

AVAILABLE FOR LEASE
150 S. 11TH AVENUE

28,121± SF FORMER BIG LOTS
HANFORD, CA



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Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

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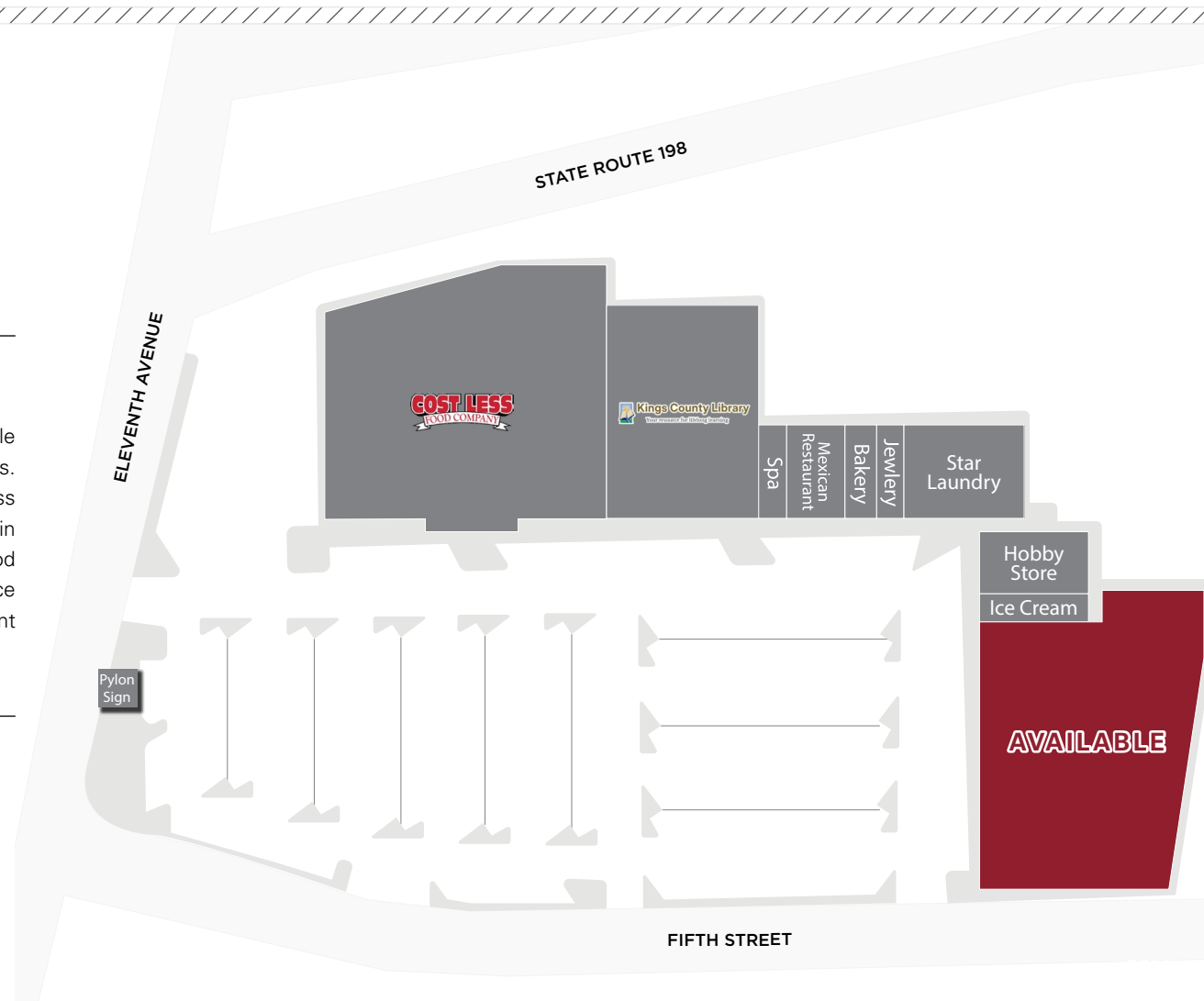
Availability:	28,121± SF
Lot Size:	2.7± Acres
Year Built:	1978
Tenancy:	Multiple
Zoning:	CC (<i>Commerical Community</i>)

PROPERTY DESCRIPTION

Former Big Lots space offering a large open floor plan suitable for retail, fitness, entertainment, medical, or showroom uses. The suite features high ceilings, dock-high loading, and access to prominent pylon signage. The property is located within an established shopping center that includes Cost Less Food Company, generating consistent daily traffic to the site. The space provides excellent visibility, strong access, and a dominant footprint within one of Hanford's primary retail corridors.

HIGHLIGHTS

- Former Big Lots large-format retail space
- Dock-high loading
- Prominent pylon signage available
- Signalized intersection at 11th Avenue & CA SR 198



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PROPERTY
PHOTOS



LOCATION DESCRIPTION

The property is positioned at the signalized intersection of 11th Avenue and California State Route 198 in Hanford. State Route 198 serves as a major east-west corridor through the region, driving steady traffic flow and providing convenient connectivity to surrounding communities. Co-tenants within the center include Cost Less Food Company, the Hanford Branch Library, Mexico Lindo Grill, Star Laundry Lavanderia, and Command Zone. The combination of signalized access, highway proximity, and established tenancy makes this a strong retail location within the Hanford trade area.

POPULATION

HOUSEHOLD

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2030 Projection	11,141	64,693	71,687
2025 Estimate	11,218	63,788	70,896
Growth 2025-2030	-0.68%	1.42%	1.12%
Growth 2020-2025	0.98%	8.13%	2.21%
Growth 2010-2020	-1.90%	-0.81%	3.64%
2030 Projection	3,543	21,374	23,749
2025 Estimate	3,551	20,987	23,386
Growth 2025-2030	-0.23%	1.84%	1.55%
Growth 2020-2025	-0.44%	9.66%	3.28%
Growth 2010-2020	6.50%	1.05%	5.44%
2025 Est. Average HH Income	\$63,599	\$91,703	\$93,561

Source: Claritas 2025



TRAFFIC COUNTS
63,717± ADT

Highway 198
(Eastbound & Westbound)

Source: Kalibrate TrafficMetrix 2025

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