

AVAILABLE | CURRENT FACTORY 2-U | HANFORD, CA



Address: 580 North 11th Avenue
Hanford, California

Location: Northwest Corner of Lacey Blvd & 11th Avenue

APN: 010-500-008

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

Availability: ±19,300 Square Feet located on a ±2.05 Acre Parcel

Demographics:	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2000 Census Pop.	10,565	36,255	48,375	53,542
2018 Est. Pop.	11,859	48,005	62,799	68,270
2023 Proj. Pop.	11,742	46,958	61,378	66,760
Avg HH Income	\$53,808	\$70,805	\$76,436	\$76,632

Traffic Counts: 11th Avenue ± 18,000 ADT
Lacey Blvd ± 18,000 ADT
Source: REgisOnline

Property Features:

- Currently occupied by Factory 2-U
- Part of the Hanford Towne Centre, which features Staples, 99 Cents Only, Carl's Jr., Arby's, Sizzler, DaVita, and many more
- Densely populated trade area
- Positioned at one of Hanford's dominant retail intersections
- Immediate availability



COMMERCIAL | RETAIL
ASSOCIATES

PHONE **559/650.1300** FAX **559/650.1311**

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For further information, please contact:

Doug Cords

Direct Line: 559/650.1307

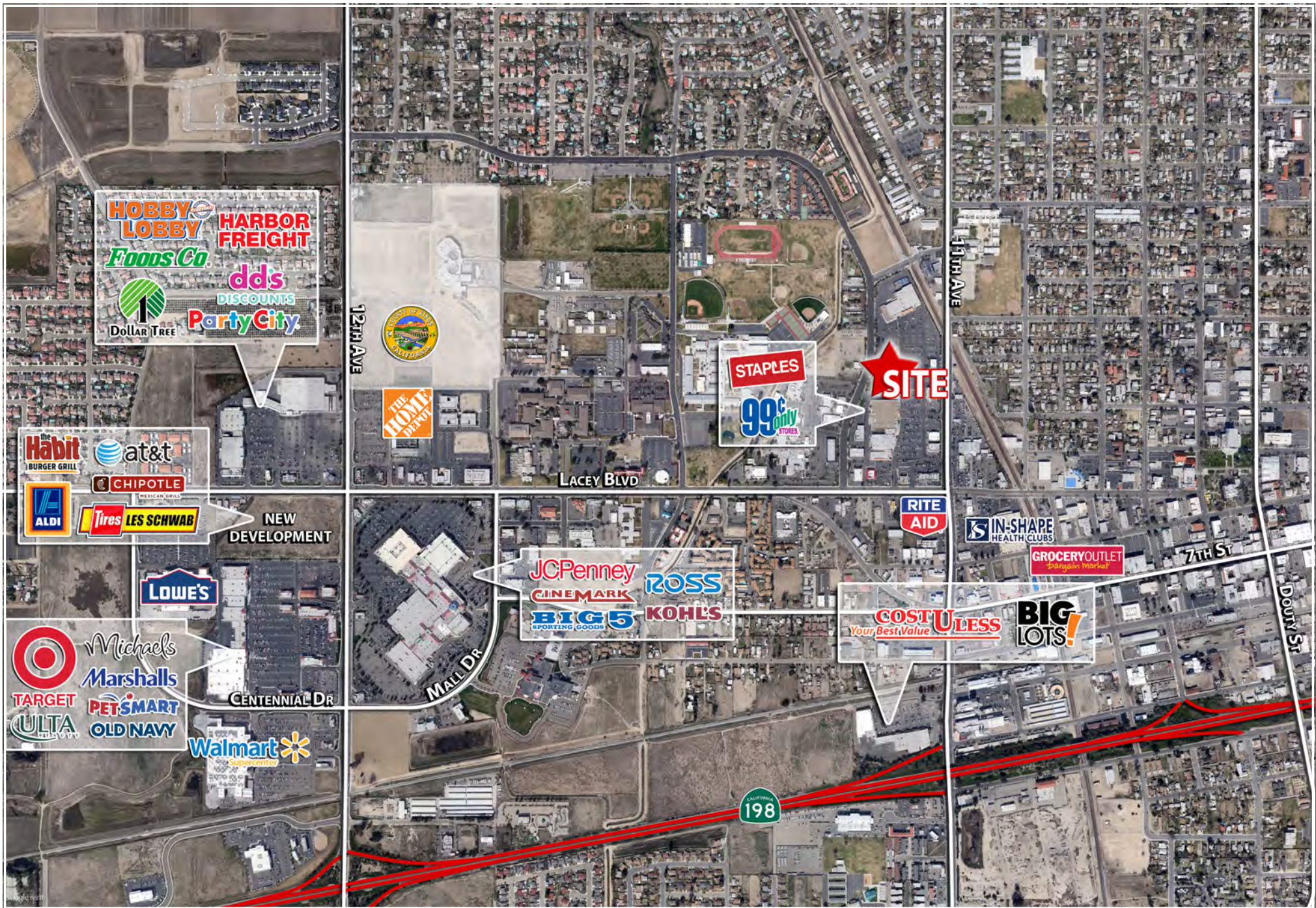
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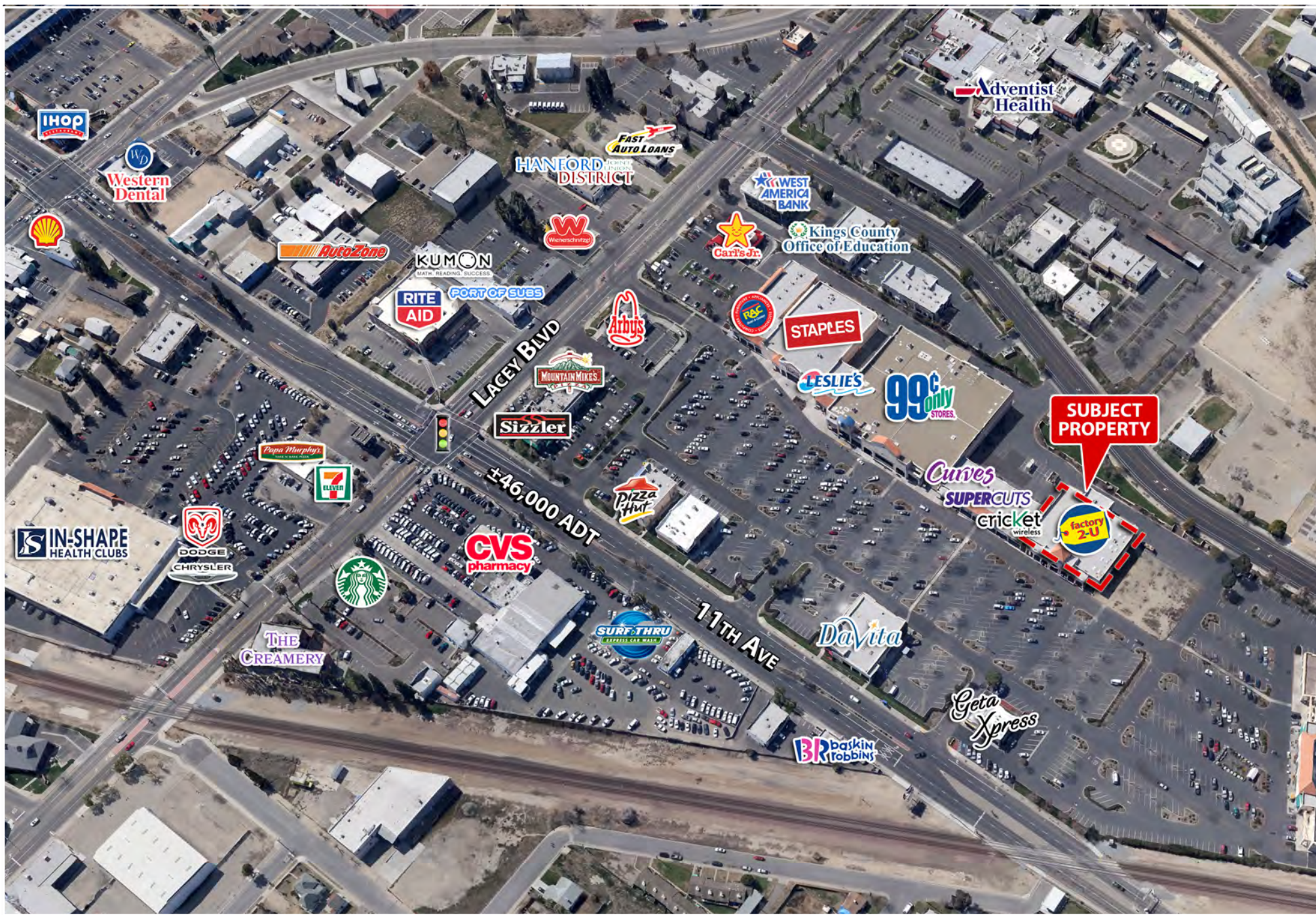
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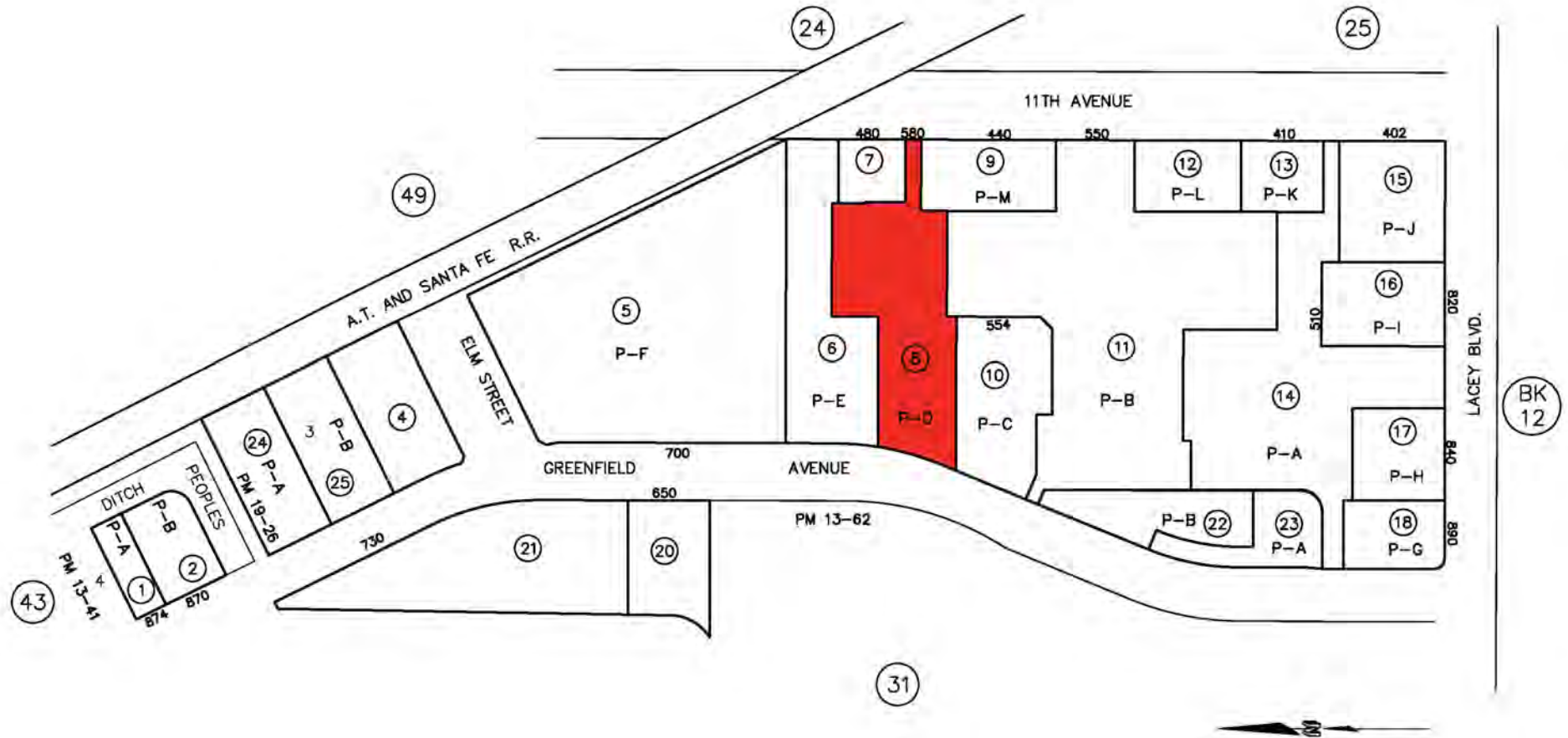
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