



# FOR SALE



PORTFOLIO SALE - 85% TRIPLE NET LEASED BUILDINGS

## 307 & 325 Mall Drive

Hanford, California  
Investment Opportunity



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# Mall Drive Complex

307 & 325 Mall Drive  
Hanford, California

## 01

EXECUTIVE SUMMARY



# Offering Summary

Colliers | Fresno is pleased to exclusively offer the investment opportunity to acquire the Mall Drive Office Complex (the "Property"), a 18,167 total square-foot complex that is comprised of two (2) medical/office buildings located in the City of Hanford, California. The property is across the street from Adventist Health Hospital and the Hanford Mall. Ideally situated just south of the signalized corner of Lacey Blvd. and Mall Drive.



## EXECUTIVE SUMMARY

307 & 325 Mall Drive

Price  
**\$6,125,000**

Occupancy  
**85% Leased**  
One (1) Vacancy

CAP RATE  
**6.85%**

TOTAL SF  
**18,167 SF**

NOI - Year 1  
**\$419,636 (Proforma)**

**307**

BUILDING SIZE:  
±6,448 RSF

CONSTRUCTION:  
2008

APN:  
011-060-048

**325**

BUILDING SIZE:  
±11,719 RSF

CONSTRUCTION:  
2008

APN:  
011-060-046

Colliers

# Investment Highlights

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## CORE ASSET OPPORTUNITY

Positioned within one of Hanford's most active commercial areas, 307 & 325 Mall Drive offer businesses excellent visibility, convenient access, and a strong surrounding customer base. The location is in close proximity to established retail centers, dense residential neighborhoods, and key service providers, making it ideal for companies seeking a well-trafficked and centrally positioned setting. With its connection to the city's growing retail and business environment, the Property presents an exceptional opportunity for buyers looking to add to their portfolios.

## A STRONG AND DIVERSE LOCAL ECONOMY

Hanford benefits from a well-rounded economic base anchored by health-care, agriculture, government, logistics, and advanced manufacturing. Major employers—such as Adventist Health, Kings County Government, and Naval Air Station Lemoore—help maintain a steady workforce and consistent commercial demand. Continued population growth and expanding business investment strengthen the city's position as one of the Central Valley's most resilient markets.

## HIGH INCOME LEVELS AND POPULATION DENSITY

The area surrounding the Property benefits from strong, stable household demographics that support sustained commercial demand. Residents within the immediate trade area represent a solid mix of middle- to upper-income households, creating a reliable customer base for retail, service, and professional businesses. Hanford's position as the primary commercial center for Kings County further expands the consumer draw, increasing daytime population and supporting consistent traffic throughout the week. Positioned within one of Hanford's most active and densely populated commercial zones. The surrounding community includes a significant concentration of residential neighborhoods, multifamily developments, and local employers—all of which increase daily traffic and expand the property's natural customer reach. As a central shopping and business corridor for the city, the area sees strong year-round activity from residents, employees, students, and visitors.



# Mall Drive Complex

307 & 325 Mall Drive  
Hanford, California

## 02

FINANCIAL SUMMARY

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# Rent Roll & Proforma

## RENT ROLL

UNIT	TENANT NAME	TERM DATES	RATE PSF	SF	MONTHLY RENT
307-105	Social Vocational Services	12/1/2021 - 11/30/2031 10 Years	\$2.20	6,448	\$14,185.60 NNN
325-103	Quest Diagnostc	9/7/2021 - 3/31/2027 5 Yrs, 6 Mo.	\$1.88	2,757	\$5,183.12 NNN
325-105	Stewart Title	4/1/2022 - 3/31/2029 7 Years	\$1.87	3,892	\$7,278.08 NNN
325-107	Vacant (Currently Showing)	N/A	\$2.00 (Proforma)	2,739	\$5,478.00 NNN (Proforma)
325-111	CURA	1/1/2020 - 11/30/2027 7 Years	\$2.01	2,331	\$4,680.64 NNN



## PROFORMA

UNIT	RENT/YEAR (NNN)
307	\$170,227.00
325-103	\$62,198.00
325-105	\$87,336.00
325-107	\$65,736.00
325-111	\$56,224.00
<b>Total Rent - Gross</b>	<b>\$441,722.00</b>
Less Vacancy (5%)	(\$22,086.00)
Operating Expense	<b>Paid by Tenants</b>
<b>Net Operating Income</b>	<b>\$419,636.00</b>



# Site Plan



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# Mall Drive Complex

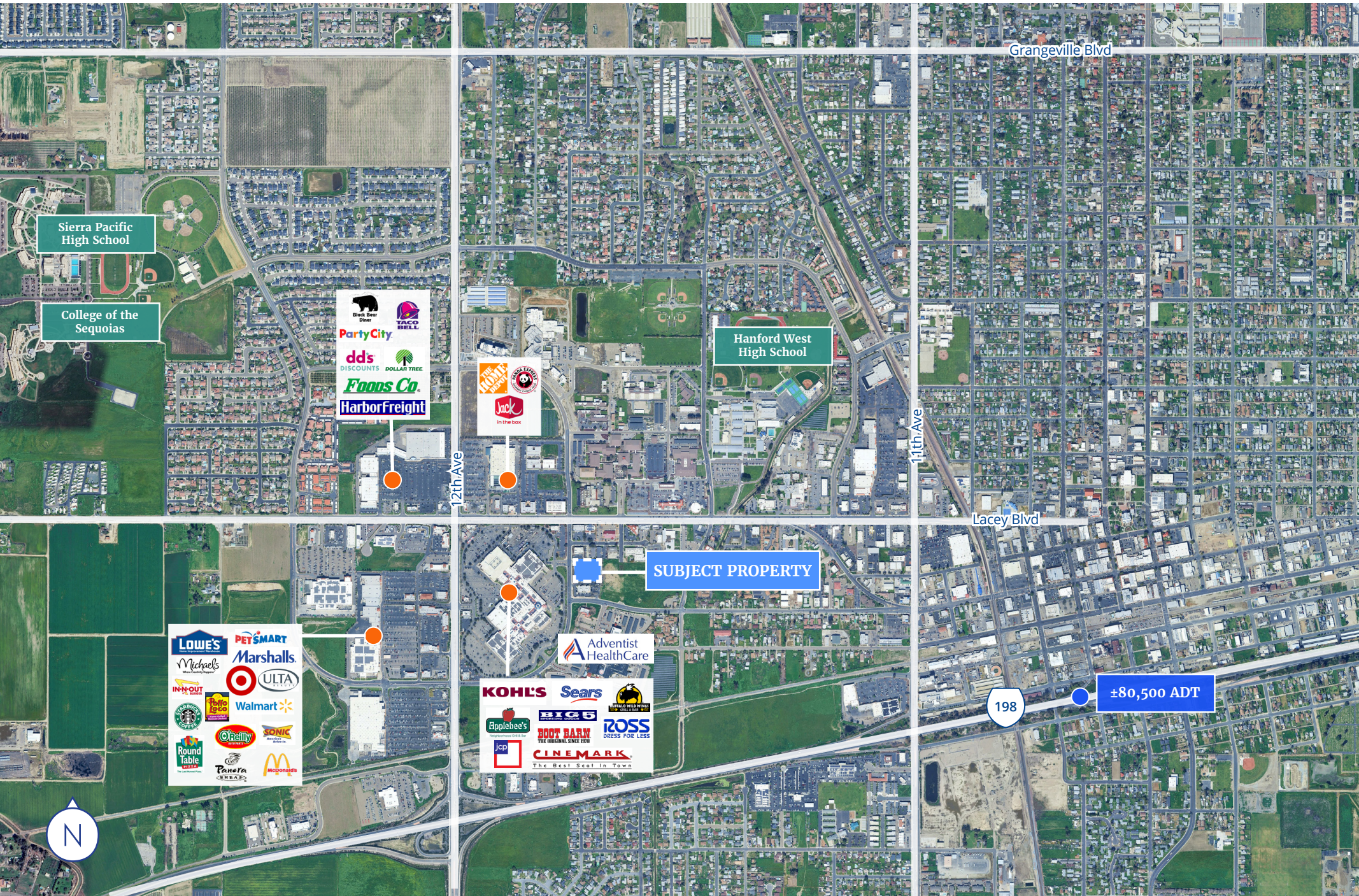
307 & 325 Mall Drive  
Hanford, California

03

AREA OVERVIEW



# Surrounding Retail Map



SUBJECT PROPERTY

LACEY BLVD

MALL DRIVE

Hanford Mall



# Mall Drive Complex

307 & 325 Mall Dr.  
Hanford, California

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