

SAVE MART ANCHORED PAD SPACE FOR LEASE  
**4,500± SF END CAP AVAILABLE**  
161 W. HANFORD ARMONA RD., LEMOORE, CA 93245



FOR INFORMATION, CONTACT:

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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, is secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or Financial Advisor make an independent projection. ©2024 Retail California. All rights reserved.

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### Property Description:

The subject is a 4,500± SF endcap space facing Hanford Armona Road and is anchored by Save Mart Supermarkets. The shopping center is located at the southwest corner of Hanford Armona Road and Lemoore Avenue which is “main and main” in Lemoore. National Tenants in the center include Save Mart, Dollar Tree, Burger King, McDonald’s, Round Table, Pizza Hut, Subway, and Baskin Robbins.

### Property Highlights:

Lemoore is home to a Naval Air Station which employs 8,500 active duty personnel who are actively looking for services and experiences in the Lemoore area to shop and dine.

**Available Space:** 4,500± SF endcap

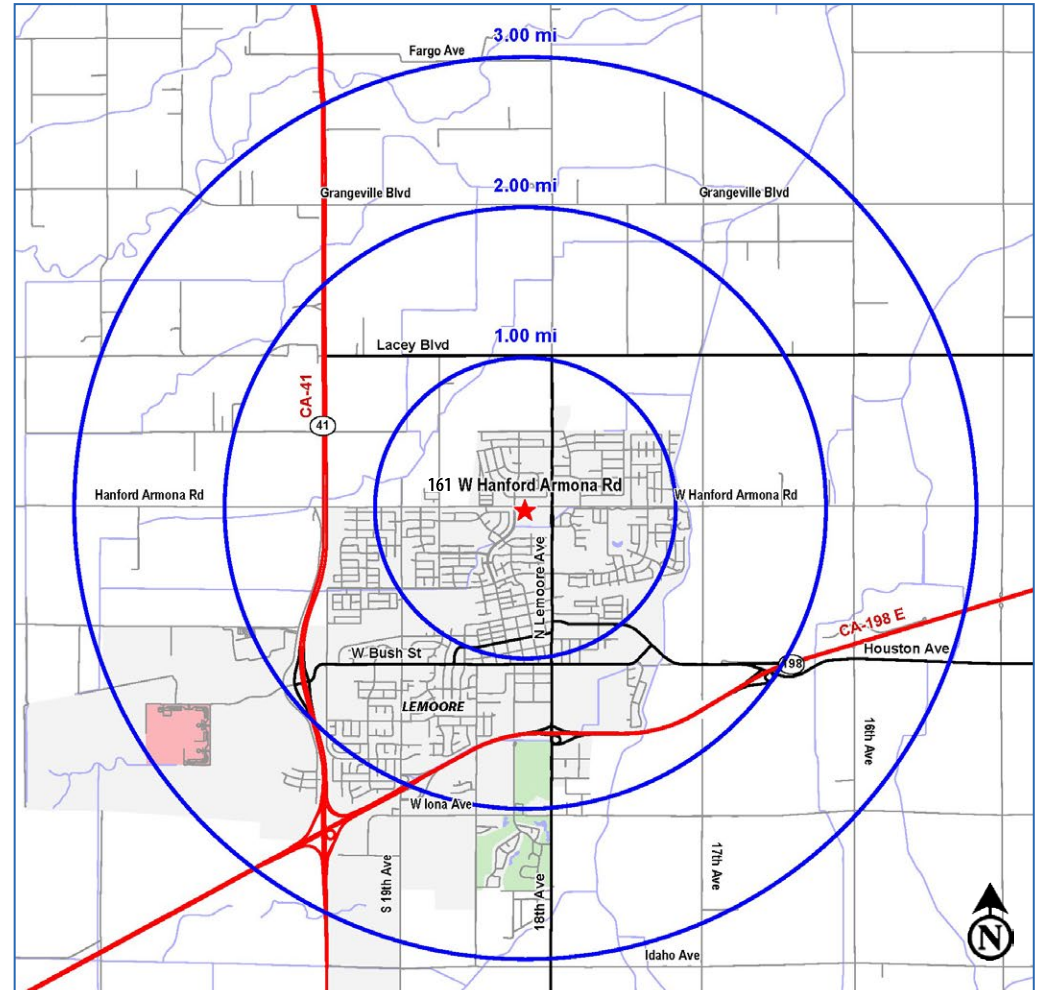
**Lease Rate:** Please contact agents for more information.

2024 Demographics:	1 Mile	2 Miles	3 Miles
Total Population:	15,100	26,119	29,495
Total Households:	5,255	8,970	10,046
Avg. HH Income:	\$83,064	\$89,466	\$91,136
Total Daytime Pop:	12,800	23,128	28,360

### 2024 Traffic Counts:

Hanford Armona Rd:	19,348 ADT
Lemoore Ave:	12,642 ADT
Fox Street:	8,094 ADT
Surface Street Total:	40,084 Avg Daily Traffic
State Hwy 41:	34,362 ADT
Total Traffic Exposure:	74,446 ADT

Data Sources: Claritas LLC, Kalibrate TrafficMetrix



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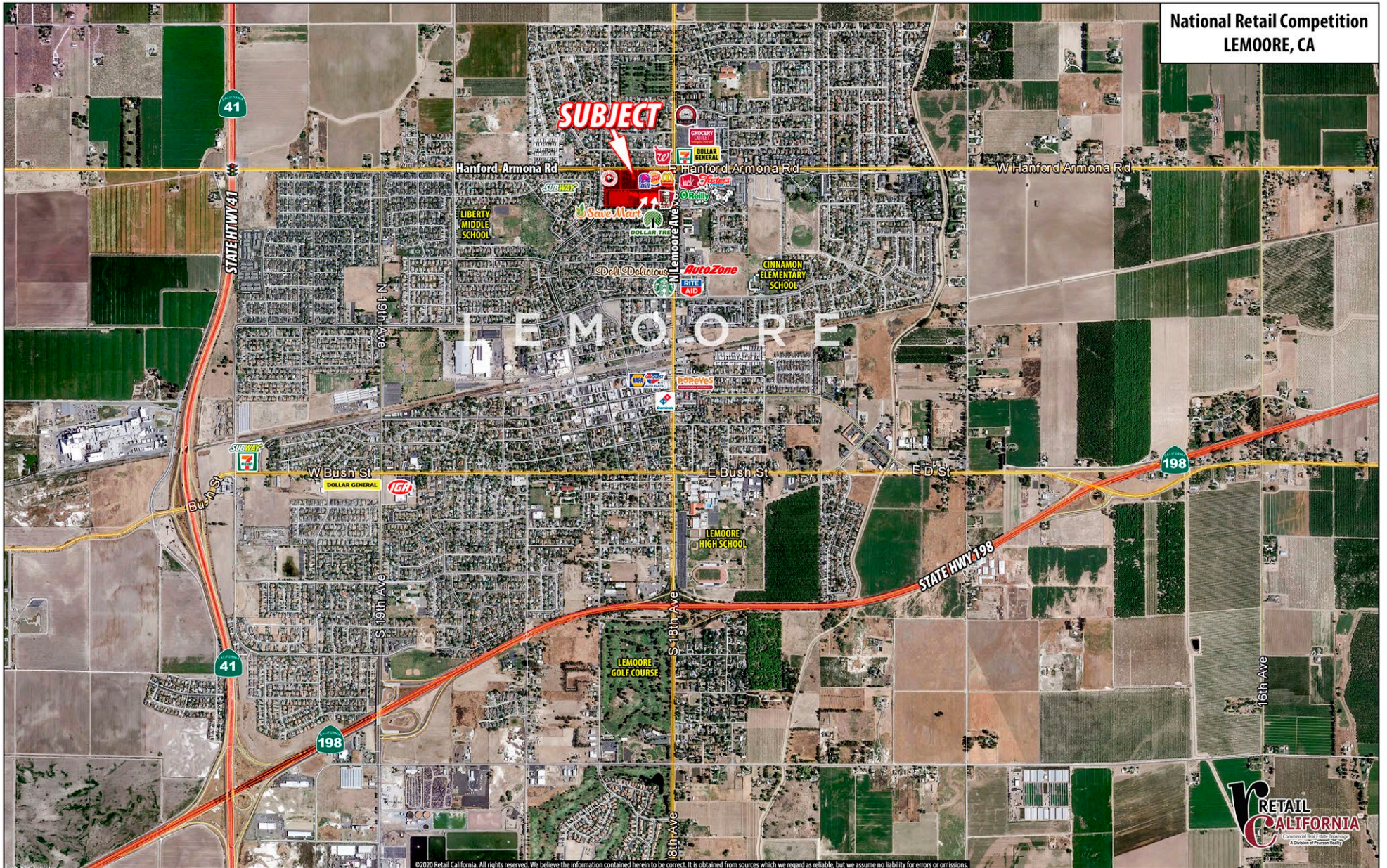
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