

# The Marketplace at Hanford West

SEC of Centennial and Lacey, Hanford, CA



Anchored By:



Neighboring Retailers Include:



For Further Information, Please Contact:

Shane Anderson / Doug Cords

Commercial Retail Associates, Inc.  
680 West Shaw Avenue, Suite 202  
Fresno, California 93704  
(559) 650-1300  
www.retailassociates.com



Another Quality Project Developed and Managed By:



All projections, opinions, assumptions or estimates are supplied for example only, may not represent current or future performance of the property. Any and all information pertaining to the location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. (Corporate DRE #01121565)

# FACT SHEET

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**LOCATION:** Southeast corner of Centennial Avenue and Lacey Boulevard  
Hanford, California

**GROSS  
LEASABLE AREA:** ±191,469 square feet

**LAND AREA:** ±16.19 Acres

**DEMOGRAPHICS:**

	<u>1 mile</u>	<u>2 mile</u>	<u>3 mile</u>	<u>10 mile</u>
2007 Estimated Population	4,012	23,760	45,315	62,194
2007 Estimated Avg. HH Income	\$51,348	\$57,353	\$60,029	\$62,287

Source: 2008, Sites USA

**TRAFFIC COUNTS:**

Lacey Boulevard:	21,559 ADT
12 <sup>th</sup> Avenue:	18,044 ADT
Highway 198	<u>30,250 ADT</u>
	69,853 Total Cars Per Day

Source: City of Hanford, 2003; Caltrans, 2008

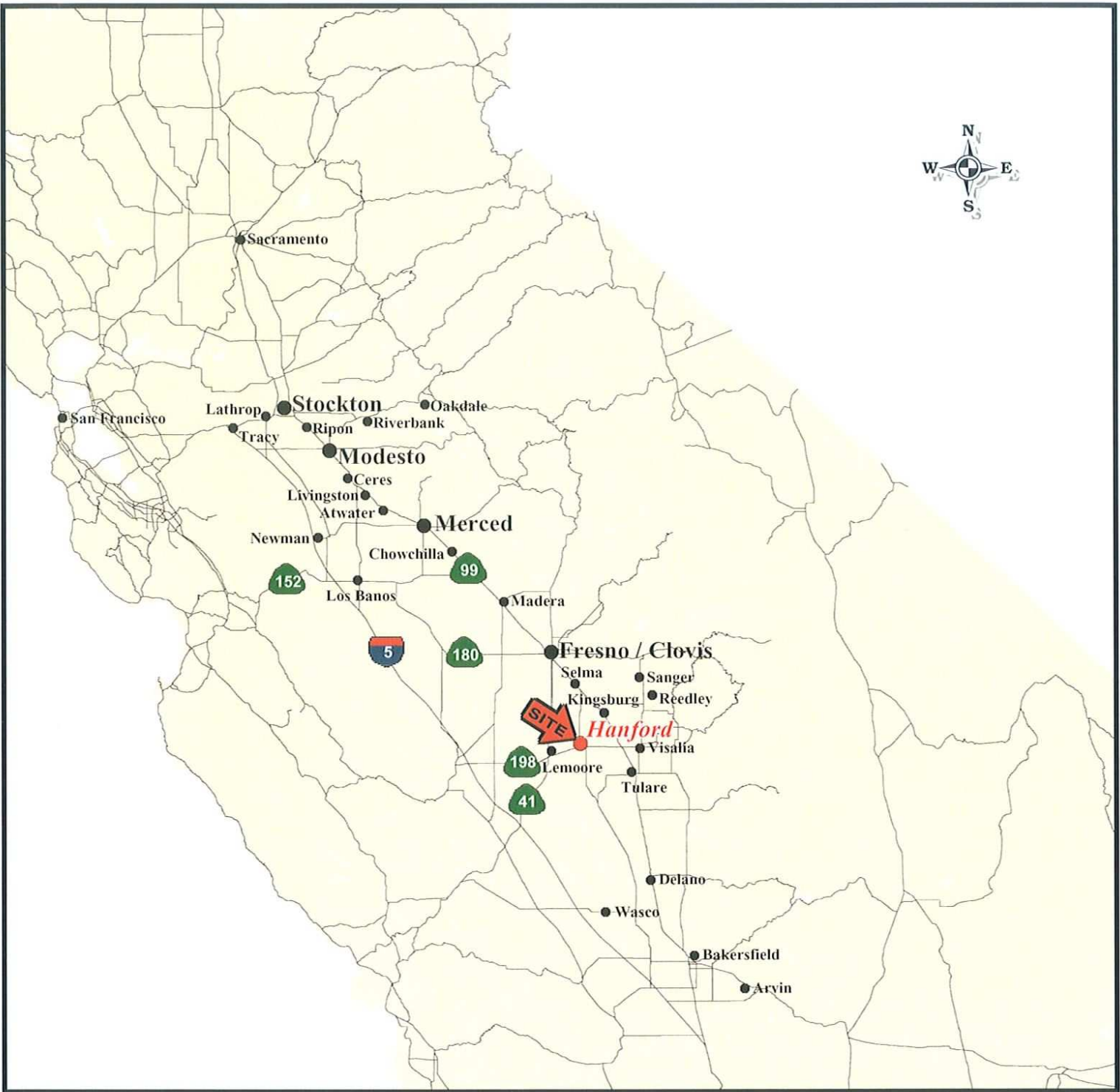
**OVERVIEW:**

- Hanford Mall, anchored by Sears, Kohl's, Forever 21 and J.C. Penney, is located due east.
- Neighboring Target, Michaels, Marshalls and Old Navy located behind the center.
- Home Depot and Super Wal-Mart nearby.
- 40' pylon signage available.

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**CONTACT:  
INFORMATION**

**Doug Cords** DRE #01264420  
Commercial Retail Associates, Inc.  
680 West Shaw Avenue, Suite 202  
Fresno, California 93704  
(559) 650-1300



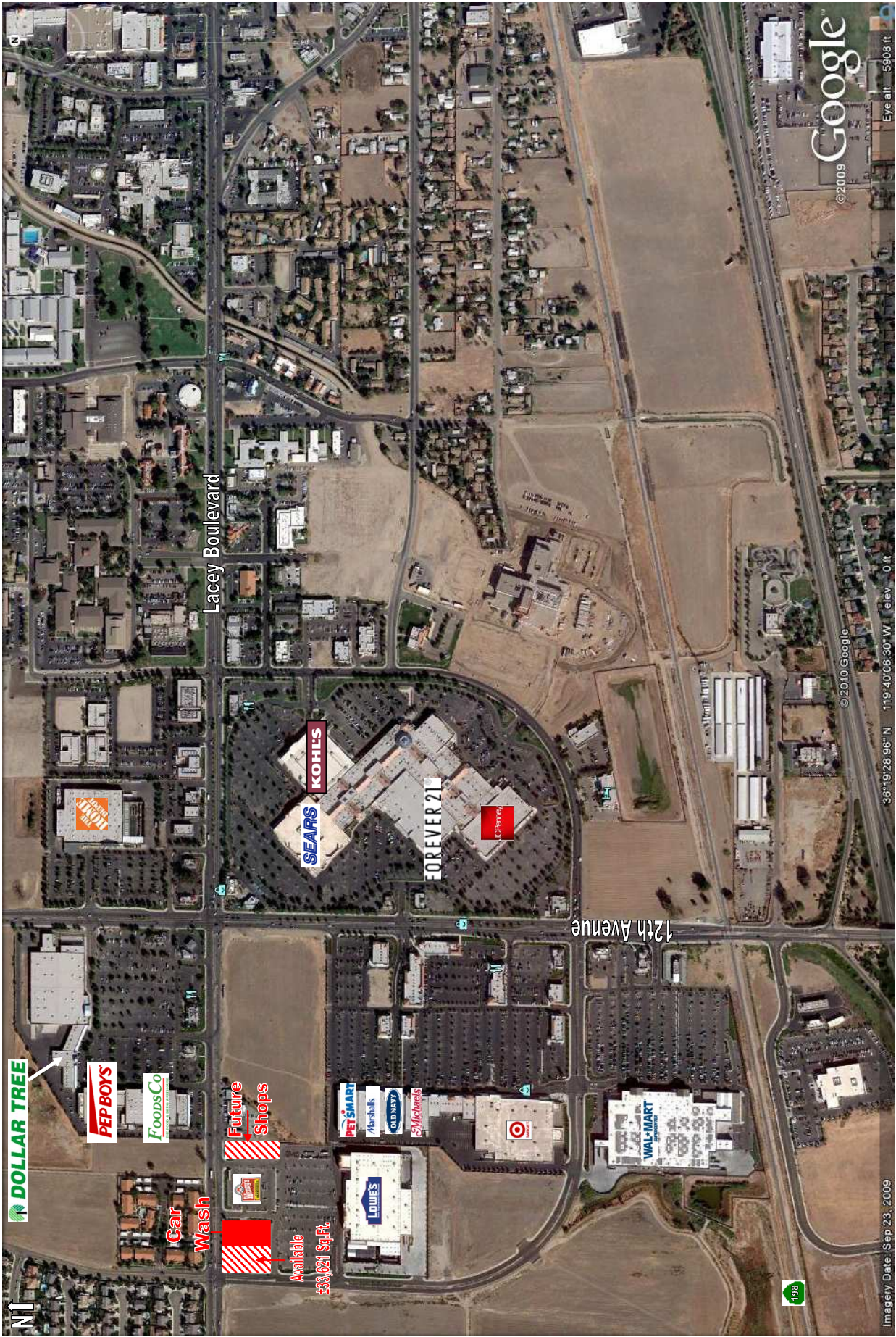
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# Central San Joaquin Valley State of California

**COMMERCIAL RETAIL ASSOCIATES**  
 680 West Shaw Avenue, #202, Fresno, California 93704  
 (559) 693-3944 / (559) 693-1311 Fax

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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



**DOLLAR TREE**

**PEP BOYS**

**Foods Co**

**Car Wash**

**Future Shops**

**Available  
133,021 Sq.Ft.**

**PET SMART**

**Marshalls**

**OLD NAVY**

**StyTrends**

**LOWE'S**

**Target**

**WAL-MART**

**SEARS KOHL'S**

**FOREVER 21**

**LOPANO'S**

**Lacey Boulevard**

**12th Avenue**

**Google**

© 2009

Eye alt - 5908 ft

© 2010 Google

36°19'28.96" N 119°40'06.30" W elev. 0 ft

Imagery Date: Sep 23, 2009

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# FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared For

Commerical Retail Associates, Inc.

Lat/Lon: 36.328008/-119.679211

April 2010



RF1

Centennial Drive & Lacey Blvd Hanford, California		1.00 mi radius	2.00 mi radius	3.00 mi radius	5.00 mi radius
<b>POPULATION</b>	2007 Estimated Population	4,012	23,760	45,315	62,194
	2012 Projected Population	4,484	26,067	48,924	66,850
	2000 Census Population	3,254	19,970	39,356	54,645
	1990 Census Population	2,493	15,818	31,969	42,936
	Historical Annual Growth 1990 to 2007	3.6%	3.0%	2.5%	2.6%
	Projected Annual Growth 2007 to 2012	2.4%	1.9%	1.6%	1.5%
<b>HOUSEHOLDS</b>	2007 Est. Households	1,386	7,651	14,759	20,276
	2012 Proj. Households	1,567	8,347	15,809	21,626
	2000 Census Households	1,087	6,483	12,982	18,036
	1990 Census Households	796	5,399	10,958	14,580
	Historical Annual Growth 1990 to 2007	4.4%	2.5%	2.0%	2.3%
	Projected Annual Growth 2007 to 2012	2.6%	1.8%	1.4%	1.3%
<b>AGE</b>	2007 Est. Population 0 to 9 Years	13.5%	17.1%	16.7%	16.7%
	2007 Est. Population 10 to 19 Years	14.8%	16.4%	16.2%	16.3%
	2007 Est. Population 20 to 29 Years	16.3%	15.1%	14.0%	13.5%
	2007 Est. Population 30 to 44 Years	19.8%	21.0%	20.6%	21.3%
	2007 Est. Population 45 to 59 Years	17.5%	17.1%	17.8%	18.1%
	2007 Est. Population 60 to 74 Years	11.0%	8.6%	9.3%	9.1%
	2007 Est. Population 75 Years Plus	7.0%	4.7%	5.5%	5.1%
	2007 Est. Median Age	33.7	30.4	31.7	31.8
<b>MARITAL STATUS &amp; SEX</b>	2007 Est. Male Population	51.4%	49.8%	49.3%	49.4%
	2007 Est. Female Population	48.6%	50.2%	50.7%	50.6%
	2007 Est. Never Married	21.1%	26.2%	25.8%	25.3%
	2007 Est. Now Married	43.9%	49.0%	50.2%	52.2%
	2007 Est. Separated or Divorced	26.9%	18.5%	17.3%	16.2%
	2007 Est. Widowed	8.1%	6.3%	6.8%	6.3%
<b>INCOME</b>	2007 Est. HH Income \$200,000 or More	2.0%	2.9%	3.2%	3.2%
	2007 Est. HH Income \$150,000 to 199,999	1.9%	2.2%	2.3%	2.5%
	2007 Est. HH Income \$100,000 to 149,999	7.4%	7.2%	7.9%	9.1%
	2007 Est. HH Income \$75,000 to 99,999	3.9%	7.9%	9.9%	11.4%
	2007 Est. HH Income \$50,000 to 74,999	15.7%	17.5%	18.5%	19.1%
	2007 Est. HH Income \$35,000 to 49,999	17.8%	18.6%	16.4%	15.8%
	2007 Est. HH Income \$25,000 to 34,999	16.5%	14.5%	13.3%	12.1%
	2007 Est. HH Income \$15,000 to 24,999	15.9%	14.1%	13.8%	13.1%
	2007 Est. HH Income \$0 to 14,999	18.9%	15.1%	14.7%	13.7%
	2007 Est. Average Household Income	\$ 51,348	\$ 57,353	\$ 60,029	\$ 62,287
	2007 Est. Median HH Income	\$ 36,390	\$ 42,802	\$ 45,750	\$ 48,429
	2007 Est. Per Capita Income	\$ 19,998	\$ 19,069	\$ 19,898	\$ 20,577
	2007 Est. Number of Businesses	248	1,125	1,597	1,855
2007 Est. Total Number of Employees	4,659	14,304	18,327	21,293	

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Lat/Lon: 36.328008/-119.679211



April 2010

RF1

Centennial Drive & Lacey Blvd Hanford, California		1.00 mi radius	2.00 mi radius	3.00 mi radius	5.00 mi radius
<b>RACE</b>	2007 Est. White Population	82.2%	80.7%	81.7%	82.4%
	2007 Est. Black Population	2.4%	2.3%	2.2%	2.1%
	2007 Est. Asian & Pacific Islander	3.3%	3.6%	3.6%	3.7%
	2007 Est. American Indian & Alaska Native	1.8%	1.5%	1.4%	1.3%
	2007 Est. Other Races Population	10.3%	11.9%	11.2%	10.5%
<b>HISPANIC</b>	2007 Est. Hispanic Population	1,767	11,749	21,072	26,912
	2007 Est. Hispanic Population Percent	44.1%	49.4%	46.5%	43.3%
	2012 Proj. Hispanic Population Percent	46.2%	51.5%	48.8%	45.9%
	2000 Hispanic Population Percent	40.7%	45.9%	42.5%	38.9%
<b>EDUCATION (Adults 25 or Older)</b>	2007 Est. Adult Population (25 Years or Older)	2,530	14,063	27,383	37,733
	2007 Est. Elementary (0 to 8)	16.6%	19.2%	18.6%	17.5%
	2007 Est. Some High School (9 to 11)	8.6%	7.5%	7.3%	6.8%
	2007 Est. High School Graduate (12)	34.6%	28.2%	27.4%	27.2%
	2007 Est. Some College (13 to 16)	23.2%	22.0%	22.3%	22.6%
	2007 Est. Associate Degree Only	7.8%	11.7%	11.9%	12.6%
	2007 Est. Bachelor Degree Only	5.9%	8.3%	9.2%	9.9%
	2007 Est. Graduate Degree	3.4%	3.1%	3.3%	3.3%
<b>HOUSING</b>	2007 Est. Total Housing Units	1,478	8,059	15,508	21,295
	2007 Est. Owner Occupied Percent	43.2%	51.8%	55.2%	57.7%
	2007 Est. Renter Occupied Percent	50.6%	43.1%	39.9%	37.5%
	2007 Est. Vacant Housing Percent	6.2%	5.1%	4.8%	4.8%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	4.9%	3.4%	2.7%	2.5%
	2000 Homes Built 1995 to 1998	13.5%	10.1%	8.5%	9.6%
	2000 Homes Built 1990 to 1994	8.6%	7.1%	8.1%	11.1%
	2000 Homes Built 1980 to 1989	22.3%	17.1%	16.4%	18.2%
	2000 Homes Built 1970 to 1979	25.2%	19.0%	19.5%	18.8%
	2000 Homes Built 1960 to 1969	10.6%	12.9%	16.4%	15.1%
	2000 Homes Built 1950 to 1959	8.5%	13.1%	13.3%	11.5%
	2000 Homes Built Before 1949	6.6%	17.3%	15.0%	13.3%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	-	-	0.1%	0.1%
	2000 Home Value \$500,000 to \$999,999	-	-	0.0%	0.1%
	2000 Home Value \$400,000 to \$499,999	-	-	-	0.1%
	2000 Home Value \$300,000 to \$399,999	0.5%	1.0%	0.8%	0.8%
	2000 Home Value \$200,000 to \$299,999	5.1%	2.8%	3.2%	4.3%
	2000 Home Value \$150,000 to \$199,999	12.6%	8.0%	9.8%	11.8%
	2000 Home Value \$100,000 to \$149,999	19.5%	23.9%	28.1%	32.6%
	2000 Home Value \$50,000 to \$99,999	56.8%	57.1%	52.7%	45.9%
	2000 Home Value \$25,000 to \$49,999	3.8%	5.6%	4.0%	3.2%
	2000 Home Value \$0 to \$24,999	1.7%	1.6%	1.2%	1.2%
	2000 Median Home Value	\$ 97,154	\$ 94,249	\$ 99,991	\$ 106,333
	2000 Median Rent	\$ 311	\$ 351	\$ 362	\$ 383

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<b>LABOR FORCE</b>	2007 Est. Labor: Population Age 16+	3,128	17,320	33,260	45,519
	2007 Est. Civilian Employed	53.5%	55.1%	56.4%	57.4%
	2007 Est. Civilian Unemployed	7.7%	10.7%	9.9%	9.6%
	2007 Est. in Armed Forces	1.3%	1.4%	1.3%	1.6%
	2007 Est. not in Labor Force	37.5%	32.9%	32.4%	31.5%
	2007 Labor Force: Males	50.6%	49.2%	48.7%	48.9%
	2007 Labor Force: Females	49.4%	50.8%	51.3%	51.1%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16+	1,081	6,903	14,351	20,441
	2000 Mgmt, Business, & Financial Operations	12.7%	10.1%	10.1%	10.3%
	2000 Professional and Related	13.9%	17.3%	17.6%	18.0%
	2000 Service	21.7%	23.8%	22.2%	21.3%
	2000 Sales and Office	29.7%	20.9%	22.7%	23.7%
	2000 Farming, Fishing, and Forestry	1.7%	4.1%	4.6%	4.7%
	2000 Construction, Extraction, & Maintenance	5.3%	8.5%	7.8%	8.0%
	2000 Production, Transport, & Material Moving	15.0%	15.4%	15.0%	14.0%
	2000 Percent White Collar Workers	56.3%	48.3%	50.4%	52.0%
2000 Percent Blue Collar Workers	43.7%	51.7%	49.6%	48.0%	
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	74.2%	74.6%	76.2%	77.6%
	2000 Drive to Work in Carpool	14.2%	15.9%	15.3%	14.4%
	2000 Travel to Work by Public Transportation	3.1%	1.8%	1.2%	1.1%
	2000 Drive to Work on Motorcycle	-	0.1%	0.5%	0.4%
	2000 Walk or Bicycle to Work	3.4%	3.8%	3.2%	2.7%
	2000 Other Means	1.6%	1.6%	1.4%	1.3%
	2000 Work at Home	3.5%	2.2%	2.3%	2.4%
	<b>TRAVEL TIME</b>				
2000 Travel to Work in 14 Minutes or Less	43.2%	49.4%	47.5%	44.9%	
2000 Travel to Work in 15 to 29 Minutes	30.8%	26.7%	28.0%	29.7%	
2000 Travel to Work in 30 to 59 Minutes	21.0%	20.1%	20.3%	21.5%	
2000 Travel to Work in 60 Minutes or More	4.9%	3.8%	4.2%	3.9%	
2000 Average Travel Time to Work	20.6	18.7	19.3	19.7	
<b>CONSUMER EXPENDITURE</b>	2007 Est. Total Household Expenditure (in Millions)	\$ 61.4	\$ 365.1	\$ 726.6	\$ 1,025.0
	2007 Est. Apparel	\$ 2.9	\$ 17.6	\$ 35.1	\$ 49.4
	2007 Est. Contributions & Gifts	\$ 3.7	\$ 22.2	\$ 44.5	\$ 62.9
	2007 Est. Education & Reading	\$ 1.6	\$ 9.5	\$ 19.2	\$ 27.1
	2007 Est. Entertainment	\$ 3.4	\$ 20.3	\$ 40.4	\$ 57.1
	2007 Est. Food, Beverages & Tobacco	\$ 10.1	\$ 59.8	\$ 118.4	\$ 166.5
	2007 Est. Furnishings And Equipment	\$ 2.5	\$ 15.4	\$ 31.0	\$ 44.0
	2007 Est. Health Care & Insurance	\$ 4.5	\$ 26.5	\$ 52.5	\$ 73.8
	2007 Est. Household Operations & Shelter & Utilities	\$ 18.4	\$ 109.3	\$ 217.4	\$ 306.5
	2007 Est. Miscellaneous Expenses	\$ 1.0	\$ 6.1	\$ 12.2	\$ 17.1
	2007 Est. Personal Care	\$ 0.9	\$ 5.3	\$ 10.6	\$ 14.9
	2007 Est. Transportation	\$ 12.2	\$ 73.0	\$ 145.5	\$ 205.8

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**PROJECT SUMMARY**

**PHASE 1&2**

SITE AREA = ± 32.5 ACRES  
BUILDING AREAS:

- 123,715 S.F.
- 10,000 S.F.
- 6,500 S.F.
- MAJOR 3
- MAJOR 4
- MAJOR 5
- MAJOR 6
- 9,227 S.F.
- 14,800 S.F.
- 3,545 S.F.
- PAD 1
- PAD 2
- PAD 3
- 19,878 S.F.
- PAD 4
- PAD 5
- 5,580 S.F.
- 13,208 S.F.
- PAD 6
- 6,000 S.F.
- PAD 7
- 5,000 S.F.

SUB-TOTAL: 330,978 S.F. or ±23.77% of Site  
PARKING PROVIDED: ±2,008 CARS  
PARKING RATIO: 6.06 CARS/1000 S.F.

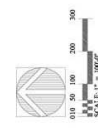
**PHASE 3**

SITE AREA = ± 16.50 ACRES  
BUILDING AREAS:

- 150,000 S.F.
- 31,650 S.F.
- 14,740 S.F.
- MAJOR 8
- MAJOR 9
- PAD 11
- 6,000 S.F.

SUB-TOTAL: 207,553 S.F. or ±28.87% of Site  
PARKING PROVIDED: 820 CARS  
PARKING RATIO: 3.95 CARS/1000 S.F.

TOTAL SITE AREA: ±49 ACRES  
TOTAL G.L.A.: 538,531 S.F.  
TOTAL PARKING PROVIDED: ±2,828 CARS  
PARKING RATIO: 5.25 CARS/1,000 S.F.



**LHA**  
a division of gameworks  
1000 West 10th Street, Suite 100  
Fresno, CA 93704  
TEL: 559.433.1100 FAX: 559.433.1101

**S.E.C. LACEY & CENTENNIAL RD EXT. HANFORD, CALIFORNIA**  
**PRELIMINARY SITE PLAN**

**PAINTER REALTY INVESTMENTS**  
1000 West 10th Street, Suite 100  
Fresno, CA 93704  
TEL: 559.433.1100 FAX: 559.433.1101

**COMMERCIAL RETAIL ASSOCIATE**

ANDY SOLOMON DRE #0128052 / DOUG CORDS DRE #0124420  
680 WEST SHAW AVENUE, SUITE 202  
FRESNO, CA 93704  
(559) 650-1300

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COMMERCIAL RETAIL ASSOCIATES

**For Further Information, Please Contact:**

Andy Solomon DRE #01128052

Doug Cords DRE #01264420

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680 West Shaw Avenue, Suite 202

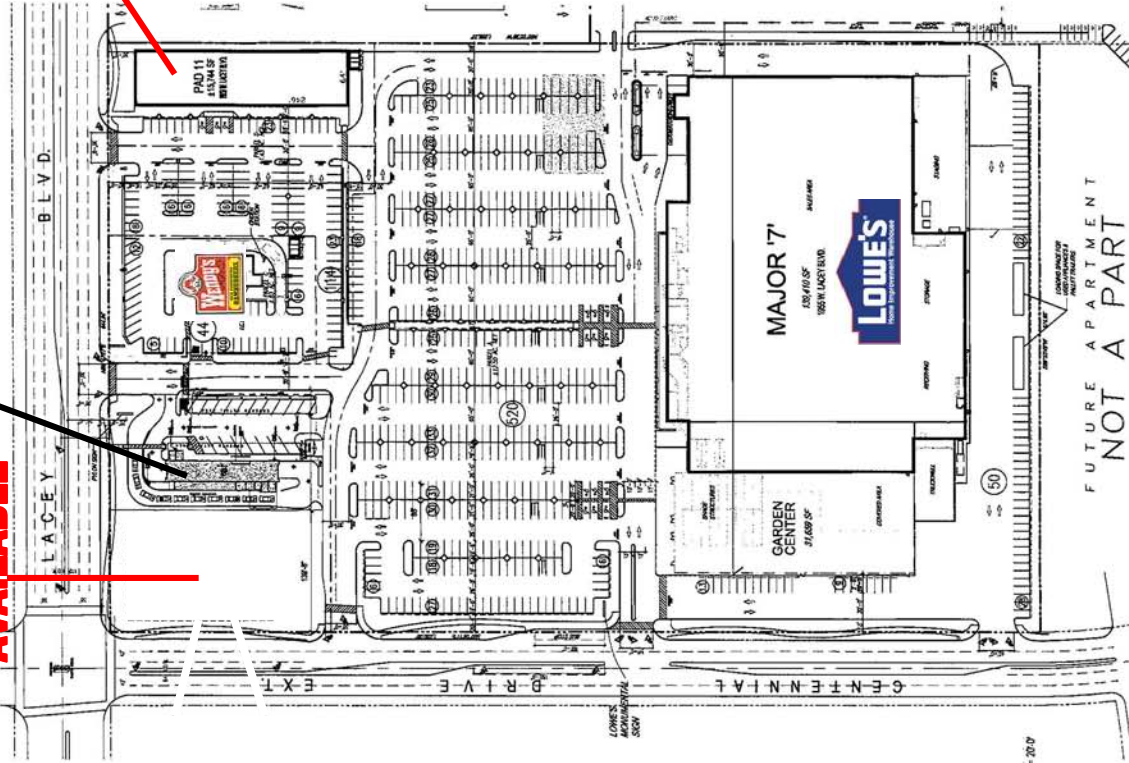
Fresno, California 93704

(559) 650-1300

**CAR WASH**

**AVAILABLE**

**AVAILABLE  
(To Be Built)**



PROPOSED SITE PLAN  
SCALE 1" = 20'-0"



**HANFORD**  
SEC LACEY BLVD. & CENTENNIAL DRIVE EXT.  
HANFORD, CALIFORNIA  
**PAYNTER REALTY AND INVESTMENTS, INC.**  
1757 BRINE BOULEVARD, STE. 204 TUSTIN, CALIFORNIA  
TEL. 714.731.8897

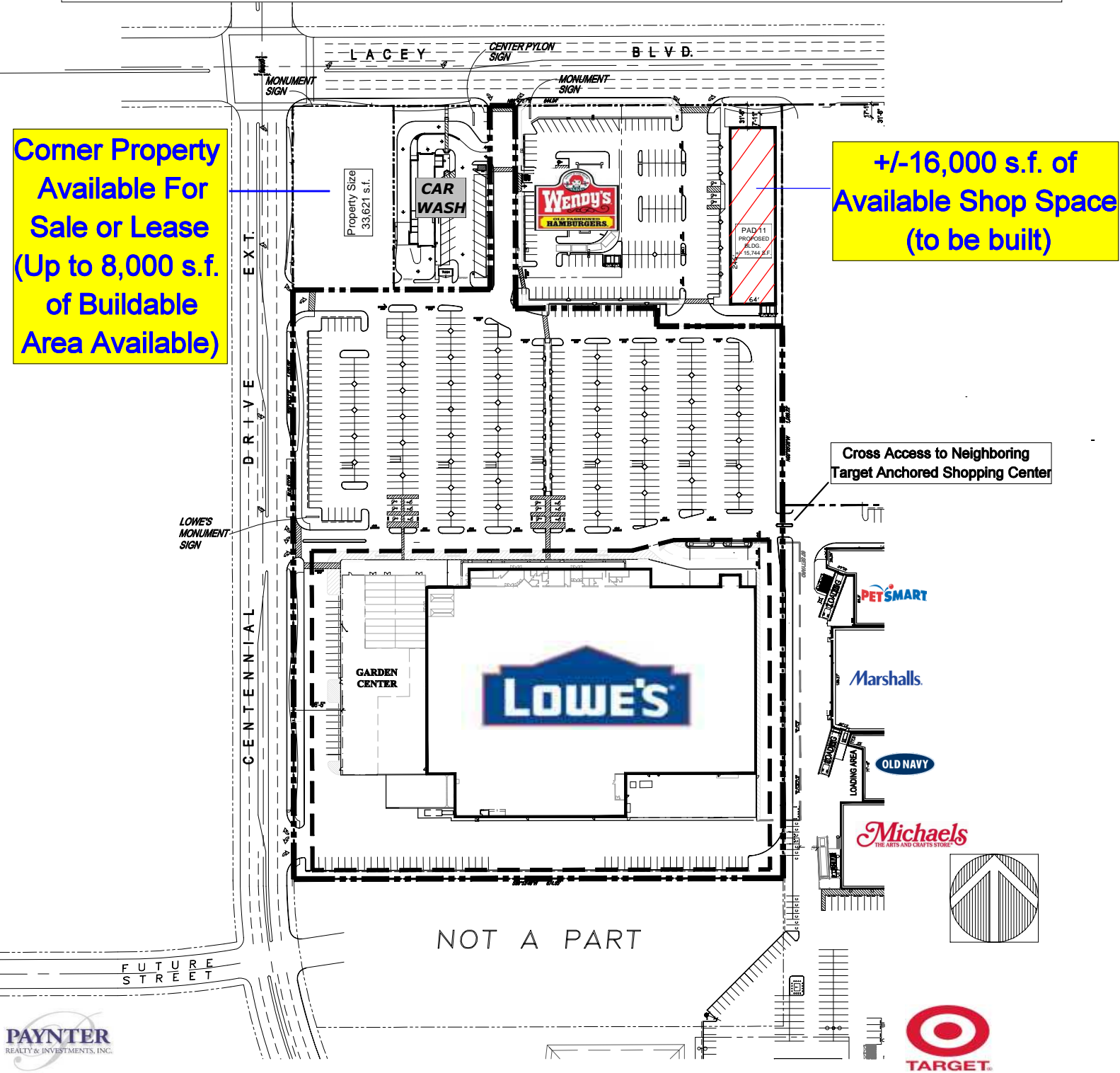
**McKently  
Malak**  
ARCHITECTS  
35 KINGSLEY AVE., SUITE 200  
PASADENA, CALIFORNIA 91107-3408  
TEL. 626.792.0244 FAX 626.792.0247  
PROPOSED SITE PLAN  
06/21/07  
**SP-01**

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# The Marketplace at Hanford West Shopping Center

Corner Property Available For Sale or Lease (Up to 8,000 s.f. of Buildable Area Available)

+/-16,000 s.f. of Available Shop Space (to be built)



**S.E.C. LACEY & CENTENNIAL RD**

**HANFORD, CALIFORNIA**