

RETAIL SPACE FOR LEASE

375 CAMPUS DRIVE

HANFORD, CA



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RCS3900
POST

PROPERTY INFORMATION



This premium retail space offers a unique opportunity in a growing community with a vibrant economy.

The property is located at a signalized intersection with excellent traffic counts. It is near the center of retail in Hanford, California. Just a block east of Hanford Mall and Centennial Plaza Shopping Center.

Excellent location and opportunity for any retail business.

- Available Space: ±1,200 SF inline space
- Lease Rate: \$1.50 psf a month, plus NNN
- Monument Signage available
- Signalized Corner

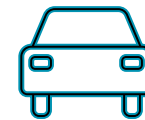


THE NEIGHBORHOOD

At the center of Hanford retail on a signalized corner. Neighboring tenants include Chubby Diner, MedEx Pharmacy, Taco Jalisco, and many more.

Surrounded by retail, hospitals, schools and office tenants.

TRAFFIC COUNTS



W LACEY BLVD.	18,596 ADT
CAMPUS DRIVE	4,128 ADT

PROPERTY HIGHLIGHTS

- High Traffic Counts
- Established Neighborhood
- Signalized Corner
- High Growth Area



LOWE'S **DUTCH BROS**
ULTA **OLD NAVY**
 maurices **Famous Footwear**
Target **Marshalls**
PET SMART
planet fitness **the Habit BURGER GRILL** **Wendy's**
Canes **Panera**
jamba **crumbl cookies**
CHIPOTLE **McDonald's**

dd's DISCOUNTS **DOLLAR TREE**
HARBOR FREIGHT TOOLS **Rally's**
 (BURGERS • FRIES • COLAS)
HOBBY LOBBY
Foods Co.

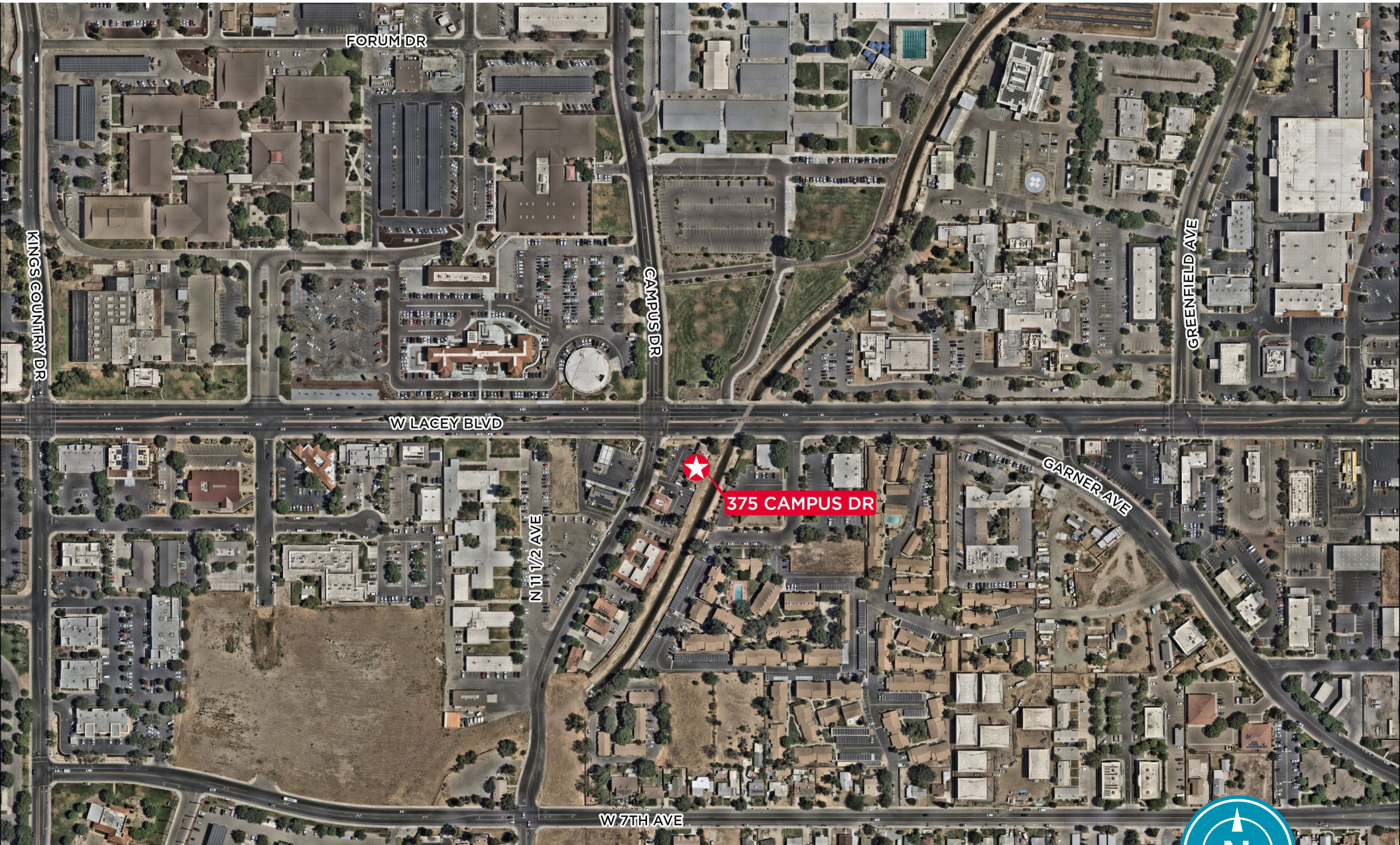
Home Depot **Jack in the box** **PANDA EXPRESS**

goodwill **Carls Jr.**
Smart & Final
STAPLES

Walmart SUPERCENTER
Farmer Boys
 BREAKFAST, BURGERS & MORE
SONIC

HANFORD MALL
jcpenney
CINEMARK
KOHL'S
DUNKIN'
FIVE GUYS **BUFFALO WILD WINGS**
Applebee's **chili's**

BIG LOTS!





POPULATION



HOUSEHOLDS



5 YR. % GROWTH FORECAST

	POPULATION	HOUSEHOLDS	5 YR. % GROWTH FORECAST
1 Mile	12,990	4,318	6.01%
3 Mile	67,514	22,321	6.16%
5 Mile	71,380	23,562	6.17%



AVERAGE HH INCOME



MEDIAN HH INCOME



TOTAL HH INCOME

	AVERAGE HH INCOME	MEDIAN HH INCOME	TOTAL HH INCOME
1 Mile	\$80,386	\$61,350	\$347,105,425
3 Mile	\$88,945	\$70,460	\$1,985,330,970
5 Mile	\$89,569	\$70,132	\$2,110,413,079



EMPLOYEES



ESTABLISHMENTS



CONSUMER EXPENDITURES

	EMPLOYEES	ESTABLISHMENTS	CONSUMER EXPENDITURES
1 Mile	5,333	181	\$289,388,000
3 Mile	15,865	1,005	\$1,573,218,000
5 Mile	16,337	1,082	\$1,662,649,000



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