

# SHOP SPACE & DRIVE THRU PAD OPPORTUNITY

## SWC HANFORD ARMONA & 12<sup>TH</sup> AVENUE

HANFORD, CALIFORNIA

### EZ MART PLAZA



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# GALLERY

Brand new shop space available for lease and a drive thru pad opportunity on signalized corner in Hanford, California. Allowed uses could include retail, fast food, bank/credit union, fitness center, restaurant, automotive use or other.



## AVAILABLE

Drive Thru Pad Opportunity  
Shop Space ±967 Sq. Ft.

All services have been stubbed to the property to include  
Gas, Electric, Grease Trap, Water, Internet & Phone.

## ZONING:

Commercial

## HOUSING GROWTH AREA

New Planned Developments

## LEASE RATE

\$2.25/sf/mo/NNN  
NNN's \$0.50/sf/mo

## SIGNALIZED CORNER

Available Now

## TRAFFIC COUNTS

12<sup>TH</sup>

6,039 ADT

Hanford Armona 10,722 ADT

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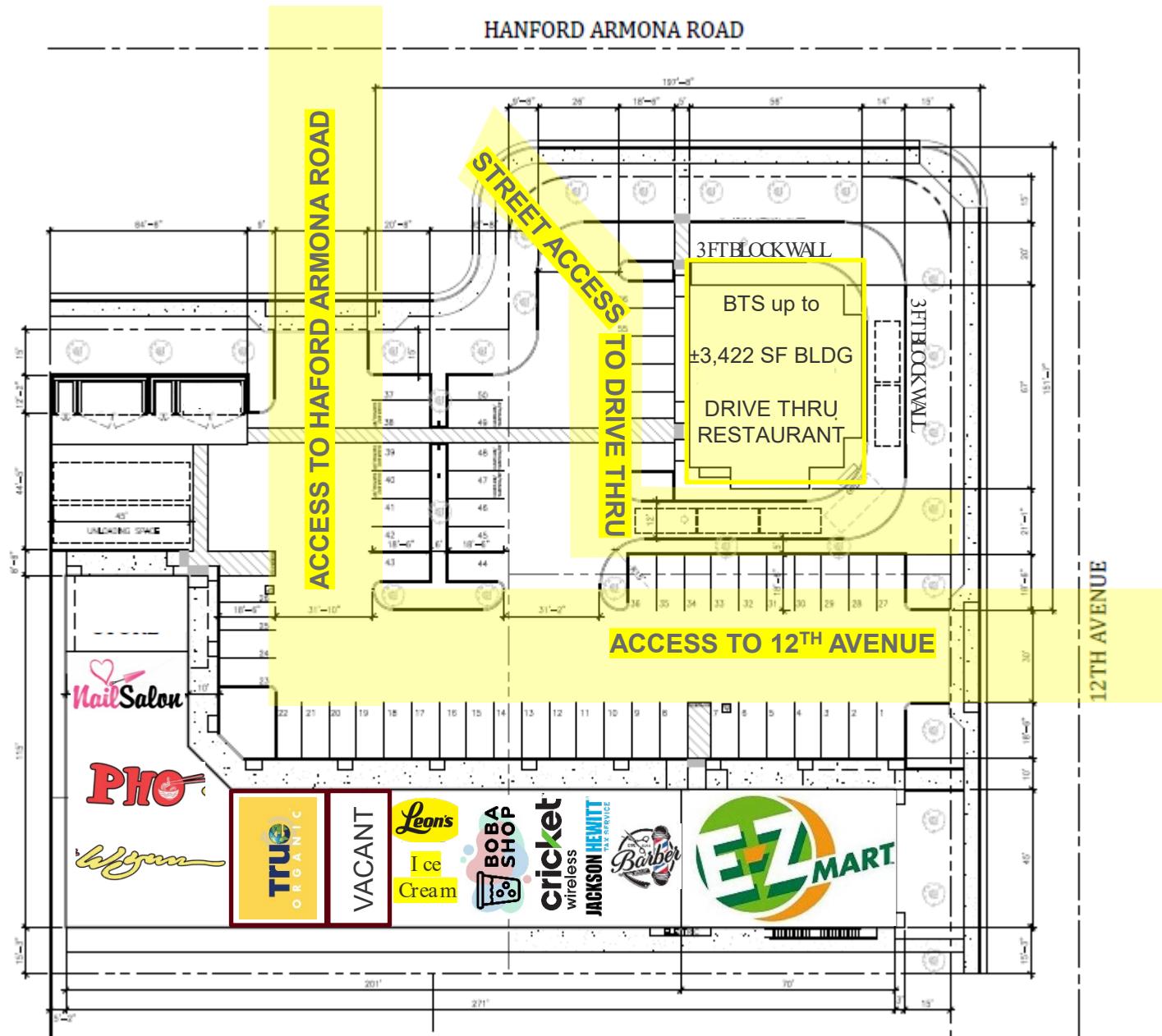
# RETAIL MAP



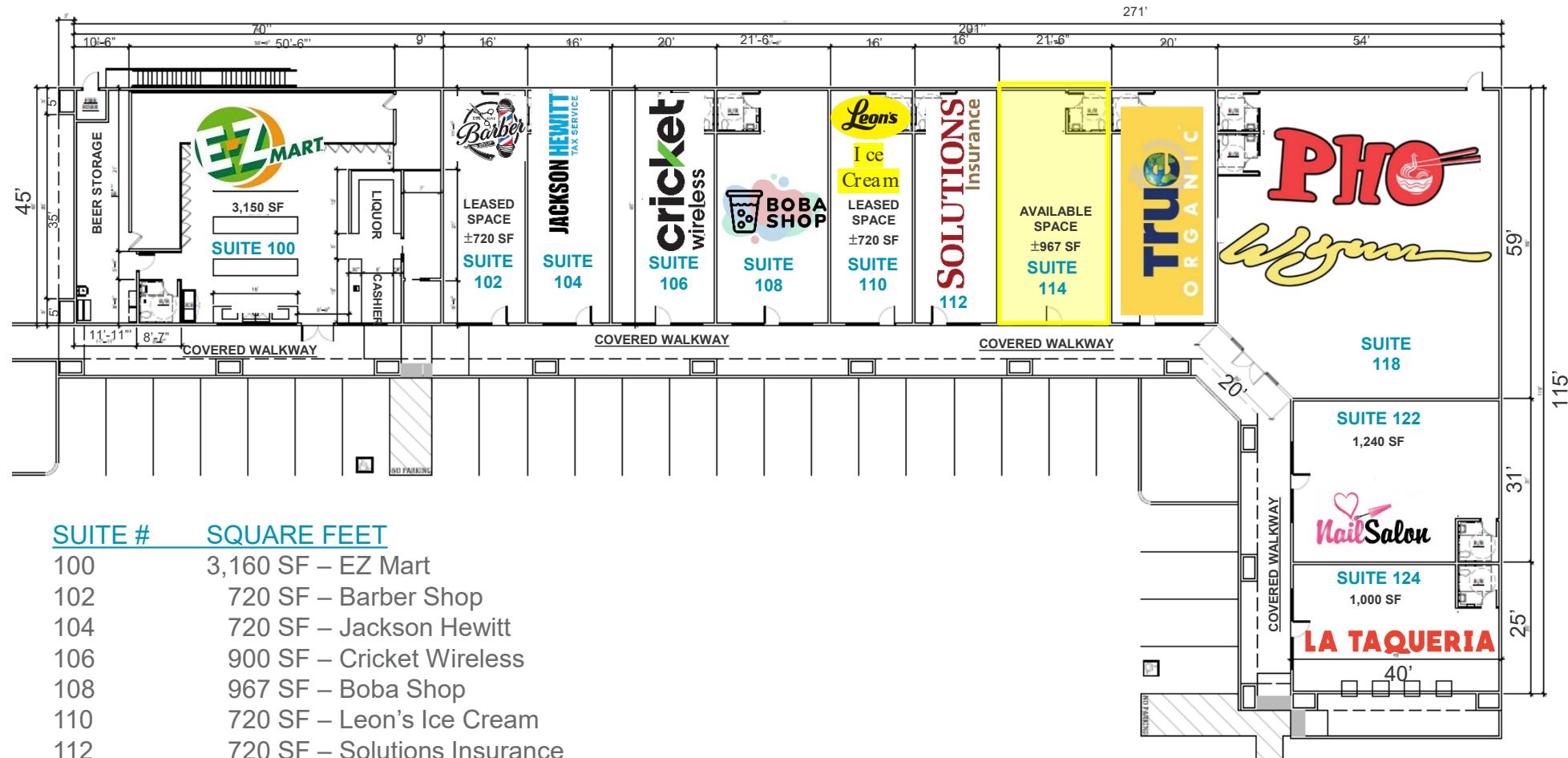
# FUTURE HOUSING DEVELOPMENT MAP



# SITE PLAN



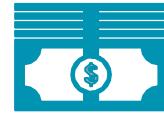
# SHOP SPACE TENANTS



# DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



5YR % GROWTH  
POPULATION

1 Mile	10,724	\$67,382	3.86%
3 Miles	50,477	\$82,558	3.88%
5 Miles	70,152	\$94,119	3.89%



HOUSEHOLDS



MEDIAN  
HOUSEHOLD INCOME



5YR % GROWTH  
HOUSEHOLDS

1 Mile	2,967	\$50,515	3.98%
3 Miles	16,122	\$60,807	4.05%
5 Miles	23,125	\$66,850	4.06%



EMPLOYEES



ESTABLISHMENTS



CONSUMER  
EXPENDITURES

1 Mile	517	52	\$181,299,000
3 Miles	12,552	816	\$999,365,000
5 Miles	16,111	1,054	\$1,478,072,000



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