

Featuring:



THE MARKETPLACE AT HANFORD

SWC of 12th & Lacey, Hanford, California



Another Quality Project Developed and Managed By:



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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.

PROPERTY SUMMARY

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

**GROSS
LEASABLE AREA:** +/- 318,000 square feet

AVAILABILITY: +/- 3,019 square feet of shop space
+/- 1,606 square feet of shop space

DEMOGRAPHICS:

	<u>1 mile</u>	<u>3 mile</u>	<u>10 mile</u>
2013 Estimated Population	8,322	58,679	67,855
2013 Estimated Average HH Income	\$57,936	\$62,152	\$64,430

Source: Nielsen 2013

Trade Area Population (see map enclosed):

2010 Estimated Population: 174,406

2015 Projected Population: 179,878

Source: Sites USA, 2011

TRAFFIC COUNTS:

Lacey Boulevard	17,053 ADT (2009)
12th Avenue	26,263 ADT (2008)
Highway 198	<u>29,750 ADT (2007)</u>
	73,066 Total Cars per Day

Source: City of Hanford; Caltrans

OVERVIEW:

* Hanford Mall (anchored by Sears, JC Penney, Forever 21 and Kohl's Department Store) is across the street.

* Wal-Mart Supercenter located just south of this center

* Immediate Availability

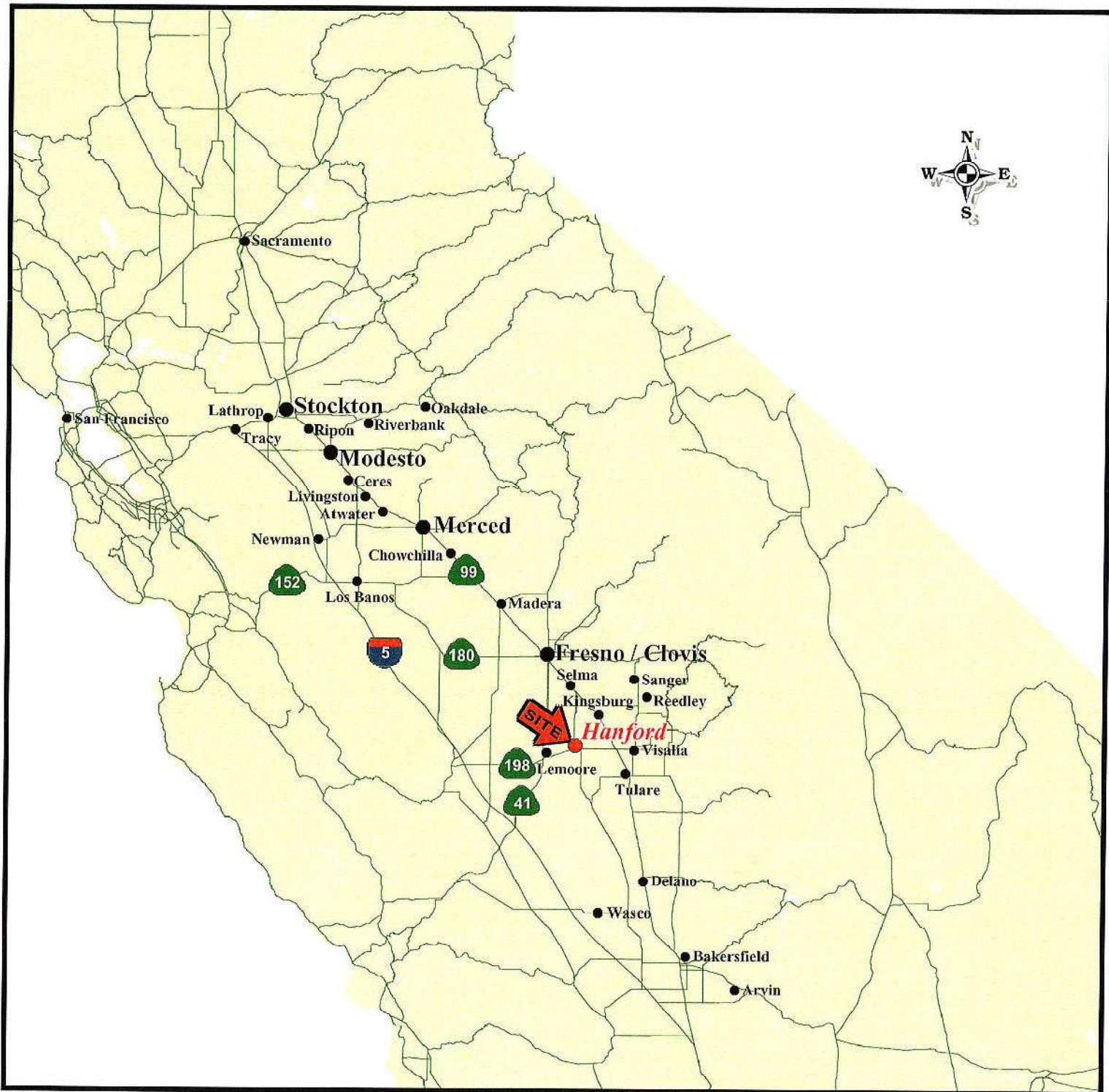
CONTACT INFORMATION:

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- LEGEND**
1. ULTA
 2. Maurices
 3. Payless Shoe Sources
 - 3A. Famous Footwear
 - 4A. Radio Shack
 - 4B. The Bed Store
 5. Rue21
 6. Super Buffet
 7. #1 Sports Fan
 8. Styles For Less
 9. Available - 3,019 sq. ft.
 10. Nail Salon
 11. Nutrishop
 12. Round Table Pizza
 14. Jamba Juice
 15. Coldstone Creamery
 16. Gamestop
 17. Color Me Mine
 18. Supercuts
 19. Subway
 20. Sprint
 21. Panera Bread
 22. Available 1,606 sq. ft.
 23. Available 1,606 sq. ft.
 24. Rock Star Tanning
 25. Figaro's Southwestern Grill
 26. Starbuck's
 27. Cartridge World
 28. Verizon - Go Wireless
 29. UPS Store
 30. Dickey's BBQ
 31. Firestone
 32. Toshiko
 33. Eyebrow Threading
 34. Sally Beauty Supply
 35. Kragen Auto Parts
 36. McDonald's



**THE MARKETPLACE
AT HANFORD**



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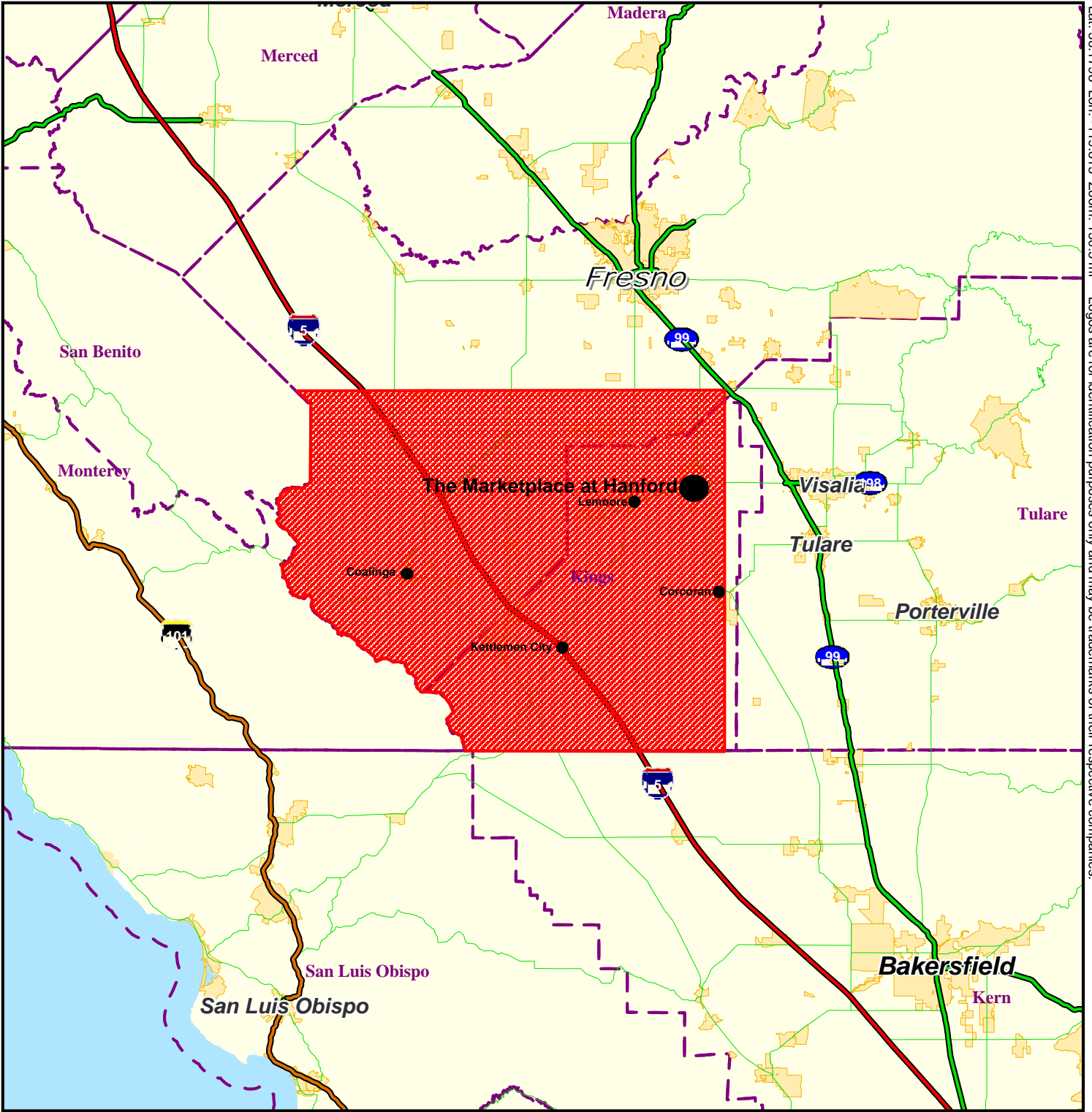
Central San Joaquin Valley State of California



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Lat: 36.1798 Lon: -119.815 Zoom: 150.5 mi Logos are for identification purposes only and may be trademarks of their respective companies.

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The Marketplace at Hanford Trade Area

Hanford, California

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SITE
The Marketplace at Hanford Shopping Center
Kings County Regional Retail Corridor

Adventist Medical Center/Hospital
Opened December 5th, 2010

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Pop-Facts: Demographic Quick Facts 2013 Report

Radius 1: 168 N 12TH AVE, HANFORD, CA 93230-5971, aggregate

Radius 2: 168 N 12TH AVE, HANFORD, CA 93230-5971, aggregate

Radius 3: 168 N 12TH AVE, HANFORD, CA 93230-5971, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2018 Projection	8,582		60,453		69,578	
2013 Estimate	8,322		58,679		67,855	
2010 Census	8,203		57,885		67,160	
2000 Census	6,738		45,007		53,743	
Growth 2000 - 2010	21.74%		28.61%		24.97%	
Households						
2018 Projection	2,536		19,015		22,174	
2013 Estimate	2,458		18,511		21,663	
2010 Census	2,423		18,339		21,501	
2000 Census	2,076		14,817		17,746	
Growth 2000 - 2010	16.71%		23.77%		21.16%	
2013 Est. Population by Single Classification Race						
White Alone	4,450	53.47	34,384	58.60	40,944	60.34
Black or African American Alone	439	5.28	2,755	4.70	3,028	4.46
American Indian and Alaska Native Alone	166	1.99	823	1.40	947	1.40
Asian Alone	437	5.25	2,520	4.29	2,827	4.17
Native Hawaiian and Other Pacific Islander Alone	5	0.06	68	0.12	78	0.11
Some Other Race Alone	2,422	29.10	14,991	25.55	16,440	24.23
Two or More Races	403	4.84	3,138	5.35	3,591	5.29
2013 Est. Population Hispanic or Latino						
Hispanic or Latino	5,088	61.14	30,942	52.73	34,266	50.50
Not Hispanic or Latino	3,234	38.86	27,737	47.27	33,589	49.50
2013 Tenure of Occupied Housing Units						
Owner Occupied	1,312	53.38	10,650	57.53	12,792	59.05
Renter Occupied	1,146	46.62	7,861	42.47	8,870	40.95
2012 Average Household Size						
	3.25		3.12		3.09	

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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2013 Est. Households by Household Income	2,458		18,511		21,663	
CY HHs, Inc < \$15,000	323	13.14	2,079	11.23	2,301	10.62
CY HHs, Inc \$15,000 - \$24,999	354	14.40	2,357	12.73	2,640	12.19
CY HHs, Inc \$25,000 - \$34,999	326	13.26	2,297	12.41	2,568	11.85
CY HHs, Inc \$35,000 - \$49,999	399	16.23	2,793	15.09	3,235	14.93
CY HHs, Inc \$50,000 - \$74,999	412	16.76	3,718	20.09	4,477	20.67
CY HHs, Inc \$75,000 - \$99,999	225	9.15	1,745	9.43	2,106	9.72
CY HHs, Inc \$100,000 - \$124,999	188	7.65	1,518	8.20	1,834	8.47
CY HHs, Inc \$125,000 - \$149,999	112	4.56	836	4.52	981	4.53
CY HHs, Inc \$150,000 - \$199,999	90	3.66	949	5.13	1,203	5.55
CY HHs, Inc \$200,000 - \$249,999	17	0.69	130	0.70	174	0.80
CY HHs, Inc \$250,000 - \$499,999	11	0.45	83	0.45	124	0.57
CY HHs, Inc \$500,000+	1	0.04	8	0.04	19	0.09

2013 Est. Average Household Income	\$57,936	\$62,152	\$64,430
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2013 Est. Median Household Income	\$43,479	\$48,549	\$50,485
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2012 Median HH Inc by Single Race Class or Ethn

White Alone	39,661	49,124	51,433
Black or African American Alone	63,860	58,020	58,616
American Indian and Alaska Native Alone	21,622	21,760	24,965
Asian Alone	73,365	70,578	71,024
Native Hawaiian and Other Pacific Islander Alone	68,073	64,344	64,204
Some Other Race Alone	39,406	43,091	44,040
Two or More Races	79,989	55,102	56,750
Hispanic or Latino	39,362	38,038	38,881
Not Hispanic or Latino	50,465	58,712	60,260