

**AVISON  
YOUNG**

**±39.27 ACRES MIXED-USE SITE**  
Hanford | Kings County | Central California

PREMIERE DEVELOPMENT OPPORTUNITY – HANFORD, CA



**HANFORD PLACE**

**LAND**



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Hanford's next-generation regional commercial node — positioned to capture unmet demand for entertainment, dining, lifestyle retail, and mixed-use development along the highly-travelled Highway 198 growth corridor.

# Introduction

Positioned along the rapidly growing Highway 198 corridor in Hanford California, this ±39.27-acre assembled development opportunity represents **one of the largest** and **most strategically located** commercial land offerings in Kings County.

Between 11th and 12th Avenues along Glendale Drive, the site is **ideally suited for a next-generation regional retail, entertainment, mixed-use, or travel-oriented destination** designed to capture expanding consumer demand throughout the Central Valley. With excellent freeway accessibility, strong regional traffic exposure, and proximity to major national retailers, the property offers a rare opportunity to create a landmark commercial project serving Hanford, NAS Lemoore, and the surrounding trade area.

**±39.27 acres**  
**Mixed-Use**  
**Development**  
**Assemblage**

**Highway 198 FRONTAGE**  
Between 11th & 12th Street  
Hanford, California 93230



# Why This Site

\* This offering represents a rare opportunity to acquire ±39.27 acres of strategically located infill land in Hanford, California.

## Fundamentals



### 01.

#### Prime Location in High-Growth Submarket

This central valley location offers favorable supply-demand fundamentals, supported by:

- Population growth driven by affordability relative to coastal California
- Employment stability from agriculture, healthcare, and military (NAS Lemoore)
- Limited new commercial and residential supply

These dynamics position the market for continued rent growth, absorption and long-term appreciation.

### 02.

#### Strategic Highway Frontage with Regional Connectivity

Positioned with ±2,500 feet of frontage on State Route 198, the property benefits from high visibility, strong traffic exposure and seamless regional connectivity linking Hanford to Lemoore, Visalia, and the broader Central Valley. This corridor serves as a primary commercial artery, making the site ideally suited for retail, residential, medical, and mixed-use development.

### 03.

#### Institutional-Scale Development in Supply-Constrained Market

This site is one of the largest contiguous development opportunities in the immediate trade area. With three parcels that can be acquired individually or assembled, the site provides flexibility for phased or large-scale development, appealing to both regional and institutional capital seeking scalable Central Valley exposure.

### 04.

#### Flexible Zoning & Broad Development Potential

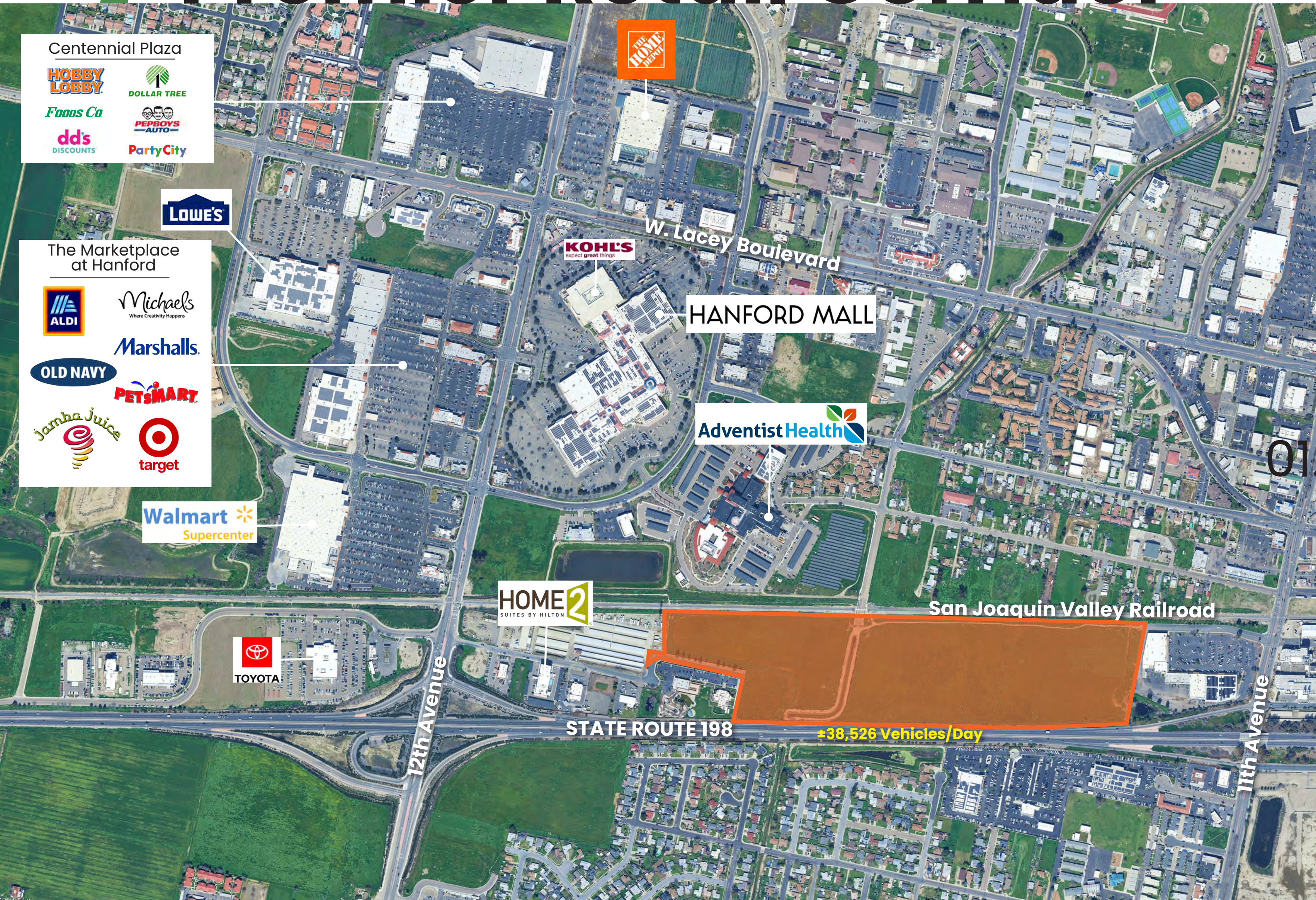
The scale and positioning of the property support a wide range of development strategies, including:

- Multifamily and/or mixed-use residential/commercial
- Grocery-anchored retail and QSR pad development
- Medical office and healthcare-related uses
- Hospitality and extended-stay product

The ability to pursue multiple product types allows developers to align with market demand while maximizing land value.



# Premier Retail Corridor



Centennial Plaza

HOBBY LOBBY

DOLLAR TREE

Foods Co

PEPBOYS AUTO

dds DISCOUNTS

Party City

LOWE'S

The Marketplace at Hanford

ALDI

Michaels Where Creativity Happens

Marshalls

OLD NAVY

PETSMART

Jamba Juice

target

Walmart Supercenter

TOYOTA

HOME 2 SUITES BY HILTON

THE HOME DEPOT

KOHL'S expect great things

HANFORD MALL

AdventistHealth

STATE ROUTE 198

±38,526 Vehicles/Day

San Joaquin Valley Railroad

12th Avenue

11th Avenue

01.

## Demonstrated Retail Demand with Significant Consumer Leakage

Consumer traffic patterns indicate residents in the Hanford trade area routinely travel to surrounding cities such as Visalia and Fresno for dining, apparel, and grocery needs—highlighting a clear undersupply of local retail options.

- Strong visitation to national brands including Chick-fil-A, Starbucks, In-N-Out, and Dutch Bros
- Regional retail concentration in Visalia (Macy's, Nordstrom Rack, TJ Maxx)
- Grocery demand led by Save Mart, WinCo Foods, and Grocery Outlet

This data confirms a compelling opportunity to capture unmet local demand and establish a new commercial node within Hanford.

±39.27 Acres – Freeway Exposure



# Location, Location, Location

## Hanford, California

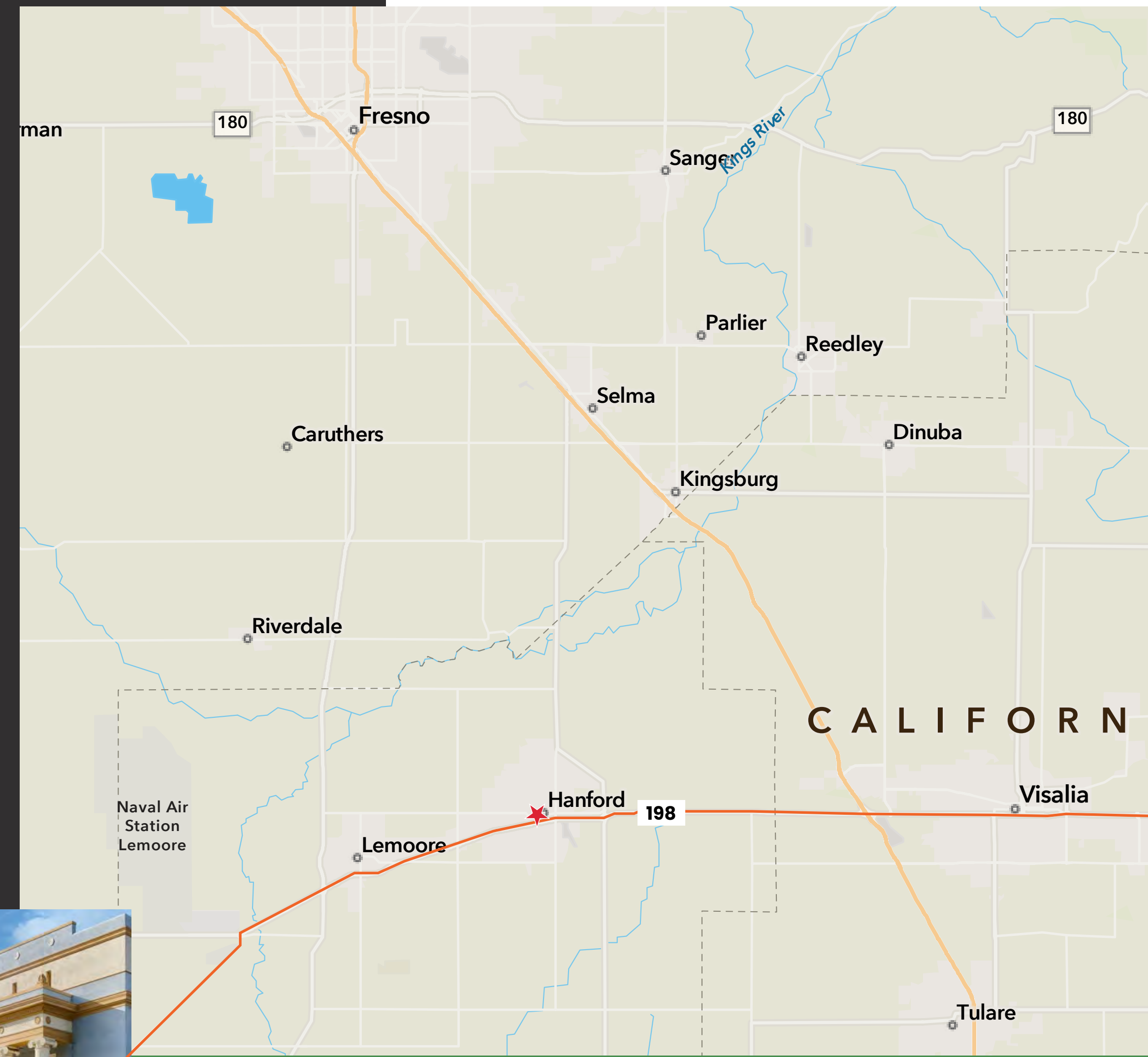
Hanford is the most populous city in and the county seat of Kings County, California, located in the San Joaquin Valley region of the greater Central Valley. Strategically located within California's Central Valley, Hanford is one of the fastest-growing and most cost-advantaged regions in the state.

### Strategic Location Between Key Central Valley Cities

Hanford sits within a highly-connected regional network, offering convenient access to:

- **Visalia** – Primary retail and commercial hub
- **Fresno** – Largest metro in the region and economic center
- **Lemoore** – Military-driven demand and workforce base

**±63K**  
Hanford Population



This site benefits from its position along State Route 198, a critical corridor linking these markets and facilitating daily commuter and consumer traffic.

# About the Area

## Demographics

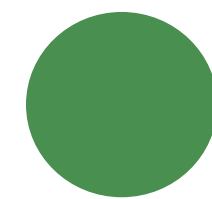
| Population                           | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------------------------------|-----------|-----------|-----------|
| 2025 Estimated Population            | 11,746    | 64,654    | 71,181    |
| 2030 Projected Population            | 11,779    | 65,186    | 71,636    |
| Projected Annual Growth 2025 to 2030 | 0.1%      | 0.2%      | 0.1%      |
| Income                               |           |           |           |
| 2025 Est. Average Household Income   | \$65,995  | \$87,028  | \$89,176  |
| 2025 Est. Median Household Income    | \$48,232  | \$69,982  | \$71,807  |
| Households                           |           |           |           |
| 2025 Estimated Households            | 3,544     | 20,981    | 23,227    |
| 2030 Projected Households            | 3,558     | 21,156    | 23,380    |
| Average Household Size               | 3.2       | 3         | 3         |
| Median Home Value                    | \$279,849 | \$362,369 | \$368,933 |
| Owner Occupied Households            | 1,710     | 12,380    | 13,881    |

## Employment

Hanford benefits from a diverse employment base anchored by agriculture, food processing, healthcare, government, logistics, and education. The labor market remains resilient due to the area's essential industries and continued population growth, with strong demand for healthcare, logistics, retail, and industrial jobs.

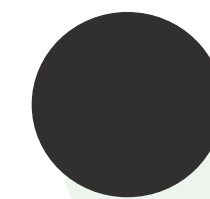
The region maintains a labor force of approximately 60,000, serving as an important employment hub for the Central Valley.

The three largest employers in the Hanford/Kings County area are:



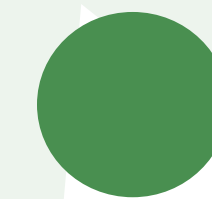
### Lemoore Naval Air Station

Only 15 miles west, the region's largest employer, with an estimated 5,000–10,000 employees, is one of the most significant economic drivers in Central California.



### Adventist Health Hanford

Located almost adjacent to this site is the area's leading healthcare employer, with roughly 1,900+ employees across hospital and medical operations.



### Del Monte Foods

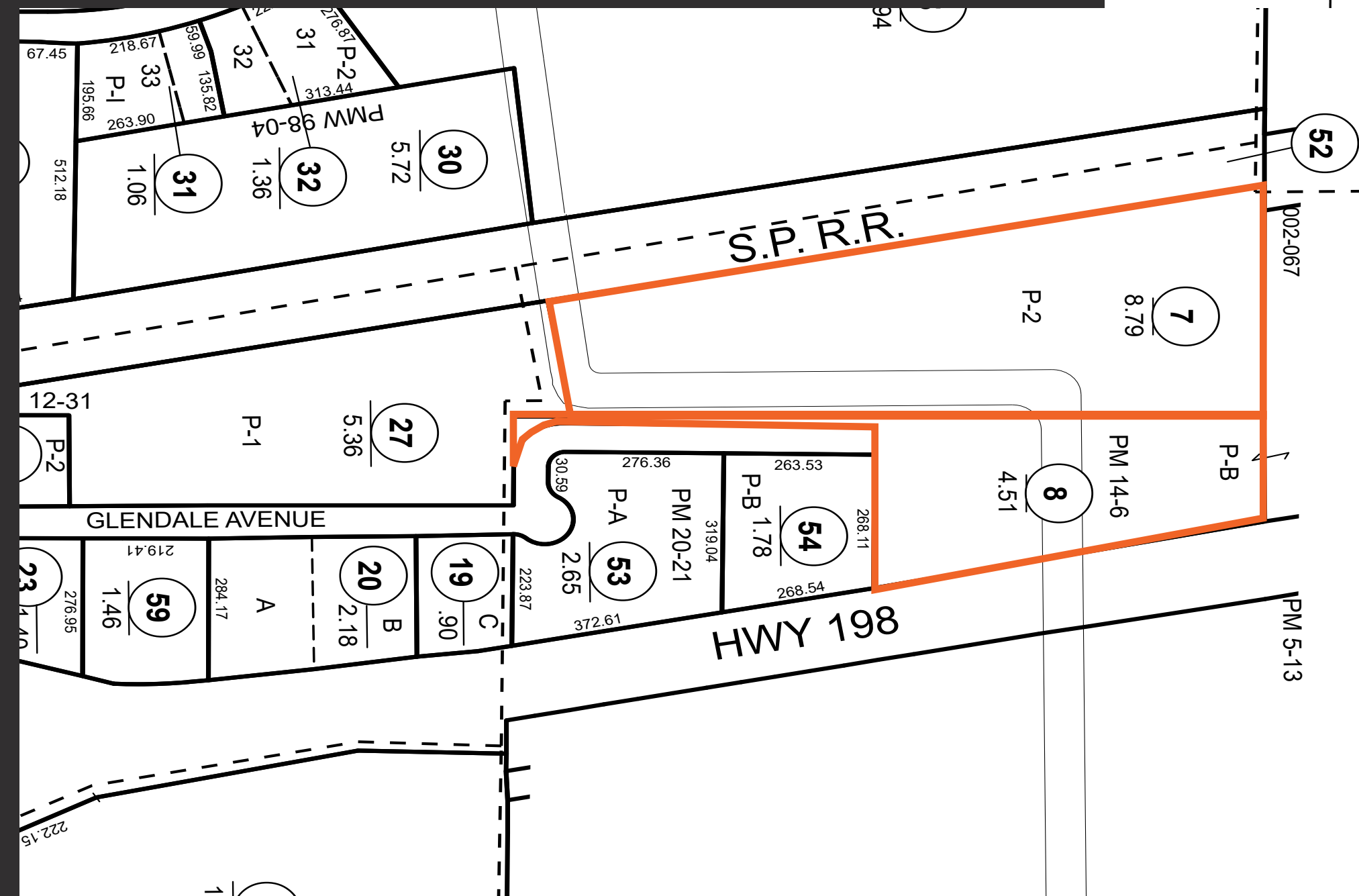
The Hanford processing facility is one of the city's major industrial employers, supporting 1,000+ jobs including seasonal labor tied to food processing and agriculture.



# Property Details

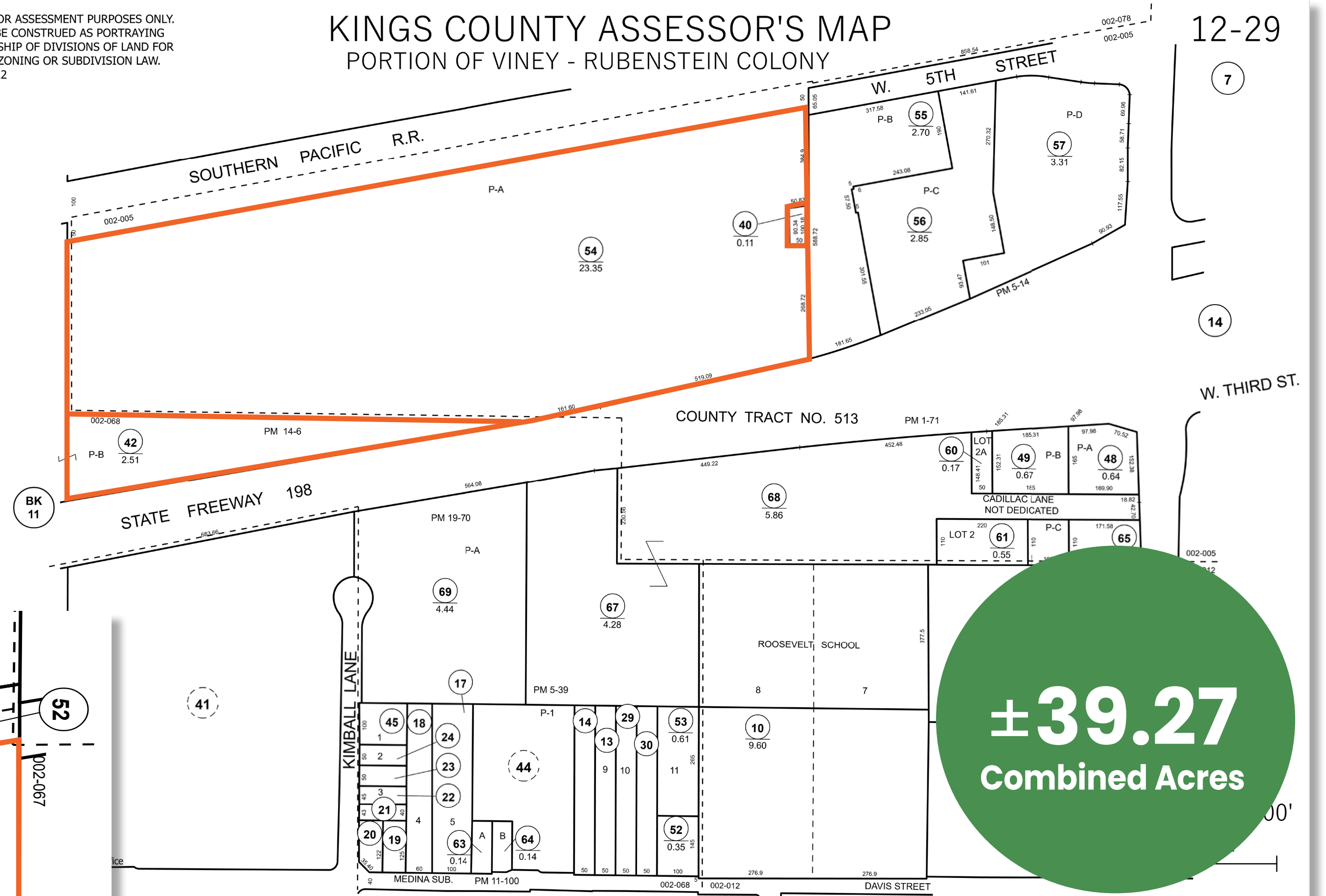
## King's County Assessor

|                  |              |
|------------------|--------------|
| APN: 011-060-007 | ±8.79 Acres  |
| 011-060-008      | ±4.51 Acres  |
| 012-290-042      | ±2.51 Acres  |
| 012-290-054      | ±23.35 Acres |
| 012-290-040      | ±0.11 Acres  |



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY. IT IS NOT TO BE CONSTRUED AS PORTRAYING LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR PURPOSES OF ZONING OR SUBDIVISION LAW. DECEMBER 2022

## KINGS COUNTY ASSESSOR'S MAP PORTION OF VINEY - RUBENSTEIN COLONY



**±39.27**  
Combined Acres

In September 2025, the parcels were approved for a zone change from C-H Highway Commercial to **C-S Service Commercial and R-H High-Density Residential with a Planned Unit Development overlay**. This allows for mixed-use development including uses such as medical, hotel and conference center, specialized education, retail, skilled nursing/assisted living, and multi-family residential uses, as well as a bio infiltration basin, associated open space, circulation and parking, and infrastructure improvements.



**±38K**  
Vehicles Per Day

**±2,500'**  
Freeway Exposure

**±39.27 Acres - Freeway Exposure**

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Adventist Health

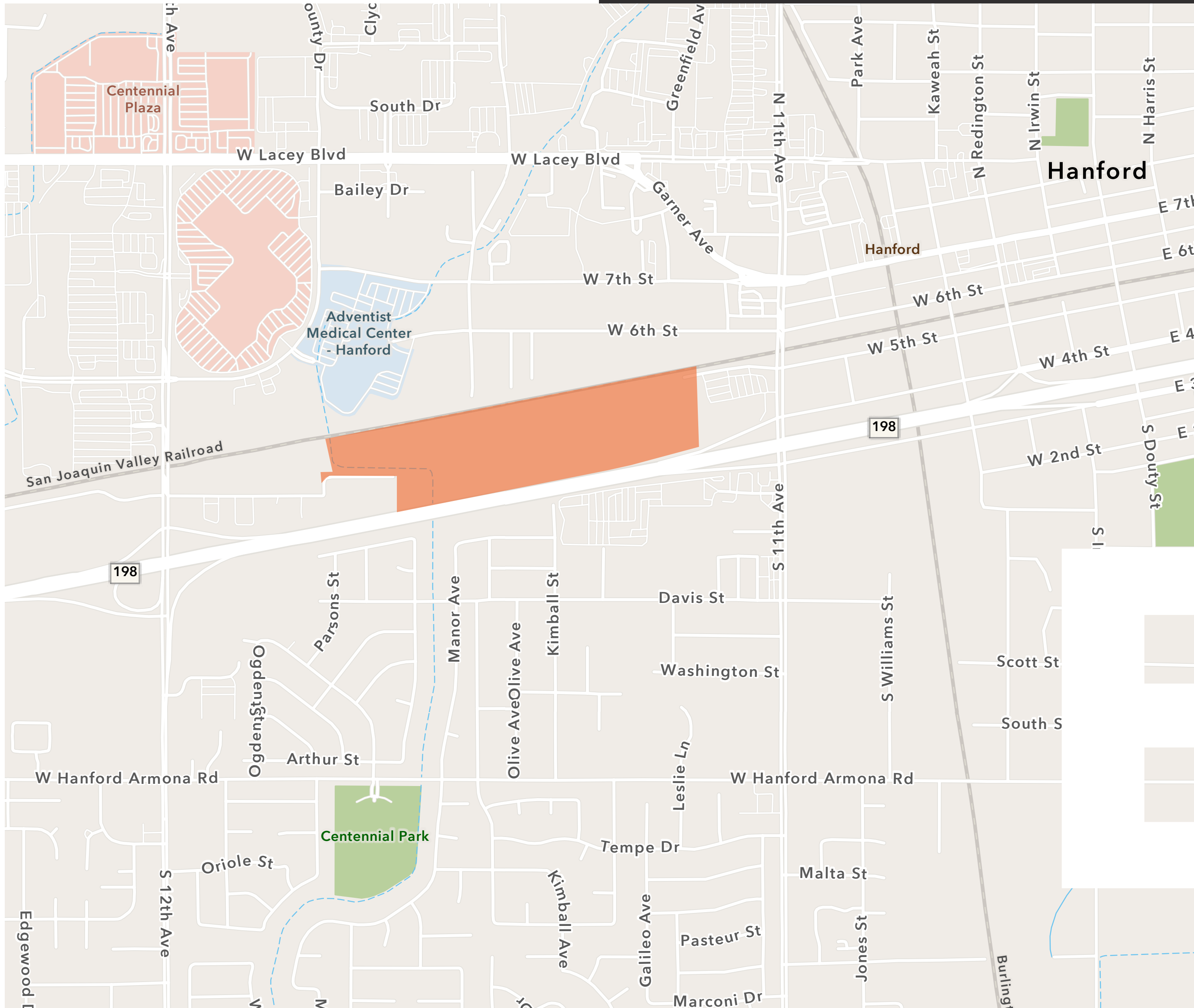
HANFORD MALL

HOME 2  
SUITES BY HILTON



**LET'S TALK**

**PREMIERE DEVELOPMENT OPPORTUNITY – HANFORD, CA**



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**END**  
THANK YOU!