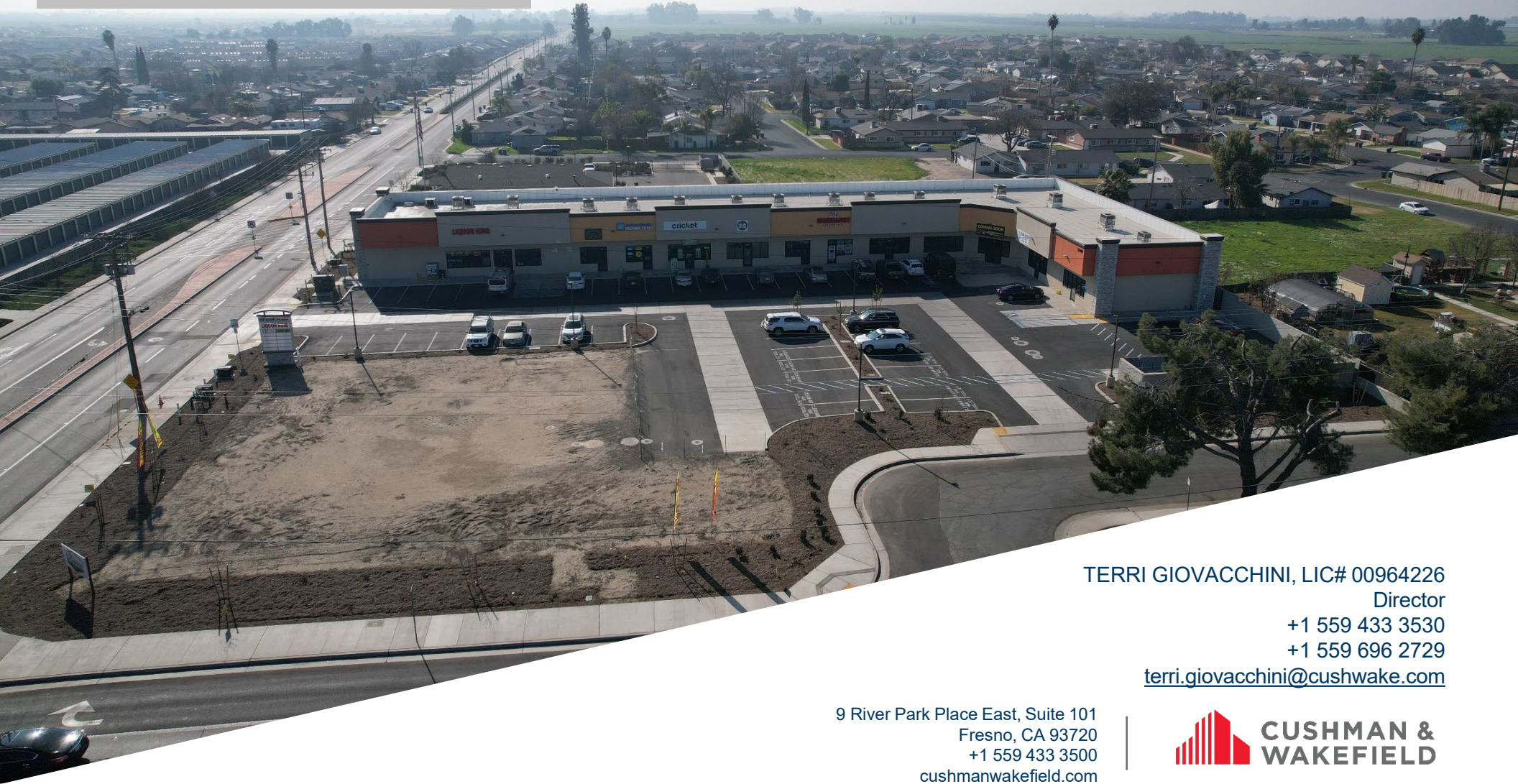


SHOP SPACE & DRIVE THRU PAD OPPORTUNITY

SWC HANFORD ARMONA & 12TH 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

LEASE RATE

Inquire with broker

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

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GALLERY



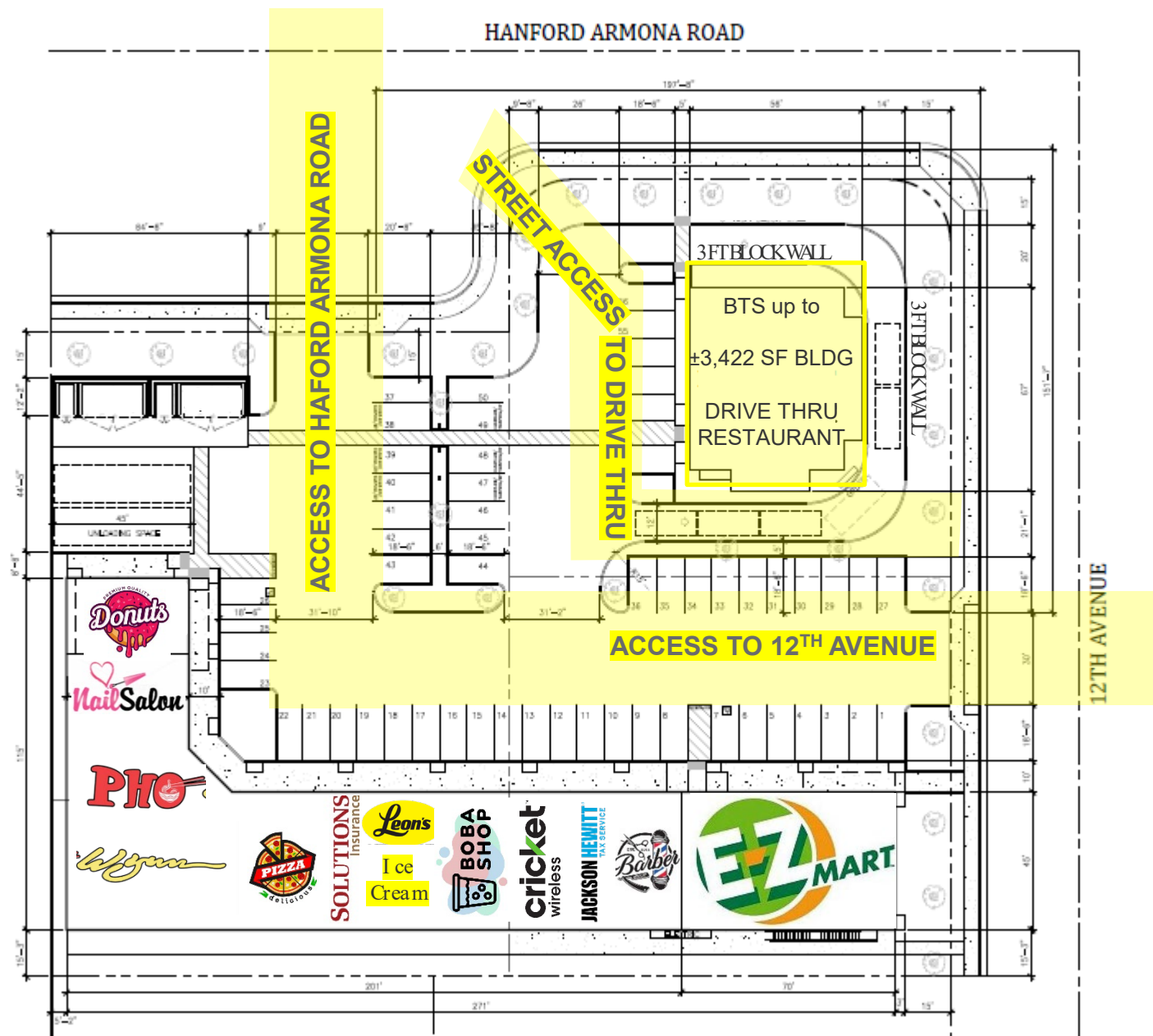
RETAIL MAP



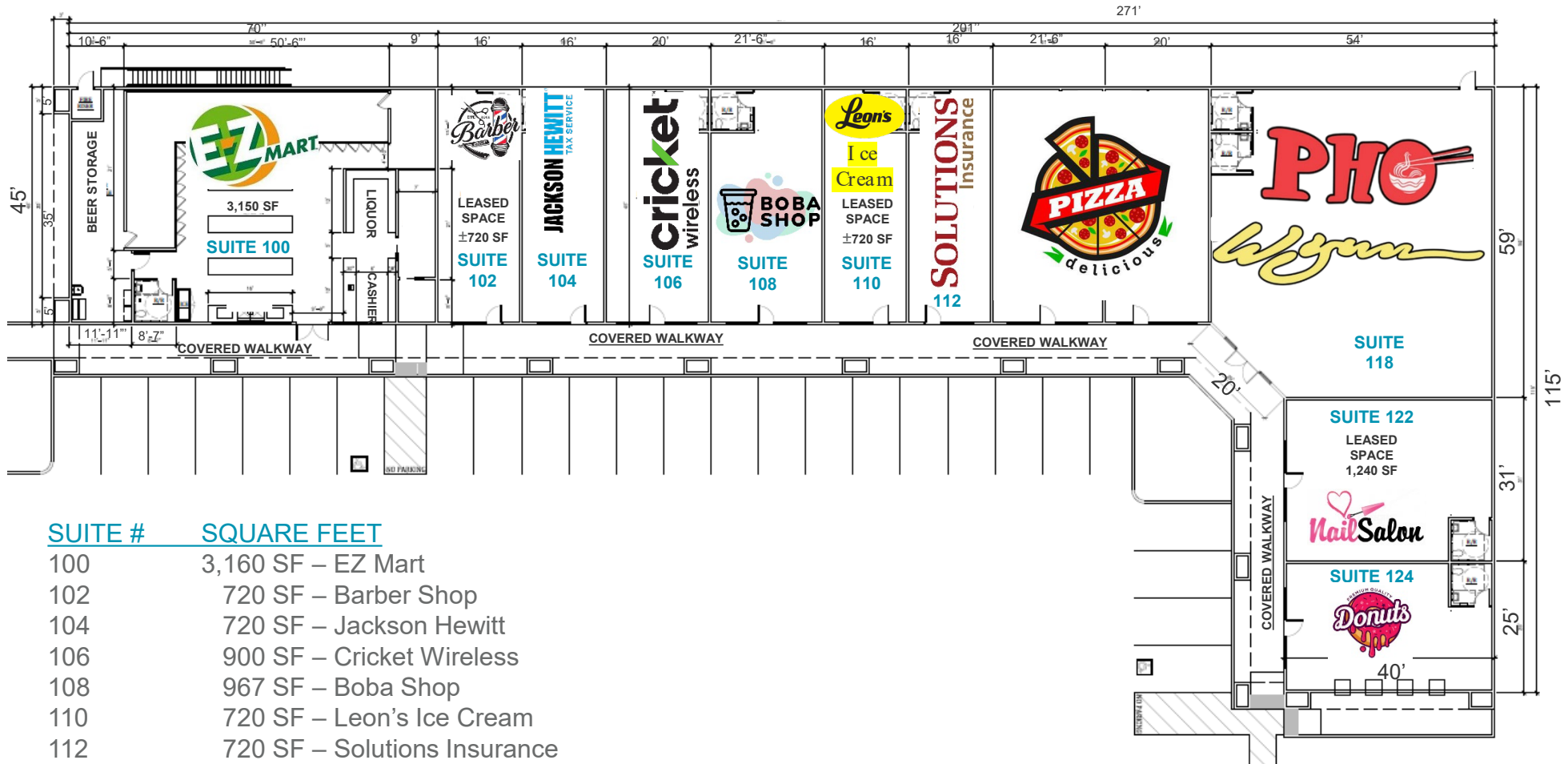
FUTURE HOUSING DEVELOPMENT MAP



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 – Pizza
116	900 SF – Pizza
118	3,112 SF – Pho Wynn
122	1,240 SF – Nail Salon
124	1,000 SF – Donut Shop



DEMOGRAPHICS



POPULATION

	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%



AVERAGE
HOUSEHOLD INCOME



5YR % GROWTH
POPULATION



HOUSEHOLDS

	HOUSEHOLDS	MEDIAN HOUSEHOLD INCOME	5yYR % 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%



MEDIAN
HOUSEHOLD INCOME



5yYR % GROWTH
HOUSEHOLDS



EMPLOYEES

	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



ESTABLISHMENTS



CONSUMER
EXPENDITURES



**CUSHMAN &
WAKEFIELD**

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