

# FOR LEASE

Northwest Corner Lacey Boulevard & 11th Street  
Hanford, California

**5% Commission to procuring broker and 1 year free rent  
(excluding NNNs) on a 5 year term for executed transaction by  
October 1st, 2010. Contact agent for more details.**



NEW TENANT:



## HANFORD TOWNE CENTRE

NWC Lacey Blvd. & 11th Avenue  
Hanford, California

AVAILABLE NOW!

### Geoffrey Smith

Ph. (559)256-1700 Ext. 118  
gsmith@retailcalifornia.com  
DRE Lic. # 01453773

### Michael Kennedy

Ph. (559)256-1700 Ext. 123  
mkennedy@retailcalifornia.com  
DRE Lic. # 01496337

Location, demographics and site plan information is supplied by sources believed to be reliable. However, we can not guarantee its accuracy and make no warranty or representation as to its veracity. It is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and these may not represent current or future performance of the property.

# HANFORD TOWNE CENTRE

NWC OF LACEY BLVD. & 11TH AVE., HANFORD, CA.

## FACT SHEET

**Location:** Located in the Hanford Towne Centre shopping center on the northwest corner of Lacey Boulevard & 11th Avenue in Hanford, CA.

**Available Space:** 2,100 S.F., 1,610 S.F., and 1,995 S.F.

<b>Demographics:</b>	<u>1 Mile:</u>	<u>2 Miles:</u>	<u>3 Miles:</u>
2007 Total Population:	11,930	39,063	55,245
2007 Avg. HH Income:	\$56,017	\$57,099	\$62,938

**Source: MapInfo Corporation**

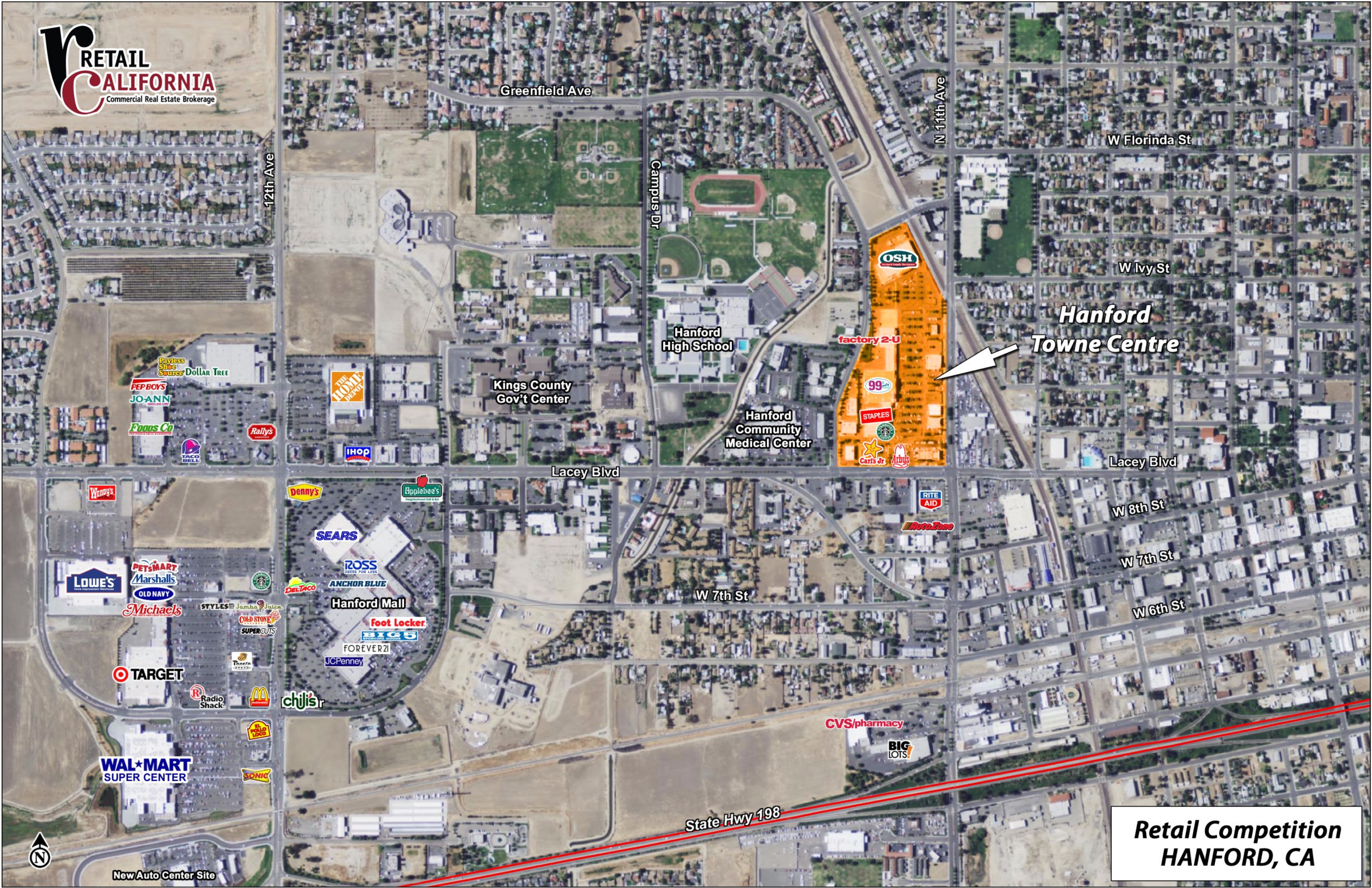
<b>Traffic Counts:</b>	Lacey Blvd at 11th Ave.(east/west):	39,593 (2006)
	11th Ave. at Lacey Blvd (north/south):	<u>15,937</u> (2006)
	Total Cars per Day:	55,530

**Source: City of Hanford**

**Overview:**

- Busy traffic city center location with frontage onto 11th Avenue
- Close to Highway 198





**Hanford Towne Centre**



**Retail Competition  
HANFORD, CA**



New Auto Center Site

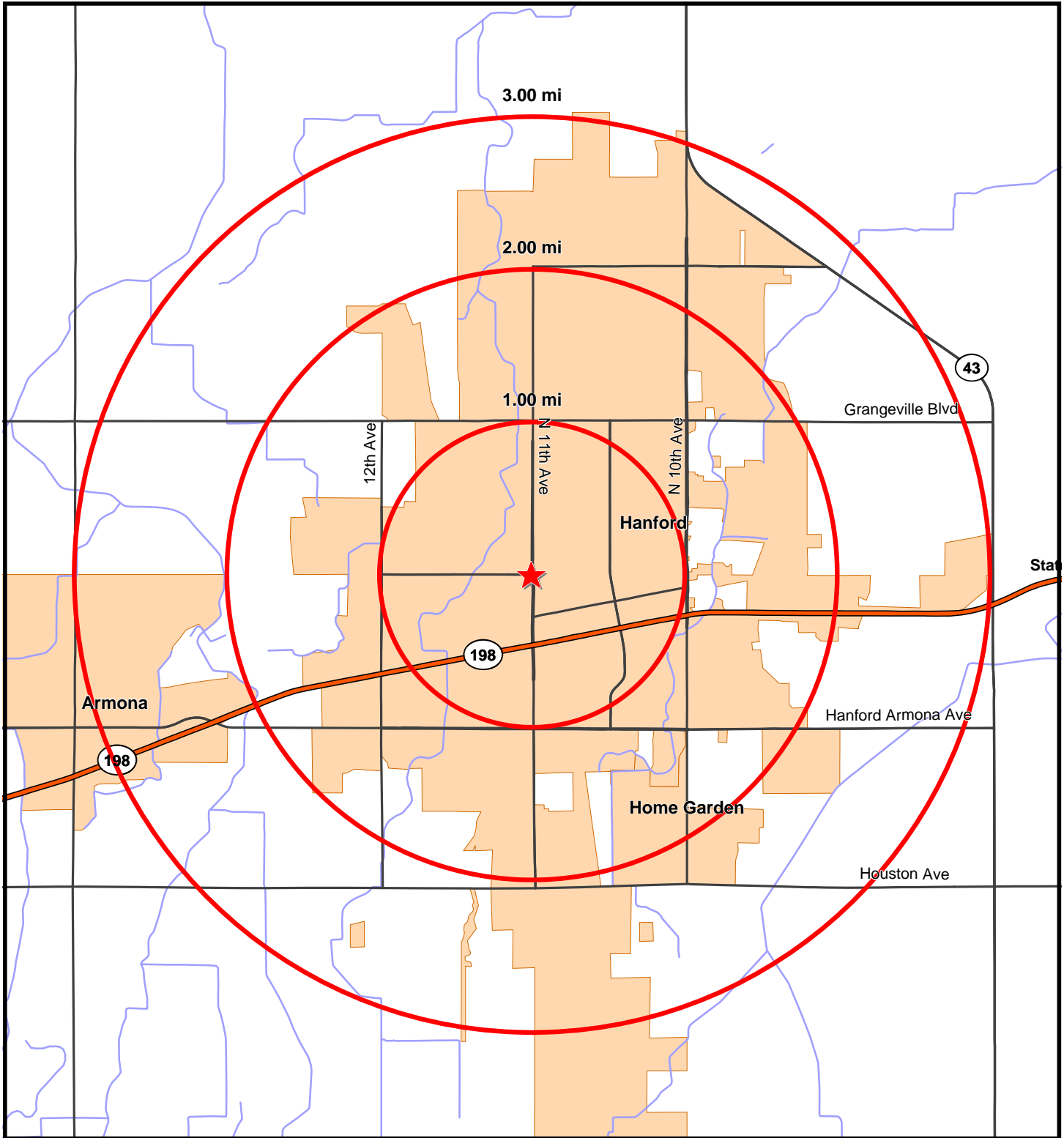
# HANFORD TOWN CENTRE SITE PLAN



NWC Lacey Blvd & 11th Ave  
Hanford, California



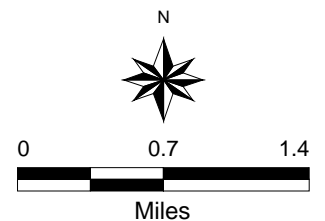
# Hanford Towne Centre Hanford, CA



Data Source:

Site Coordinates Longitude/X: -119.655180 Latitude/Y: 36.328070

-  Site
-  Rings
-  County Boundaries
-  State Boundaries
-  Ocean



# Retail California Demographic Study Basic Updated Summary Report (%)

Prepared by: Retail California GIS



## HANFORD TOWNE CENTRE

Lacey Blvd & 11th Ave Hanford, CA 93230

October 6, 2008

Coordinates Longitude: -119.655180

Latitude: 36.328070

	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
<b>POPULATION</b>			
1990 Total Population	10,769	29,470	36,961
2000 Total Population	11,775	35,208	48,083
2007 Total Population	11,930	39,063	55,245
2012 Total Population	12,109	40,361	57,299
% Population Change 1990-2000	9.34%	19.47%	30.09%
% Population Change 2000-2007	1.32%	10.95%	14.90%
% Population Change 2007-2012	1.50%	3.32%	3.72%
<b>HOUSEHOLDS</b>			
1990 Total Households	3,792	10,197	12,708
2000 Total Households	3,864	11,648	15,995
2007 Total Households	3,919	13,005	18,522
2012 Total Households	4,023	13,630	19,485
% Households Change 1990-2000	1.90%	14.23%	25.87%
% Households Change 2000-2007	1.42%	11.65%	15.80%
% Households Change 2007-2012	2.65%	4.81%	5.20%
<b>2007 RACE</b>			
% 2007 White Population	67.19%	68.82%	70.98%
% 2007 Black Population	4.81%	4.97%	4.81%
% 2007 American Indian/Alaska Native	1.52%	1.10%	0.99%
% 2007 Asian/Hawaiian/Pacific Islander	2.79%	2.91%	3.29%
% 2007 Other Population (Incl 2+ Races)	23.69%	22.20%	19.94%
% 2007 Hispanic Population	57.65%	50.31%	45.03%
% 2007 Non-Hispanic Population	42.35%	49.69%	54.97%
<b>INCOME</b>			
2007 Per Capita Income	\$18,402	\$19,010	\$21,101
2007 Median Household Income	\$33,870	\$37,845	\$42,922
2007 Average Household Income	\$56,017	\$57,099	\$62,938
% 2007 Household Income < \$10,000	9.52%	8.83%	7.62%
% 2007 Household Income \$10,000-\$14,999	6.79%	6.90%	6.04%
% 2007 Household Income \$15,000-\$19,999	8.17%	7.47%	7.00%
% 2007 Household Income \$20,000-\$24,999	10.85%	8.77%	7.21%
% 2007 Household Income \$25,000-\$29,999	6.92%	5.85%	5.45%
% 2007 Household Income \$30,000-\$34,999	10.01%	7.73%	6.33%

# Retail California Demographic Study Basic Updated Summary Report (%)

Prepared by: Retail California GIS



## HANFORD TOWNE CENTRE

Lacey Blvd & 11th Ave Hanford, CA 93230

October 6, 2008

Coordinates Longitude: -119.655180

Latitude: 36.328070

	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
% 2007 Household Income \$35,000-\$39,999	8.30%	7.83%	6.63%
% 2007 Household Income \$40,000-\$44,999	5.46%	6.61%	6.35%
% 2007 Household Income \$45,000-\$49,999	5.49%	6.23%	5.68%
% 2007 Household Income \$50,000-\$59,999	9.55%	9.86%	10.32%
% 2007 Household Income \$60,000-\$74,999	6.61%	10.01%	14.33%
% 2007 Household Income \$75,000-\$99,999	5.64%	7.52%	10.01%
% 2007 Household Income \$100,000-\$124,999	2.73%	3.11%	3.11%
% 2007 Household Income \$125,000-\$149,999	1.81%	1.36%	1.63%
% 2007 Household Income \$150,000-\$199,999	0.97%	0.88%	1.03%
% 2007 Household Income \$200,000-\$249,999	0.18%	0.15%	0.19%
% 2007 Household Income \$250,000-\$499,999	0.97%	0.87%	1.03%
% 2007 Household Income \$500,000+	0.03%	0.02%	0.03%
2007 Average Household Size	2.8	2.9	2.9
2007 Total Daytime Population	16,141	35,400	45,756
2007 Total Daytime Work Population	8,967	13,140	15,394