

FOR LEASE - FARGO CROSSING SHOPPING CENTER 1,500 SF - FORMER BEAUTY SALON

2601 N 11st Suite 101, Hanford, CA 93230



For Lease • 1,500 SF - Corner Unit - Excellent Visibility

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LISTING HIGHLIGHTS

Retail space available in North Hanford in the highly sought after Fargo Crossing Shopping Center. Former beauty salon with approximately 1,523 square feet of space available in a corner unit with excellent visibility. Fargo Crossing is an excellent retail destination offering food, beverage, and shopping. Tenant will pay a prorated portion of the water, garbage, and sewer.

LEASE RATE: \$1.50 /SF + NNN

TYPE: RETAIL

SF: 1,523 SF



INTERIOR PHOTOS



DEMOGRAPHICS

POPULATION

	1 Mile	3 Mile	5 Mile
2018 TOTAL POPULATION	10,587	72,322	131,771
Average Age	26.1	30.9	31.8
Average Age (Male)	25.6	30.3	31.0
Average Age (Female)	27.2	32.6	33.5

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
Total Households	2,906	22,900	43,502
# of Persons per HH	3.6	3.2	3.0
Average HH Income	\$48,244	\$64,358	\$66,694
Average House Value	\$177,045	\$263,934	\$276,893

