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THE MARKETPLACE AT HANFORD

SWC of 12th & Lacey, Hanford, California



Pad and Shop Space Available



Another Quality Project Developed
and Managed By:

PAYNTER
REALTY & INVESTMENTS, INC.



Andy Solomon / Doug Cords
Commercial Retail Associates, Inc.
680 West Shaw Avenue, Suite 202
Fresno, CA 93704
(559) 650-1300

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.

FACT SHEET

LOCATION: Southwest quadrant of 12th Avenue and Lacey Boulevard
Hanford, California

**GROSS
LEASABLE AREA:** ±326,000 square feet

LAND AREA: ±50 Acres

DEMOGRAPHICS:

	<u>1 mile</u>	<u>2 mile</u>	<u>3 mile</u>	<u>10 mile</u>
2005 Estimated Population	5,608	27,766	47,920	92,160
2005 Estimated Avg. HH Income	\$60,774	\$53,913	\$58,360	\$59,455

Source: 2006, Sites USA

TRAFFIC COUNTS:

Lacey Boulevard:	21,559 ADT
12 th Avenue:	18,044 ADT
Highway 198	<u>30,000 ADT</u>
	69,603 Total Cars Per Day

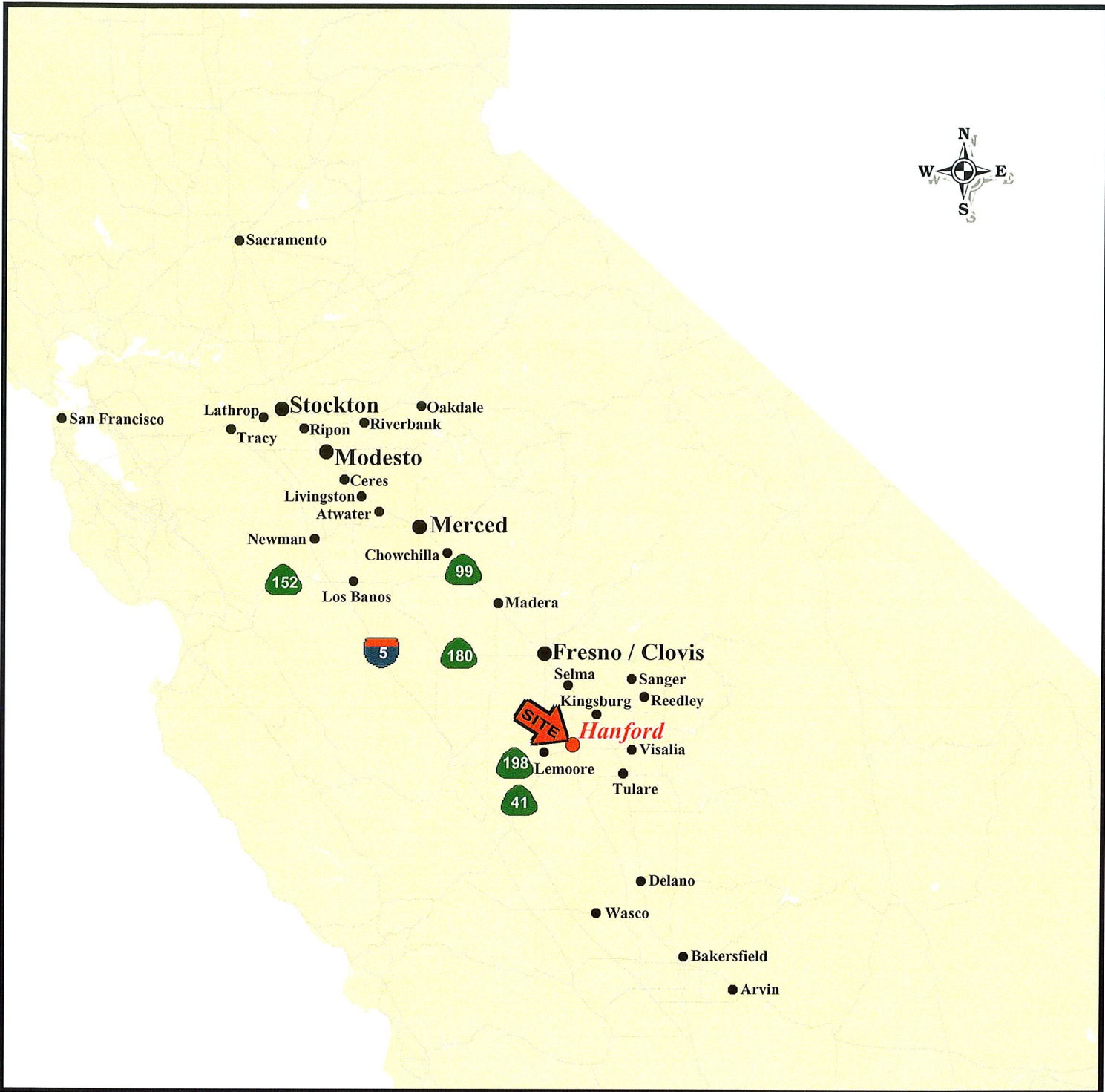
Source: City of Hanford, 2003; Caltrans, 2003

OVERVIEW:

- Hanford Mall, anchored by Sears, Mervyns, Gottschalks and J.C. Penney, is located across the street.
- New Super Wal-Mart at this intersection.

**CONTACT:
INFORMATION**

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*Central San Joaquin Valley
State of California
February 2008*



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THIS MAP CANNOT BE DUPLICATED WITHOUT THE EXPRESS WRITTEN CONSENT OF COMMERCIAL RETAIL ASSOCIATES, INC.

FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2005 Estimates & 2010 Projections

Calculated using Proportional Block Groups

Prepared For

Commercial Retail Associates, Inc.

Lat/Lon: 36.328004/-119.673051



February 2007

RF1

12th & Lacey Hanford, California		1.00 mi radius	2.00 mi radius	3.00 mi radius	10.00 mi radius
POPULATION	2005 Estimated Population	5,608	27,766	47,920	92,160
	2010 Projected Population	6,262	31,312	53,897	104,144
	2000 Census Population	4,998	24,624	42,702	81,628
	1990 Census Population	4,065	20,169	33,827	65,078
	Historical Annual Growth 1990 to 2005	2.5%	2.5%	2.8%	2.8%
	Projected Annual Growth 2005 to 2010	2.3%	2.6%	2.5%	2.6%
HOUSEHOLDS	2005 Est. Households	1,815	8,705	15,209	29,041
	2010 Proj. Households	1,960	9,366	16,291	31,292
	2000 Census Households	1,672	8,037	14,119	26,739
	1990 Census Households	1,351	6,970	11,617	21,900
	Historical Annual Growth 1990 to 2005	2.3%	1.7%	2.1%	2.2%
	Projected Annual Growth 2005 to 2010	1.6%	1.5%	1.4%	1.5%
AGE	2005 Est. Population 0 to 9 Years	13.8%	16.9%	16.4%	16.6%
	2005 Est. Population 10 to 19 Years	15.6%	16.5%	16.4%	17.0%
	2005 Est. Population 20 to 29 Years	16.0%	15.3%	14.0%	13.9%
	2005 Est. Population 30 to 44 Years	19.7%	20.6%	21.0%	21.7%
	2005 Est. Population 45 to 59 Years	18.2%	16.6%	17.7%	17.6%
	2005 Est. Population 60 to 74 Years	10.3%	8.9%	9.2%	8.9%
	2005 Est. Population 75 Years Plus	6.4%	5.3%	5.3%	4.3%
	2005 Est. Median Age	33.0	30.4	31.6	31.2
MARITAL STATUS & SEX	2005 Est. Male Population	50.8%	49.2%	48.9%	49.4%
	2005 Est. Female Population	49.2%	50.8%	51.1%	50.6%
	2005 Est. Never Married	21.4%	26.9%	25.7%	26.4%
	2005 Est. Now Married	46.0%	45.8%	49.5%	51.6%
	2005 Est. Separated or Divorced	22.9%	17.6%	15.4%	13.2%
	2005 Est. Widowed	9.6%	9.7%	9.5%	8.8%
INCOME	2005 Est. HH Income \$200,000 or More	2.8%	2.2%	2.5%	2.2%
	2005 Est. HH Income \$150,000 to 199,999	1.9%	1.2%	1.6%	1.7%
	2005 Est. HH Income \$100,000 to 149,999	8.1%	5.6%	6.6%	7.9%
	2005 Est. HH Income \$75,000 to 99,999	6.8%	6.2%	8.8%	10.6%
	2005 Est. HH Income \$50,000 to 74,999	16.0%	15.7%	18.5%	18.5%
	2005 Est. HH Income \$35,000 to 49,999	16.8%	17.5%	16.7%	17.1%
	2005 Est. HH Income \$25,000 to 34,999	14.8%	14.9%	13.0%	12.6%
	2005 Est. HH Income \$15,000 to 24,999	15.0%	17.5%	15.2%	13.9%
	2005 Est. HH Income \$0 to 14,999	17.9%	19.3%	17.2%	15.6%
	2005 Est. Average Household Income	\$ 60,774	\$ 53,913	\$ 58,360	\$ 59,455
	2005 Est. Median HH Income	\$ 40,251	\$ 35,978	\$ 41,493	\$ 43,855
	2005 Est. Per Capita Income	\$ 21,400	\$ 17,383	\$ 18,808	\$ 18,893
	2005 Est. Number of Businesses	390	1,333	1,641	2,480
2005 Est. Total Number of Employees	6,147	13,600	16,330	26,329	

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12th & Lacey Hanford, California		1.00 mi radius	2.00 mi radius	3.00 mi radius	10.00 mi radius
RACE	2005 Est. White Population	62.6%	58.5%	61.7%	63.3%
	2005 Est. Black Population	6.2%	5.3%	5.0%	5.2%
	2005 Est. Asian & Pacific Islander	3.3%	2.8%	2.9%	4.2%
	2005 Est. American Indian & Alaska Native	1.8%	1.5%	1.3%	1.3%
	2005 Est. Other Races Population	26.1%	31.9%	29.1%	26.0%
HISPANIC	2005 Est. Hispanic Population	2,378	13,623	21,090	36,439
	2005 Est. Hispanic Population Percent	42.4%	49.1%	44.0%	39.5%
	2010 Proj. Hispanic Population Percent	44.3%	50.8%	45.8%	41.4%
	2000 Hispanic Population Percent	39.9%	46.7%	41.5%	37.0%
EDUCATION (Adults 25 or Older)	2005 Est. Adult Population (25 Years or Older)	3,479	16,357	28,864	54,899
	2005 Est. Elementary (0 to 8)	12.2%	16.9%	14.9%	14.3%
	2005 Est. Some High School (9 to 11)	18.3%	17.9%	16.0%	14.3%
	2005 Est. High School Graduate (12)	30.8%	27.3%	26.9%	26.4%
	2005 Est. Some College (13 to 16)	21.5%	20.1%	21.6%	22.3%
	2005 Est. Associate Degree Only	5.1%	7.5%	8.0%	8.6%
	2005 Est. Bachelor Degree Only	7.7%	7.1%	9.0%	10.3%
	2005 Est. Graduate Degree	4.6%	3.2%	3.7%	3.9%
HOUSING	2005 Est. Total Housing Units	1,939	9,241	16,096	30,716
	2005 Est. Owner Occupied Percent	46.3%	48.3%	54.5%	55.3%
	2005 Est. Renter Occupied Percent	47.3%	45.9%	40.0%	39.2%
	2005 Est. Vacant Housing Percent	6.4%	5.8%	5.5%	5.5%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	3.2%	2.9%	2.7%	2.5%
	2000 Homes Built 1995 to 1998	9.1%	8.1%	9.1%	10.3%
	2000 Homes Built 1990 to 1994	7.6%	6.3%	9.6%	11.1%
	2000 Homes Built 1980 to 1989	24.6%	15.7%	17.1%	18.2%
	2000 Homes Built 1970 to 1979	29.9%	19.3%	18.9%	19.0%
	2000 Homes Built 1960 to 1969	11.9%	14.2%	16.0%	15.5%
	2000 Homes Built 1950 to 1959	8.4%	14.6%	12.6%	10.7%
	2000 Homes Built Before 1949	5.3%	18.9%	14.0%	12.6%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.1%	0.1%	0.1%
	2000 Home Value \$500,000 to \$999,999	-	-	0.0%	0.1%
	2000 Home Value \$400,000 to \$499,999	-	-	0.0%	0.1%
	2000 Home Value \$300,000 to \$399,999	2.1%	0.8%	0.7%	0.9%
	2000 Home Value \$200,000 to \$299,999	4.1%	2.5%	3.4%	4.8%
	2000 Home Value \$150,000 to \$199,999	11.1%	7.9%	10.2%	11.9%
	2000 Home Value \$100,000 to \$149,999	25.1%	23.8%	30.4%	35.4%
	2000 Home Value \$50,000 to \$99,999	52.2%	57.2%	50.3%	42.6%
	2000 Home Value \$25,000 to \$49,999	4.0%	6.1%	3.6%	2.9%
	2000 Home Value \$0 to \$24,999	1.3%	1.6%	1.1%	1.3%
	2000 Median Home Value	\$ 99,299	\$ 93,066	\$ 101,953	\$ 108,374
	2000 Median Rent	\$ 369	\$ 336	\$ 369	\$ 377

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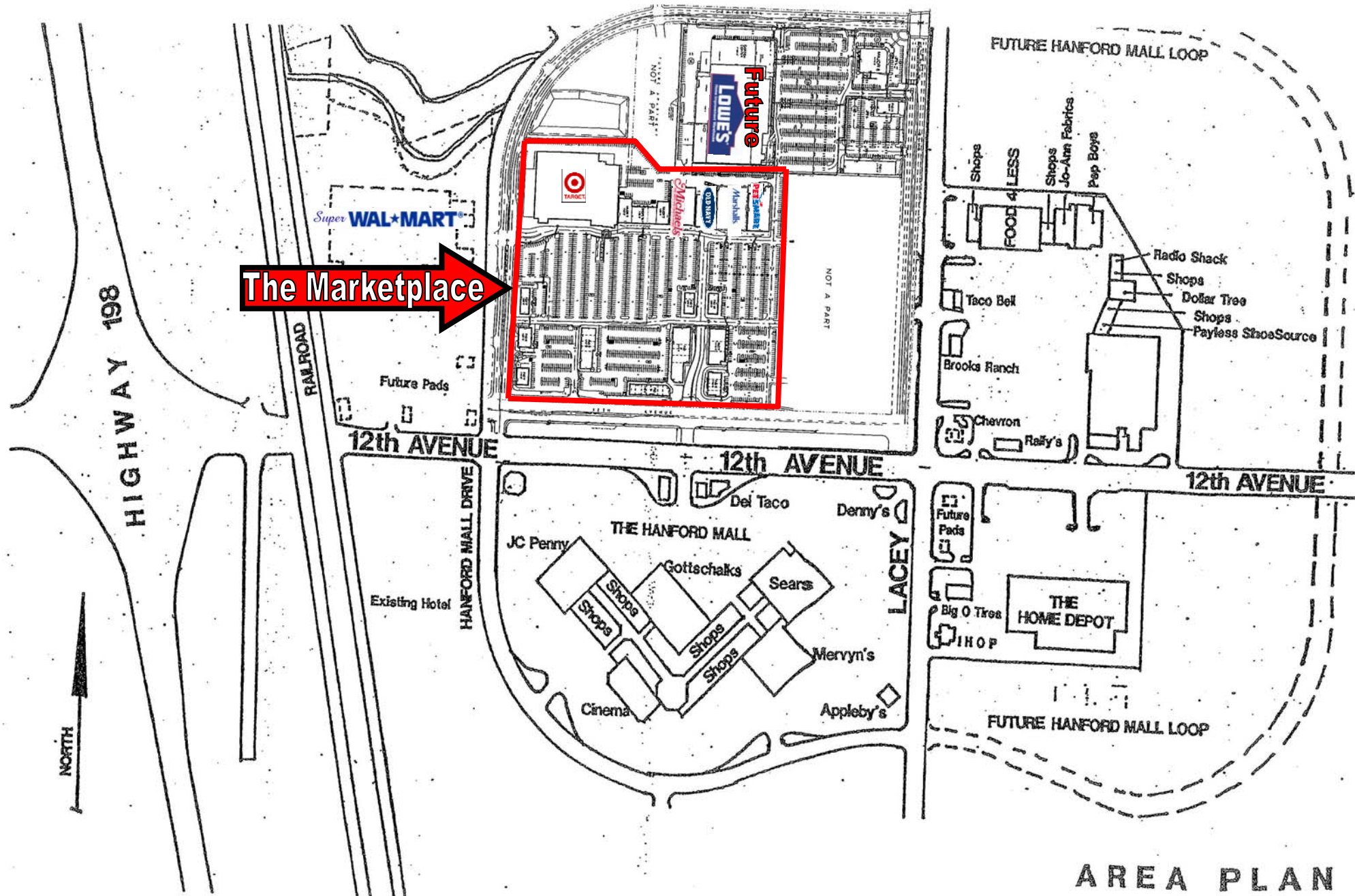


February 2007

RF1

12th & Lacey Hanford, California		1.00 mi radius	2.00 mi radius	3.00 mi radius	10.00 mi radius
LABOR FORCE	2005 Est. Labor: Population Age 16+	4,337	20,312	35,207	67,242
	2005 Est. Civilian Employed	46.7%	48.2%	51.4%	53.2%
	2005 Est. Civilian Unemployed	5.9%	8.5%	7.4%	7.2%
	2005 Est. in Armed Forces	0.9%	0.8%	1.0%	2.4%
	2005 Est. not in Labor Force	46.6%	42.5%	40.1%	37.3%
	2005 Labor Force: Males	50.3%	48.5%	48.2%	48.9%
	2005 Labor Force: Females	49.7%	51.5%	51.8%	51.1%
OCCUPATION	2000 Occupation: Population Age 16+	1,740	8,428	15,705	30,920
	2000 Mgmt, Business, & Financial Operations	12.5%	9.8%	10.1%	10.6%
	2000 Professional and Related	19.1%	16.4%	18.0%	17.4%
	2000 Service	21.7%	23.5%	22.0%	20.6%
	2000 Sales and Office	25.3%	21.2%	23.1%	23.6%
	2000 Farming, Fishing, and Forestry	2.2%	4.9%	4.4%	6.2%
	2000 Construction, Extraction, & Maintenance	5.4%	8.5%	7.8%	8.0%
	2000 Production, Transport, & Material Moving	13.8%	15.7%	14.6%	13.5%
	2000 Percent White Collar Workers	56.9%	47.4%	51.1%	51.6%
2000 Percent Blue Collar Workers	43.1%	52.6%	48.9%	48.4%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	77.6%	73.2%	76.9%	76.8%
	2000 Drive to Work in Carpool	13.9%	16.5%	14.9%	14.3%
	2000 Travel to Work by Public Transportation	2.2%	1.6%	1.1%	1.0%
	2000 Drive to Work on Motorcycle	-	0.3%	0.5%	0.3%
	2000 Walk or Bicycle to Work	2.7%	4.4%	2.9%	3.4%
	2000 Other Means	1.2%	1.7%	1.3%	1.3%
	2000 Work at Home	2.5%	2.4%	2.3%	3.0%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	46.9%	49.3%	46.7%	41.2%
	2000 Travel to Work in 15 to 29 Minutes	28.7%	27.7%	28.4%	32.9%
	2000 Travel to Work in 30 to 59 Minutes	20.3%	19.1%	20.9%	22.2%
	2000 Travel to Work in 60 Minutes or More	4.1%	3.9%	4.0%	3.7%
	2000 Average Travel Time to Work	19.5	18.4	19.5	19.6
CONSUMER EXPENDITURE	2005 Est. Total Household Expenditure (in Millions)	\$ 90.2	\$ 398.7	\$ 735.1	\$ 1,423.8
	2005 Est. Apparel	\$ 3.9	\$ 17.3	\$ 31.9	\$ 61.8
	2005 Est. Contributions & Gifts	\$ 5.8	\$ 25.1	\$ 47.0	\$ 90.5
	2005 Est. Education & Reading	\$ 2.2	\$ 9.7	\$ 18.1	\$ 34.9
	2005 Est. Entertainment	\$ 4.9	\$ 21.4	\$ 39.7	\$ 77.0
	2005 Est. Food, Beverages & Tobacco	\$ 14.3	\$ 63.7	\$ 116.4	\$ 225.0
	2005 Est. Furnishings And Equipment	\$ 3.5	\$ 15.4	\$ 28.9	\$ 56.3
	2005 Est. Health Care & Insurance	\$ 6.7	\$ 29.8	\$ 54.3	\$ 104.8
	2005 Est. Household Operations & Shelter & Utilities	\$ 28.0	\$ 123.9	\$ 228.0	\$ 440.9
	2005 Est. Miscellaneous Expenses	\$ 1.5	\$ 6.5	\$ 11.9	\$ 23.0
	2005 Est. Personal Care	\$ 1.3	\$ 5.6	\$ 10.3	\$ 19.9
	2005 Est. Transportation	\$ 18.2	\$ 80.2	\$ 148.7	\$ 289.8

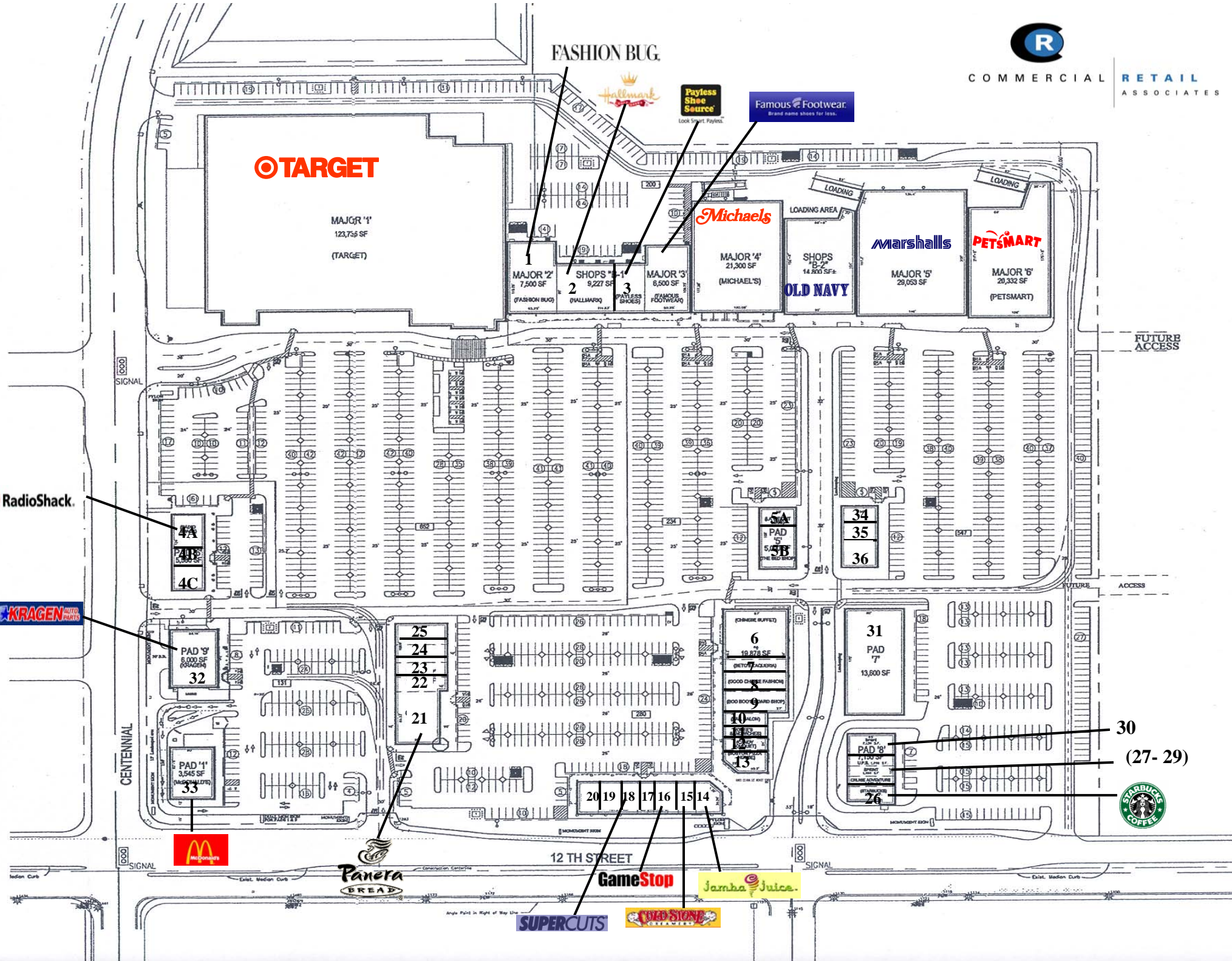
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For Further Information, Please Contact:
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SWQ 12th & Centennial
 February 1, 2007

Tenant Legend:

1. Fashion Bug
2. Hallmark Cards
3. Payless Shoe Source
- 4A. Radio Shack
- 4B. Christian Supply
- 4C. Four Seasons Floral Boutique
- 5A. LA Weight Loss
- 5B. The Bed Store
6. Super Buffet
7. #1 Sports Fan
8. Styles For Less
9. Boo Boo's Board Shop
10. Nail Salon
11. **1,200 sq.ft. Available**
11. Candy Bouquet
13. Boston House of Pizza
14. Jamba Juice
15. Coldstone Creamery
16. Gamestop
17. Color Me Mine
18. Supercuts
19. Subway
20. Cingular Wireless
21. Panera Bread
22. Floors To Go
23. **1,606 sq.ft. Available**
24. Celebrity Tanz
25. Figaro's Southwestern Grill
26. Starbucks
27. Cruise Adventures
28. Sprint - Go Wireless
29. UPS Store
30. Urban Chic
31. **11,050 sq.ft. Available**
32. Kragen Auto
33. McDonalds
34. Sally Beauty
35. **1,000 sq.ft. Available**
36. Toshiko