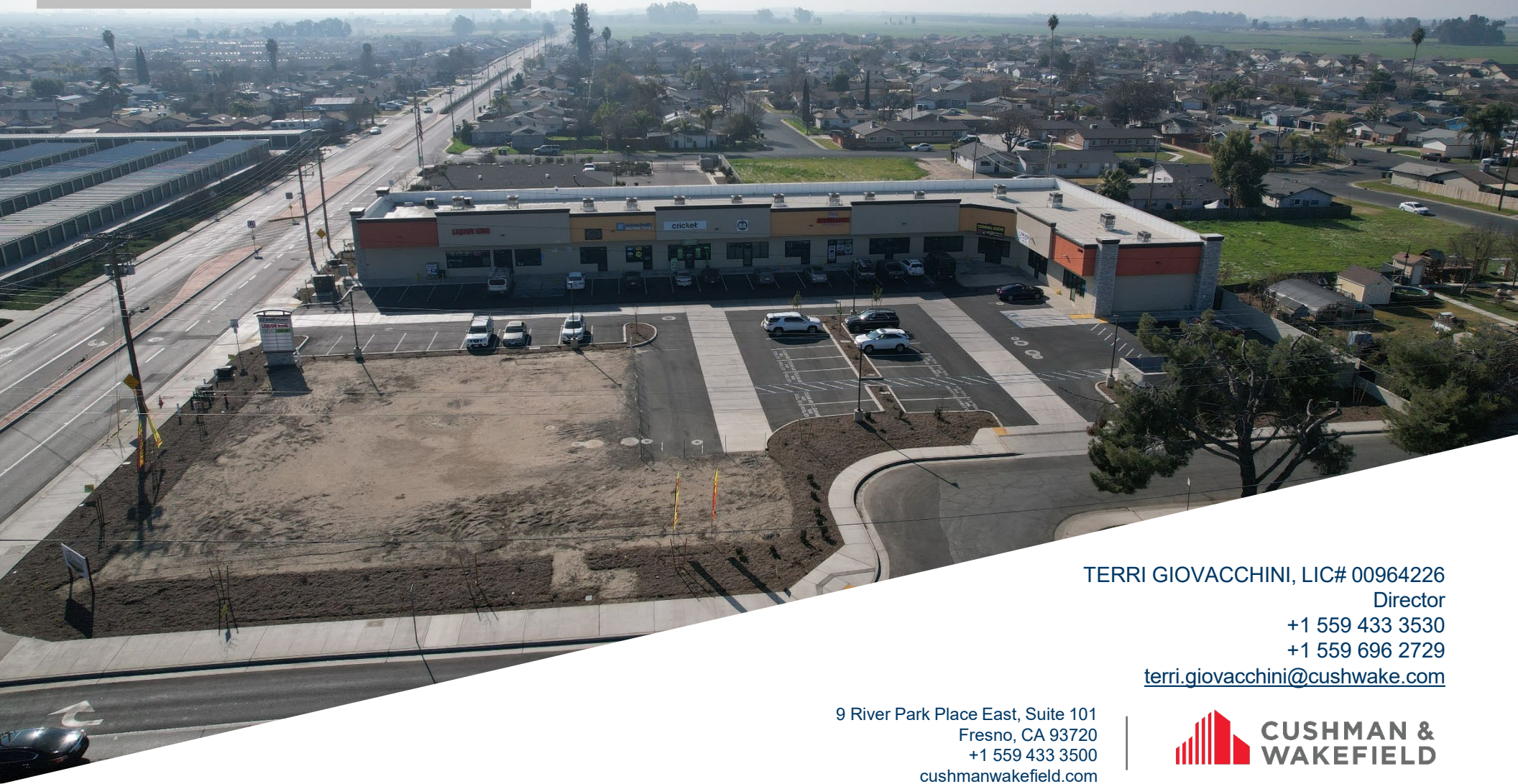


SHOP SPACE & DRIVE THRU PAD OPPORTUNITY

SWC HANFORD ARMONA & 12TH AVENUE

HANFORD, CALIFORNIA

EZ MART PLAZA



TERRI GIOVACCHINI, LIC# 00964226

Director

+1 559 433 3530

+1 559 696 2729

terri.giovacchini@cushwake.com

9 River Park Place East, Suite 101
Fresno, CA 93720
+1 559 433 3500
cushmanwakefield.com



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.

LEASE RATE

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

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

SIGNALIZED CORNER

Available Now

TRAFFIC COUNTS

12TH

6,039 ADT

Hanford Armona 10,722 ADT

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

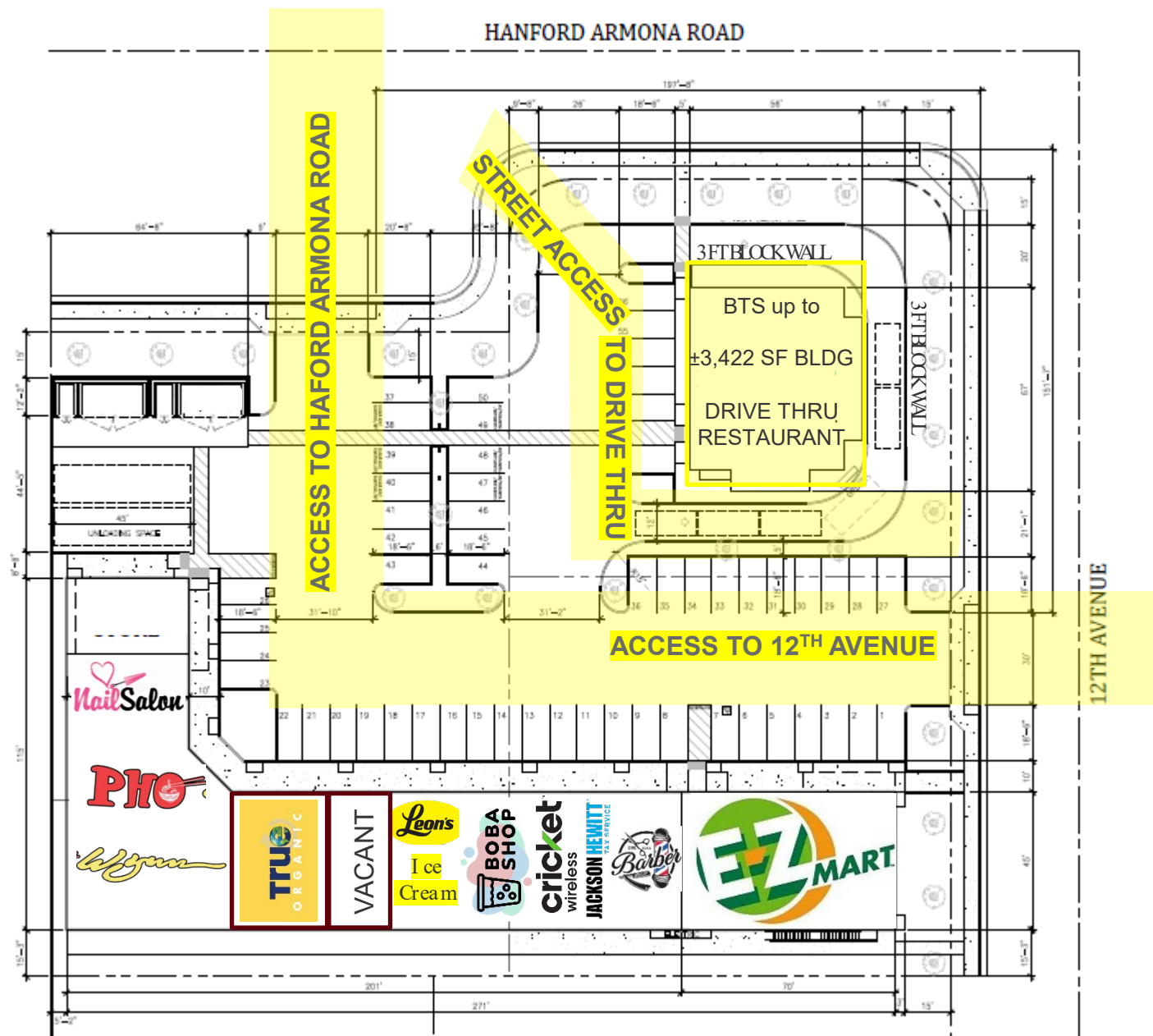
RETAIL MAP



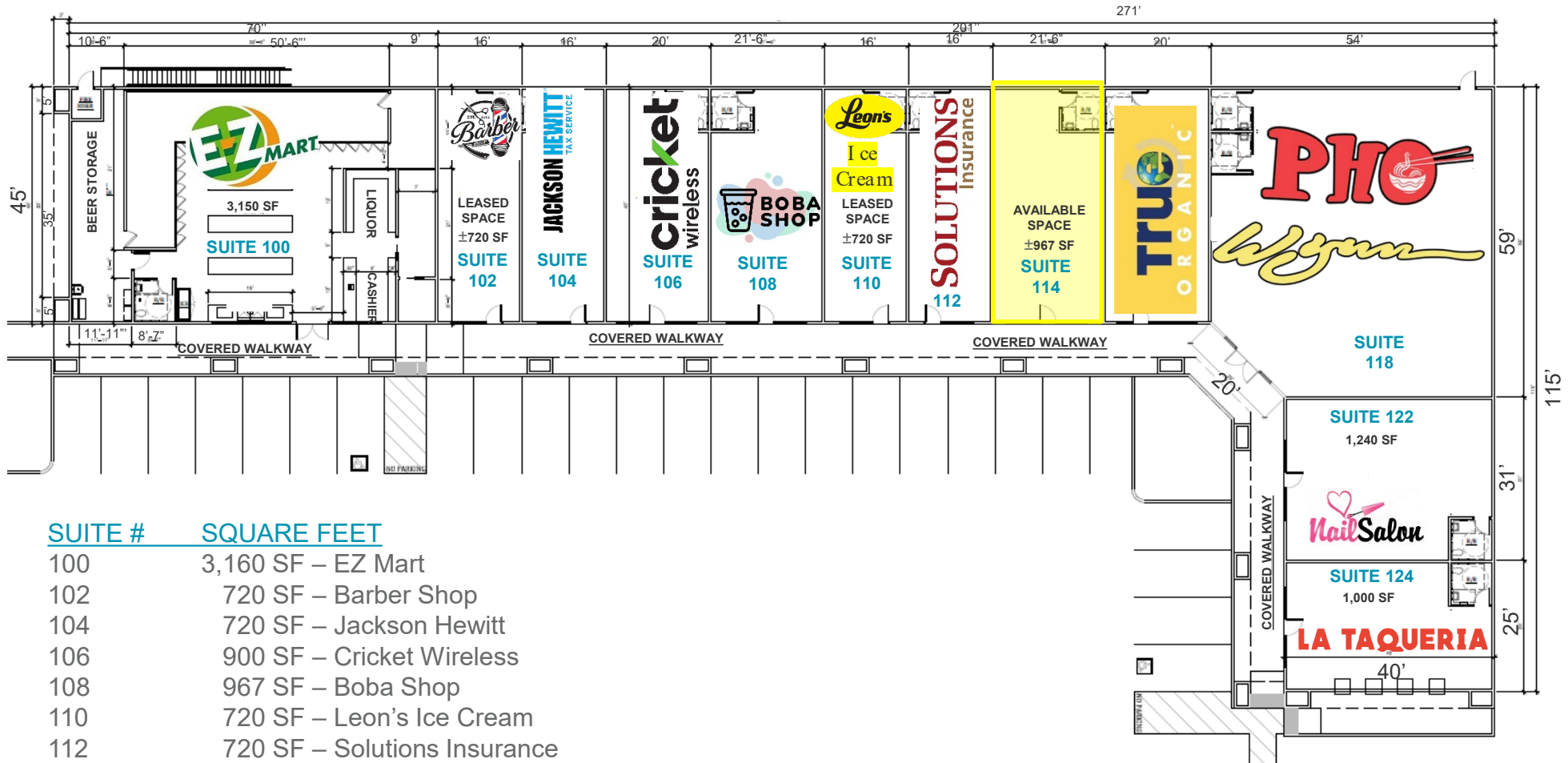
FUTURE HOUSING DEVELOPMENT MAP



SITE PLAN



SHOP SPACE TENANTS



SUITE #	SQUARE FEET
100	3,160 SF – EZ Mart
102	720 SF – Barber Shop
104	720 SF – Jackson Hewitt
106	900 SF – Cricket Wireless
108	967 SF – Boba Shop
110	720 SF – Leon's Ice Cream
112	720 SF – Solutions Insurance
114	967 SF – VACANT
116	900 SF – True Organics
118	3,112 SF – Pho Wynn
122	1,240 SF – Nail Salon
124	1,000 SF – La Taqueria



DEMOGRAPHICS



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%



AVERAGE
HOUSEHOLD INCOME



5YR % GROWTH
POPULATION



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%



MEDIAN
HOUSEHOLD INCOME



5yYR % GROWTH
HOUSEHOLDS



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



**CUSHMAN &
WAKEFIELD**

EZ MART PLAZA

CONTACT

TERRI GIOVACCHINI, LIC# 00964226

Director

+1 559 433 3530

+1 559 696 2729

terri.giovacchini@cushwake.com

9 River Park Place East, Suite 101

Fresno, CA 93720

+1 559 433 3500

cushmanwakefield.com