



Join these Neighboring Tenants:



Fargo Crossing Shopping Center

Retail Space Available
NEC Fargo & 11th Avenues
Hanford, CA 93230

For additional information, please contact:

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PROPERTY FACT SHEET

Description:

Fargo Crossings is located in the heart of the fastest growing, highest income residential growth area in northern Hanford. The shopping center has great visibility and easy access from 11th Avenue with a signalized intersection at Fargo Avenue.

Fargo Crossings is an upscale neighborhood shopping center. The center consists of approximately 39,324 square feet of retail space, which includes two free-standing pads, three inline shop buildings and a full-service gas station and CVS as the anchor tenant. The balance of the project will consist of approximately $\pm 7,852$ square feet of executive office space.

Zoning: N-C (Neighborhood Commercial), City of Hanford

Total Land Size: 8.86 \pm acres

Lease Rate: Contact Broker for details

2012 Traffic Counts: Fargo Ave (E/W) & 11th Ave (N/S): 21,172 Avg Daily Traffic

2011 Demographics:

| | 1 Mile | 2 Mile | 3 Mile | 5 Mile |
|-------------------|----------|----------|----------|----------|
| Total Population | 16,490 | 36,179 | 48,912 | 66,620 |
| Total Households | 5,841 | 12,533 | 16,401 | 21,378 |
| Avg HH Income | \$88,555 | \$75,849 | \$66,686 | \$61,859 |
| Total Daytime Pop | 8,745 | 28,229 | 42,364 | 56,469 |



SITE PLAN



- Building 1**
 109 Verizon Wireless
 107 Copy Conection
 105 Advance America
 103 Pure Tan
 101 Nail Salon

- Building 2**
 Pad Available for Lease or
 Build-to-Suit
 4,000 - 5,000± SF
 (Drive-thru Approved)

- Building 3**
 104 Subway Sandwiches
 102 Frateli's Pizza
 100 Available w/ Drive-thru 1,500± SF

- Building 4**
 106 Nashville's Bar & grill
 103 Beauty Suply
 101 Salon

- Building 5**
 109 Gauranteed Fitness
 107 Quality Cleaners
 101 Available - 4,000 SF



LOCATION MAP



Pitney Bowes Business Insight

Basic Updated Summary Report (%)

Prepared by: AnySite



701 W Fargo Ave & 2500 N 11th Ave Hanford, CA 93230

18 April 2012

Coordinates Longitude: -119.655070
Latitude: 36.357270

| | 1 MILE RING 3.14 SQ/MI | 2 MILE RING 12.56 SQ/MI | 3 MILE RING 28.27 SQ/MI | 5 MILE RING 78.53 SQ/MI |
|---|------------------------------|-------------------------------|-------------------------------|-------------------------------|
| POPULATION | | | | |
| 1990 Total Population | 7,135 | 20,461 | 29,344 | 41,776 |
| 2000 Total Population | 10,920 | 27,854 | 38,482 | 52,956 |
| 2011 Total Population | 16,490 | 36,179 | 48,912 | 66,620 |
| 2016 Total Population | 17,396 | 37,233 | 49,946 | 67,681 |
| % Population Change 1990-2000 | 53.05% | 36.13% | 31.14% | 26.76% |
| % Population Change 2000-2011 | 51.01% | 29.89% | 27.10% | 25.80% |
| % Population Change 2011-2016 | 5.49% | 2.91% | 2.11% | 1.59% |
| HOUSEHOLDS | | | | |
| 1990 Total Households | 2,728 | 7,570 | 10,513 | 14,231 |
| 2000 Total Households | 4,118 | 9,943 | 13,338 | 17,533 |
| 2011 Total Households | 5,841 | 12,533 | 16,401 | 21,378 |
| 2016 Total Households | 6,376 | 13,345 | 17,356 | 22,505 |
| % Households Change 1990-2000 | 50.95% | 31.35% | 26.87% | 23.20% |
| % Households Change 2000-2011 | 41.84% | 26.05% | 22.96% | 21.93% |
| % Households Change 2011-2016 | 9.16% | 6.48% | 5.82% | 5.27% |
| 2011 RACE | | | | |
| % 2011 White Population | 71.04% | 70.44% | 65.87% | 62.10% |
| % 2011 Black Population | 3.74% | 3.89% | 4.53% | 4.74% |
| % 2011 American Indian/Alaska Native | 0.82% | 1.07% | 1.21% | 1.38% |
| % 2011 Asian/Hawaiian/Pacific Islander | 6.11% | 4.66% | 4.59% | 4.05% |
| % 2011 Other Population (Incl 2+ Races) | 18.29% | 19.95% | 23.80% | 27.73% |
| % 2011 Hispanic Population | 29.52% | 36.02% | 42.16% | 47.50% |
| % 2011 Non-Hispanic Population | 70.48% | 63.98% | 57.84% | 52.50% |
| INCOME | | | | |
| 2011 Per Capita Income | \$31,367 | \$26,275 | \$22,361 | \$19,850 |
| 2011 Median Household Income | \$72,826 | \$61,591 | \$53,691 | \$48,726 |
| 2011 Average Household Income | \$88,555 | \$75,849 | \$66,686 | \$61,859 |
| % 2011 Household Income < \$10,000 | 0.96% | 2.98% | 5.09% | 5.98% |
| % 2011 Household Income \$10,000-\$14,999 | 1.35% | 3.73% | 5.17% | 5.79% |
| % 2011 Household Income \$15,000-\$19,999 | 2.40% | 4.72% | 5.72% | 6.06% |
| % 2011 Household Income \$20,000-\$24,999 | 1.63% | 4.45% | 6.29% | 6.10% |
| % 2011 Household Income \$25,000-\$29,999 | 2.17% | 3.80% | 4.79% | 5.33% |
| % 2011 Household Income \$30,000-\$34,999 | 2.41% | 4.64% | 5.36% | 5.98% |
| % 2011 Household Income \$35,000-\$39,999 | 4.04% | 4.61% | 4.91% | 6.28% |
| % 2011 Household Income \$40,000-\$44,999 | 3.68% | 3.83% | 4.05% | 4.71% |
| % 2011 Household Income \$45,000-\$49,999 | 4.47% | 4.80% | 4.85% | 5.06% |
| % 2011 Household Income \$50,000-\$59,999 | 12.34% | 11.06% | 10.16% | 10.34% |
| % 2011 Household Income \$60,000-\$74,999 | 17.01% | 12.89% | 10.87% | 10.14% |
| % 2011 Household Income \$75,000-\$99,999 | 19.22% | 17.89% | 14.49% | 12.07% |
| % 2011 Household Income \$100,000-\$124,999 | 13.98% | 10.31% | 8.89% | 7.74% |
| % 2011 Household Income \$125,000-\$149,999 | 8.13% | 5.52% | 5.18% | 4.76% |
| % 2011 Household Income \$150,000-\$199,999 | 4.55% | 3.70% | 3.24% | 2.79% |
| % 2011 Household Income \$200,000-\$249,999 | 0.21% | 0.10% | 0.09% | 0.07% |
| % 2011 Household Income \$250,000-\$499,999 | 1.44% | 0.93% | 0.77% | 0.74% |
| % 2011 Household Income \$500,000+ | 0.00% | 0.02% | 0.06% | 0.06% |

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|------------------------------------|------------------------------|-------------------------------|-------------------------------|-------------------------------|
| 2011 Average Household Size | 2.8 | 2.8 | 2.9 | 3.1 |
| 2011 Total Daytime Population | 8,745 | 28,229 | 42,364 | 56,469 |
| 2011 Total Daytime Work Population | 1,101 | 9,180 | 17,196 | 21,435 |
