

# HANFORD MARKETPLACE

Hanford California's New Power Center at the NWC of Hwy 198 & Hwy 43 Interchange



**Michael Arfsten**

Sr. Vice President

**559.447.6233**

michael@retailcalifornia.com

DRE # 01181635

For leasing info, please contact:



**Mike Kennedy**

Sr. Vice President

**559.447.6271**

mkennedy@retailcalifornia.com

DRE # 01496337

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## Property Summary

### Description

- 500,000± SF Costco Anchored Power Center on 48.5 acres
- Includes Costco Fueling Station with 16 gasoline pumps
- Located at the northwest corner of State Highways 198 and 43 in Hanford, CA
- National Tenants in the center include Starbucks Coffee, Taco Bell, Panda Express, Subway, and AT&T

### Availability

- Anchor Pads and Shop Space Available  
(See site plan on next page)

### Highlights

- Excellent Highway Visibility from State Highways 198 & 43
- Project draws regionally from a trade area that includes the cities of Hanford, Tulare, Lemoore, Corcoran, Coalinga encompassing a population base of 231,000± people and growing
- Kings and Tulare counties are the Agriculture capitals of the World
- The Hanford Marketplace offers customers Regional and National tenants which are new to the Hanford area
- Hanford Marketplace is located at the crossroads of two major highways, State Routes 198 & 43, including Lacey Blvd., Hanford's primary retail corridor
- The project is parked at 5.5:1,000

### Ingress/Egress

- The project is located immediately west of the Hwy 198 & Hwy 43 interchange and provides four access points located along Lacey Blvd
- The main access point is signalized

### Signage

- Project signage consists of two highway pylon signs. Additional monument signage will be available on Lacey Blvd.

### 2023 Traffic Counts

State Hwy 198 @ Hwy 43:	45,199 ADT
State Hwy 43 @ Hwy 198:	23,076 ADT
Lacey Blvd @ State Hwy 43:	<u>10,541 ADT</u>
TOTAL:	78,816 Average Daily Traffic

### 2023 Trade Area Demographics

	<u>Trade Area</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Total Population	231,087	30,882	64,203	89,418
Daytime Pop	216,858	27,801	57,400	77,878
Total Households	62,603	10,195	20,695	28,615
Avg. HH Income	\$77,956	\$68,228	\$85,2004	\$84,119

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## Proposed Site Plan

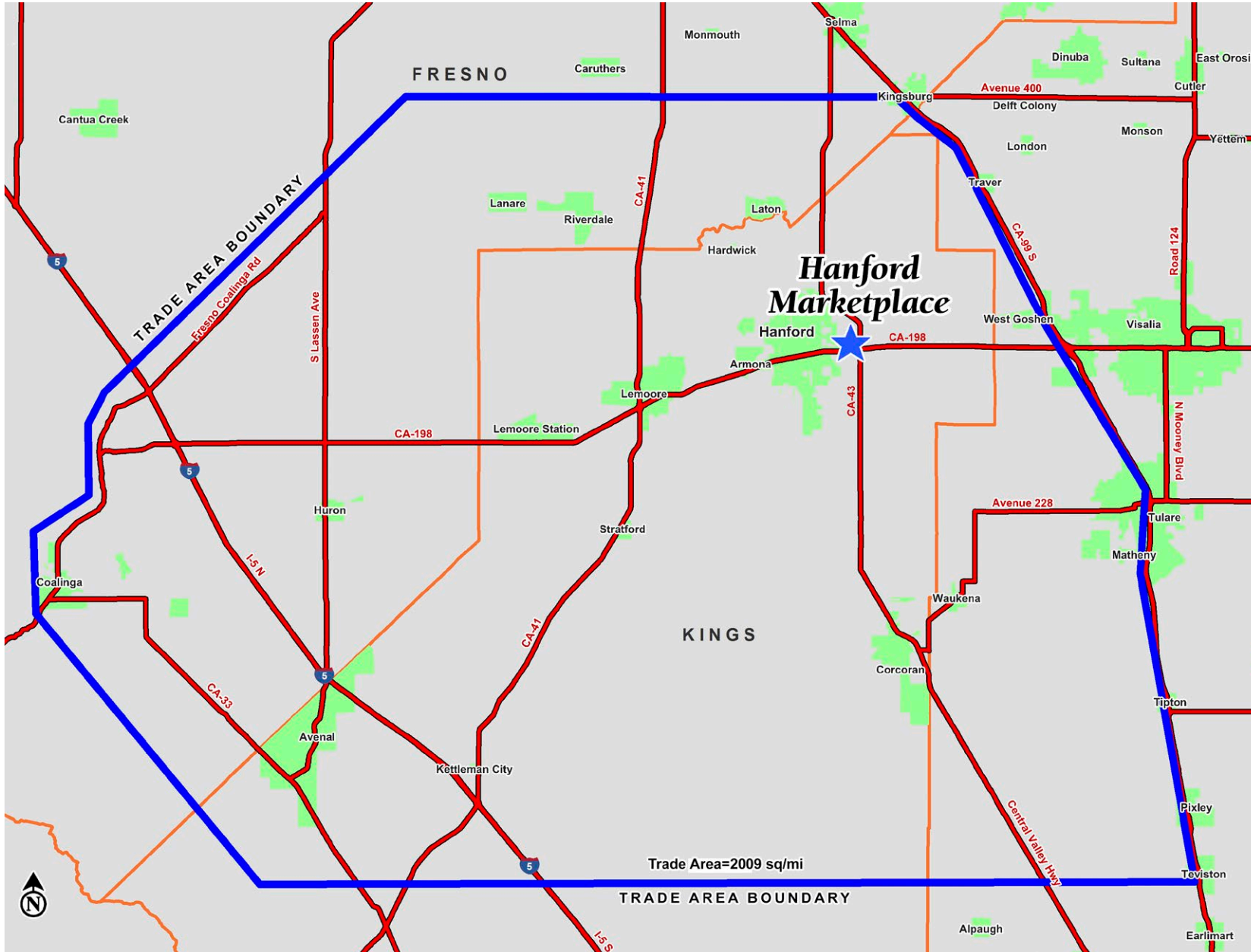
NWC Hwy 198 & Hwy 43, Hanford, CA



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## Trade Area Map & Demographics



### 2023 DEMOGRAPHICS

CUSTOM  
BOUNDARY  
2009 SQ/MI

#### Population Trend

2000 Total Population	194,955
2010 Total Population	225,596
2020 Total Population	231,087
2025 Est. Total Population	236,644

#### Households Trend

2000 Total Households	51,403
2010 Total Households	59,768
2020 Total Households	61,792
2025 Est. Total Households	62,611

#### Population Change Trend

2000 to 2010 Population Change	15.72%
2010 to 2020 Population Change	1.05%
2020 to 2025 Est. Population Change	1.35%

#### Household Change Trend

2000 to 2010 Household Change	16.28%
2010 to 2020 Household Change	3.39%
2020 to 2025 Est. Household Change	1.33%

#### 2025 Est. Population by Race

White alone	51.28%
Hispanic	62.41%
Black or African American alone	5.52%
Am Indian and Alaska Native alone	1.6%
Asian alone	3.25%
Native Hawaiian and OPI alone	0.19%

#### 2023 Income

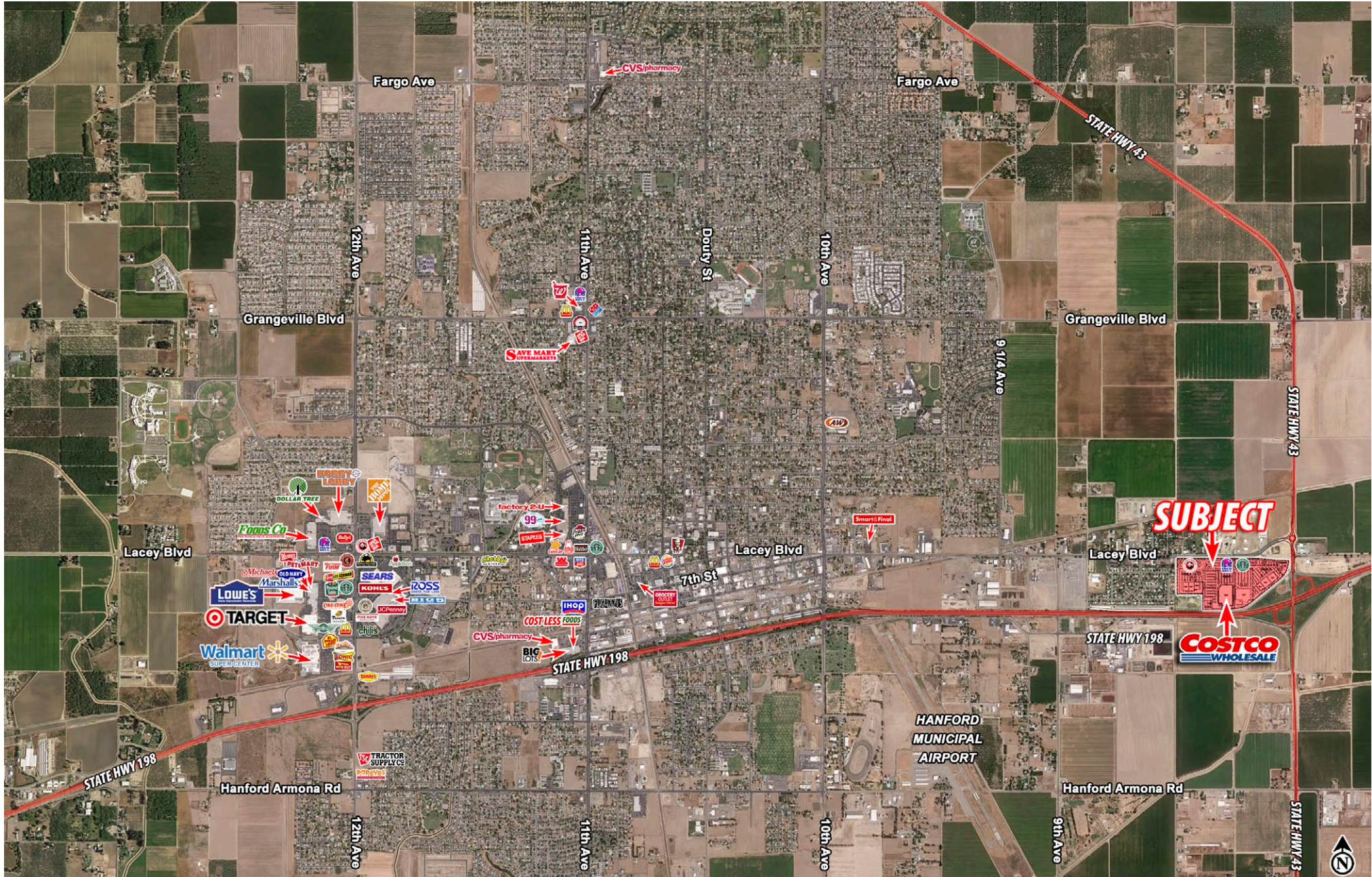
Household Income: Median	\$59,619
Household Income: Average	\$77,956
\$125,000 to \$149,999	6.25%

#### 2023 Daytime

Average household size	3.33
Total Daytime Population	216,858
Total Daytime at Home Pop	181,289
Total Daytime at Home Pop %	84%

# HANFORD MARKETPLACE

Major Retail Competition - Hanford, CA



# HANFORD MARKETPLACE

Grand Opening



# HANFORD MARKETPLACE

## Proposed Elevation



MAJORS A, B, C FRONT ELEVATION



MAJORS A, B, C REAR ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

TYPICAL SHOPS ELEVATION

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