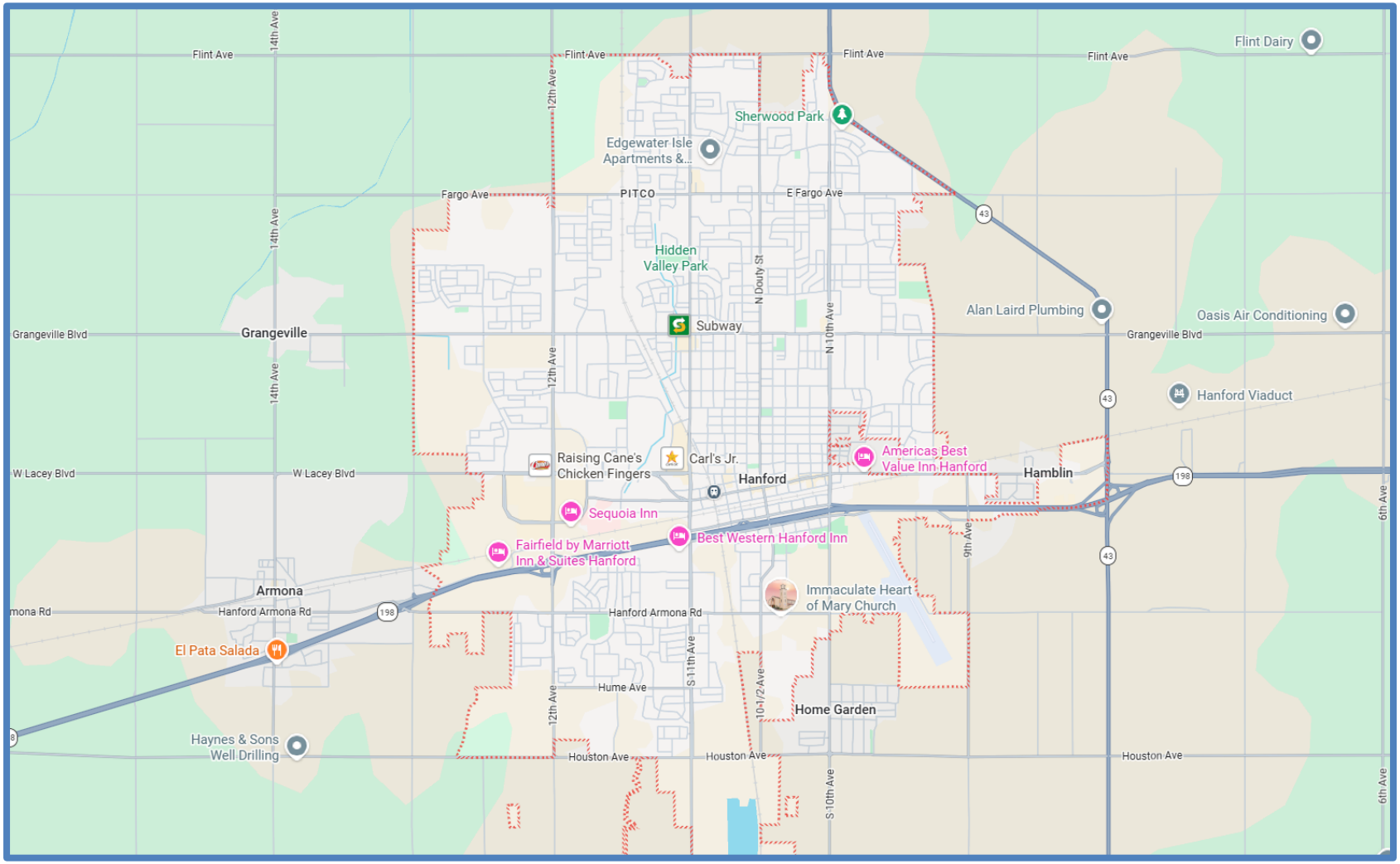
Annualized Operating Data	Current Rents
Scheduled Base Rent:	$98,279.88
Expenses:	$35,049.04
Reimbursable Expenses:	$35,049.04
Gross Operating Income:	$133,328.92
Vacancy:	0%
CAP Rate:	6.67%
Net Operating Income (NOI):	**$98,279.88**

EXPENSES

(Estimated Yearly Expenses)	
Taxes	$11,066
Insurance	$4,558.31
CAM	$10,186
Repairs	$1,000
Other Expenses	$8,238.73
Total Expenses:	**$35,049.04**

PROPERTY DESCRIPTION

REGION MAP


Flint Ave
14th Ave
12th Ave
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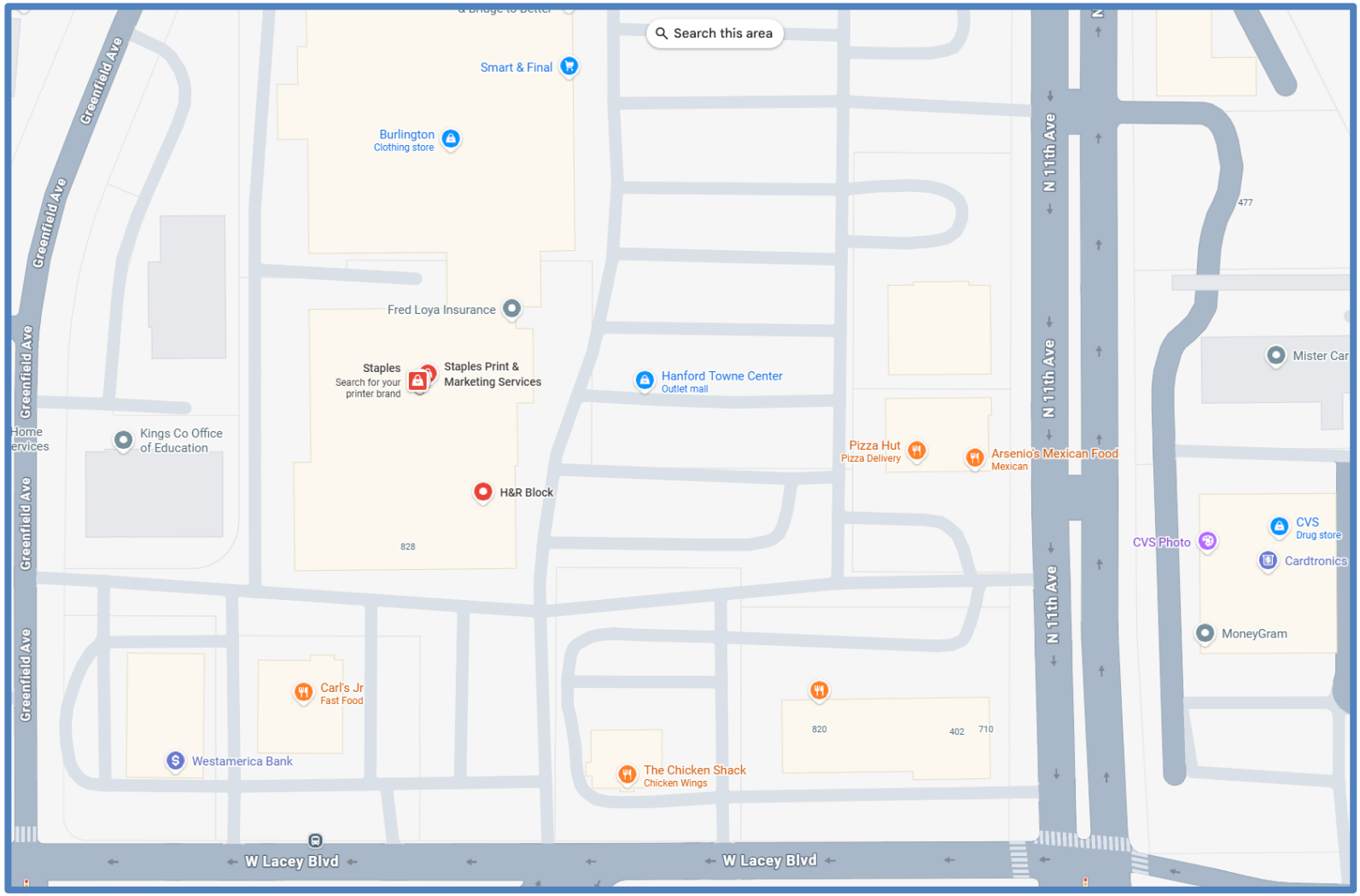
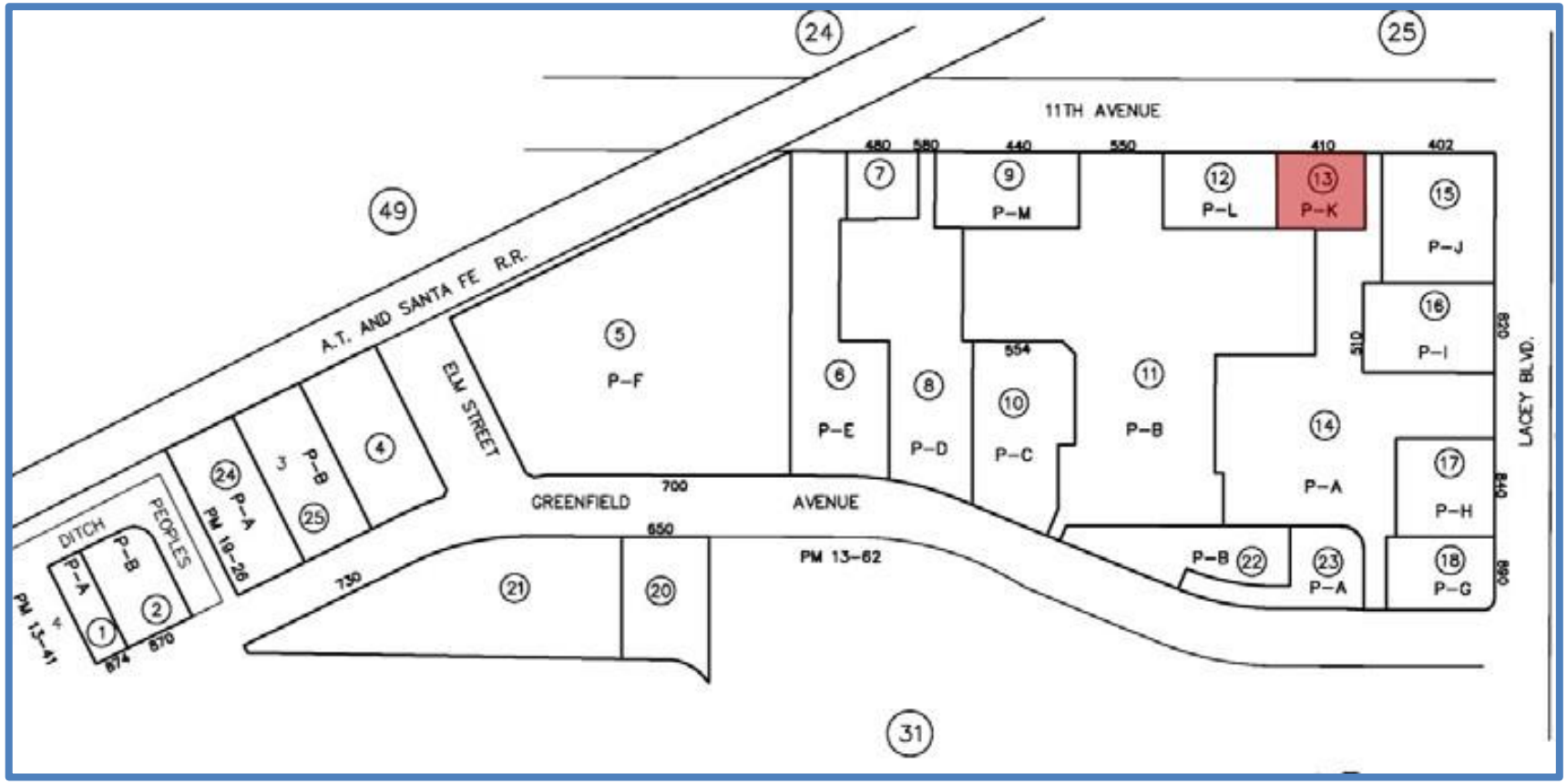
Flint Ave
Flint Ave
Flint Dairy
Sherwood Park
Edgewater Isle Apartments &...
Fargo Ave
PITCO
E Fargo Ave
43
Hidden Valley Park
N Douty St
Alan Laird Plumbing
Oasis Air Conditioning
Grangeville Blvd
Grangeville
Subway
N 10th Ave
Grangeville Blvd
14th Ave
12th Ave
43
Hanford Viaduct
Raising Cane's Chicken Fingers
Carl's Jr.
Americas Best Value Inn Hanford
W Lacey Blvd
W Lacey Blvd
Hanford
Hamblin
198
Sequoia Inn
Best Western Hanford Inn
Fairfield by Marriott Inn & Suites Hanford
9th Ave
6th Ave
43
Armona
Immaculate Heart of Mary Church
mona Rd
Hanford Armona Rd
198
Hanford Armona Rd
El Pata Salada
S 11th Ave
Hume Ave
10-1/2 Ave
Home Garden
12th Ave
Haynes & Sons Well Drilling
Houston Ave
Houston Ave
Houston Ave
S 10th Ave
6th Ave

LOCAL TENANT MAP



PARCEL MAP


24
25
11TH AVENUE
480
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410
402
49
A.T. AND SANTA FE R.R.
7
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ELM STREET
GREENFIELD
AVENUE
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P-A
25
PM 19-26
DITCH
PEOPLES
P-A
P-B
1
2
PM 13-41
870
874
730
21
20
31
LACEY BLVD.

PROPERTY PHOTOS

PROPERTY PHOTOS

PROPERTY PHOTOS

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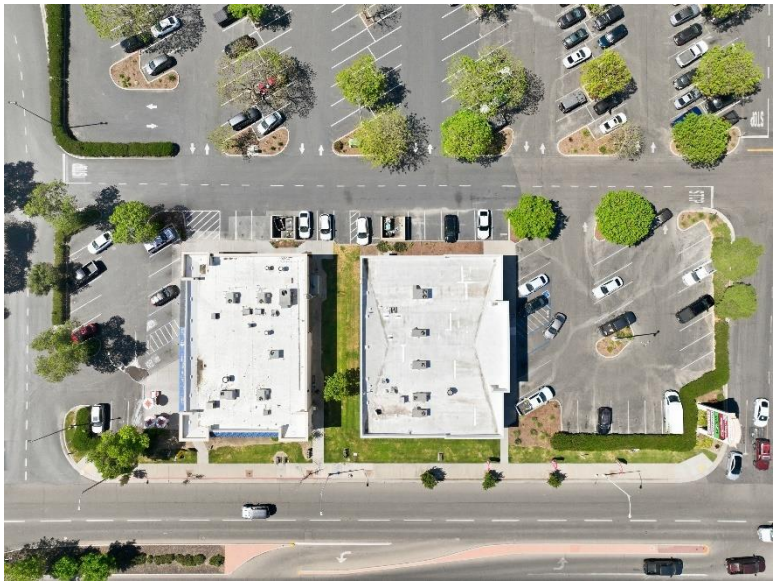

DEMOGRAPHICS

CITY OVERVIEW: HANFORD, CALIFORNIA

Valley city in California with a population of roughly 58,000–60,000 residents, offering a balanced mix of small-town warmth and steady economic growth. As the county seat of Kings County, Hanford plays a key administrative and commercial role in the region while maintaining a relaxed, family-friendly environment. The city's median age is in the low 30s, reflecting a young and active population, and its household sizes are slightly larger than the national average, highlighting its strong family-oriented character. Compared to many parts of California, Hanford remains notably more affordable, with a cost of living and housing prices significantly below those of major coastal cities, making homeownership and long-term stability more attainable for residents.

Economically, Hanford benefits from a diverse base that includes agriculture, government services, healthcare, retail, and logistics, along with the nearby Naval Air Station Lemoore, one of the largest employers in the area, which supports thousands of jobs and contributes to regional economic stability. The unemployment rate has historically tracked close to state averages, while local job growth continues to be supported by infrastructure development and small business expansion. Education and community services are anchored by multiple school districts and nearby colleges, helping support workforce development and upward mobility.

The city enjoys over 260 sunny days per year, typical of the Central Valley climate, which encourages outdoor recreation and community engagement. Hanford maintains dozens of parks, sports facilities, and recreational spaces that support youth programs, public events, and active lifestyles. Its historic downtown district, featuring preserved late-19th and early-20th-century architecture, adds cultural value and attracts local commerce and tourism, reinforcing civic pride. Crime rates in many residential neighborhoods remain lower than in larger metropolitan areas, contributing to a sense of safety and community cohesion.

DEMOGRAPHICS REPORT

Population	1-mi.	3-mi.	5-mi.
Total Population	12,395	61,717	67,274

Age	1-mi.	3-mi.	5-mi.
Median Age, Total	29.8	31.2	31.3
Median Age, Male	29	30.2	30.4
Median Age, Female	30.8	32.1	32.2
% Age 18+	69.3	69.4	69.6
% Age 21+	65	64.9	65
% Age 55+	20.2	19.9	20.1
% Age 65+	10.9	10.2	10.4

Housing and Household's	1-mi.	3-mi.	5-mi.
Total Housing Units	4,279	21,004	22,888
Total Households	3,988	19,842	21,619
Owner-Occupied: Owned with a mortgage or loan	958	8,786	9,524
Owner-Occupied: Owned free and clear	443	2,615	2,952
Renter-Occupied	2,586	8,441	9,142
Aggregate Contract Rent	$1,622,239	$6,350,730	$6,735,996
Average (Mean) Number of Vehicles Available	1.8	2.1	2.1

Income	1-mi.	3-mi.	5-mi.
Per Capita Income (based on Total Population)	$16,124	$20,457	$20,391
Average (Mean) Household Income	$52,714	$68,226	$68,194
Median Household Income	$35,058	$53,934	$53,886
Aggregate Income	$218,513,428	$1,370,413,671	$1,490,902,984

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ABOUT CHARLES H. LE, R.E. BROKER / CIVIL ENGINEER:

Nearly 30 years as a TOP PRODUCER, CHARLES H. LE has successfully SOLD and LEASED over three thousand properties, many multi-million-dollar luxury estate properties & commercial properties in areas such as Beverly Hills, Brentwood, Bel Air, Westwood, Miracle Mile, Downtown LA, the Wilshire Corridor, Sunset Strip, Santa Monica, Pacific Palisades, Venice, Malibu, Marina del Rey and California. Charles would like to bring you the same success as he has done for his Clients/Investors, locally, & oversees.