



# HANFORD

## CALIFORNIA

WHERE TRADITION MEETS TOMORROW

An overview & outlook of Hanford's 2024 retail environment



# DEMOGRAPHICS

Center Point: Hanford's Retail Corridor

(12th Avenue)

SOURCE: Placer.ai

	5 minute drive time	10 minute drive time	20 minute drive time	3 Mile Radius	5 Mile Radius	7 Mile Radius
Population	16,362	84,052	146,663	62,220	70,307	90,488
Households	4,779	26,997	46,886	19,437	22,165	28,976
Median HH income	\$62,667	\$67,395	\$70,384	\$66,320	\$69,166	\$68,042
Median Age	31.72	32.15	31.98	31.75	32.25	32.06



## LEAKAGE

From Hanford city limits

SOURCE: Placer.ai

General Merchandise Stores <b>\$85.6 million</b>	Gas Stations <b>\$19.2 million</b>	Sporting Goods, Hobby, etc. <b>\$7.8 million</b>
Full-Service Restaurants <b>\$32.8 million</b>	Building Material and Supplies <b>\$17.1 million</b>	Limited-Service Eating Places <b>\$7.2 million</b>
Clothing Stores <b>\$26.7 million</b>	Health & Personal Care Stores <b>\$16.4 million</b>	Home Furnishings Stores <b>\$5.8 million</b>

## HOUSING SNAPSHOT

Seven (7) subdivisions are currently under construction, totaling 1,105 single-family homes. Another eight (8) have been approved but not broken ground, for an additional 1,652 homes.





## WALMART

Hanford's Walmart is the 7th busiest in the state and 22nd busiest in the country, with 3.2 million visits in 2023.

The store is also home to a hair and nail salon and a Wetzel's Pretzels.



## COSTCO

Hanford's Costco had 2.9 million visits in 2023 ranking 166 out of 557 stores nationwide.



## DUTCH BROS COFFEE

Dutch Bros has two locations in Hanford. One is located near the intersection of 10th Avenue & Fargo Avenue. The other, near Lacey Boulevard & 12th Avenue, is the chain's busiest store, with more than 311,000 visits in 2023.



## BLACK BEAR DINER

Black Bear Diner ranks as the company's 6th busiest restaurant in the state and 10th busiest nationally, with more than 277,000 visits in 2023.

SOURCE: Placer.ai

### Top Sales Tax Generators in the City

- 7-Eleven Food Stores
- ARCO AM/PM Mini Marts
- Buford Oil Company
- Chevron Service Stations
- Costco Wholesale
- Crop Production Services
- Deli by Caliva Hanford
- Freeway Toyota of Hanford
- Hanford Chrysler Dodge Jeep Ram
- Hanford Hyundai
- Helena Industries Company
- HerbNJoy
- Home Depot
- Keller Motors
- Kohl's Department Stores
- Lawrence Tractor Services
- Lowe's Home Centers
- Marshall's Stores
- McDonald's Restaurants
- Ross Stores
- Sinclair Service Stations
- Target Stores
- Ulta
- Valley Ford Lincoln Mercury
- Wal Mart Stores

LEASING NOW | HANFORD, CA

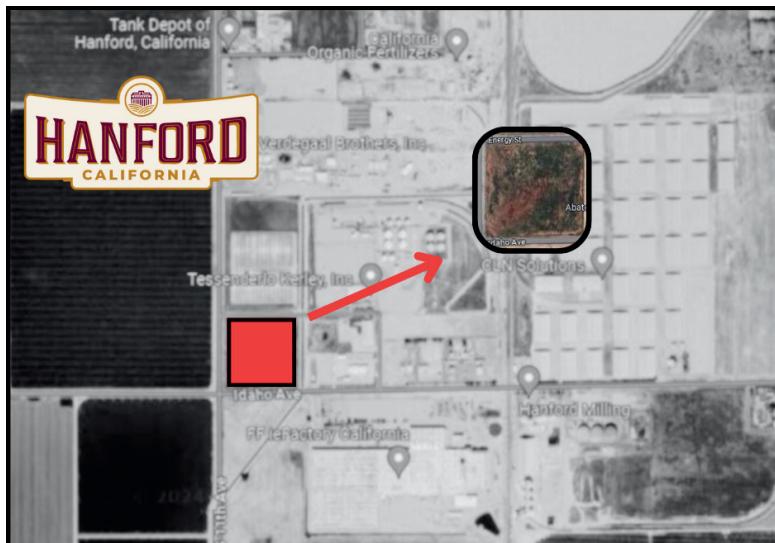


### ANCHOR SPACE AT HANFORD'S PREMIER SHOPPING DESTINATION

CO-TENANTS INCLUDE **KOHL'S** **URBAN AIR ADVENTURE** **BIG5** **THE CHILDREN'S PLACE** **Applebee's** **chilis**  
**CINEMARK** **ROSS** **DRESS FOR LESS** **JCPenney** **BOOT BARN** **FOOT Locker** **SPRING** **SHEIN** **DUNKIN' DONUTS** **BUFFALO WILD WINGS**

- Approx. 75,000-SF Anchor Box Leasing Now at The Hanford Mall - can be demised, inquire for details on demising plan, minimum suite size and delivery timelines
- Located at the corner of 12th & Lacey, the busiest intersection in Kings County; approx. 1/4 mile from SR-198, the primary arterial highway connecting Hanford (a regional retail hub – see below) to nearby communities
- The only mall within a 30 mile radius, Hanford Mall is home to the top grossing apparel and shoe retailers in King's County as well as Hanford's only movie theater and the first Urban Air Adventure Park in California
- Hanford is the largest city in Kings County and serves as a hub of retail, dining, entertainment and services to a trade area that exceeds 180,000-population. This trade area includes Naval Air Station Lemoore, the Navy's newest and largest master jet base, just a 10-minute drive from the mall. The Wal-Mart Supercenter directly across 12th Avenue from the Mall ranks 8th out of all Wal-Marts in California in annual visits (based on mobile data collection provided by Sitewise)
- A recent leakage analysis revealed unmet need exceeding 50% of the total demand in multiple retail categories in Hanford, including Clothing, Shoes, Home Furnishings and Sporting Goods - inquire for more information
- Rate and tenant improvements negotiable – contact agent

## FEATURED PROPERTIES



### Property for Sale

NE Corner of 11th Avenue & Idaho Avenue  
9.81 Acres, I-H Heavy Industrial

### Contact

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# COMMUNITY PROFILE

Hanford is a community of approximately 60,000 residents in California's southern San Joaquin Valley.

Incorporated in 1891, the city is the commercial and cultural center of Kings County with a rich history and high standard of living.

Hanford is a relatively young community (32.7 median age), but has also been named one of the most affordable places for seniors to retire.\*

\*GOBankingRates

## MEET THE ECONOMIC DEVELOPMENT TEAM



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### Highways

State Route 198  
State Route 43

### Passenger Rail

Amtrak

### Commercial Rail

BNSF Railway

### Miles to...

Fresno Airport: 34 miles  
LAX: 203 miles  
SFO: 212 miles  
Port of LA: 222 miles  
Port of Oakland: 208 miles

### Large Employers

Adventist Health  
Naval Air Station Lemoore  
Local school districts  
Local state prisons

### Higher Education

College of the Sequoias  
West Hills College

### Attractions

Downtown Hanford  
Hanford Winter Wonderland  
Thursday Night Market Place  
Carnegie Museum of Kings County  
Historic Courthouse  
Historic China Alley

### On the Horizon

**Expanded Industrial Park**  
**40-acre regional recreational park**  
**Kings/Tulare High-Speed Rail Station**  
**Cross Valley Corridor**

[WWW.HANFORDCA.GOV/ECONOMICDEVELOPMENT](http://WWW.HANFORDCA.GOV/ECONOMICDEVELOPMENT)