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



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





132 N. Akers St., Visalia, CA 93291 · (559) 625-2128

INTERIOR PHOTOS





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Note: This information is believed to be reliable, however broker

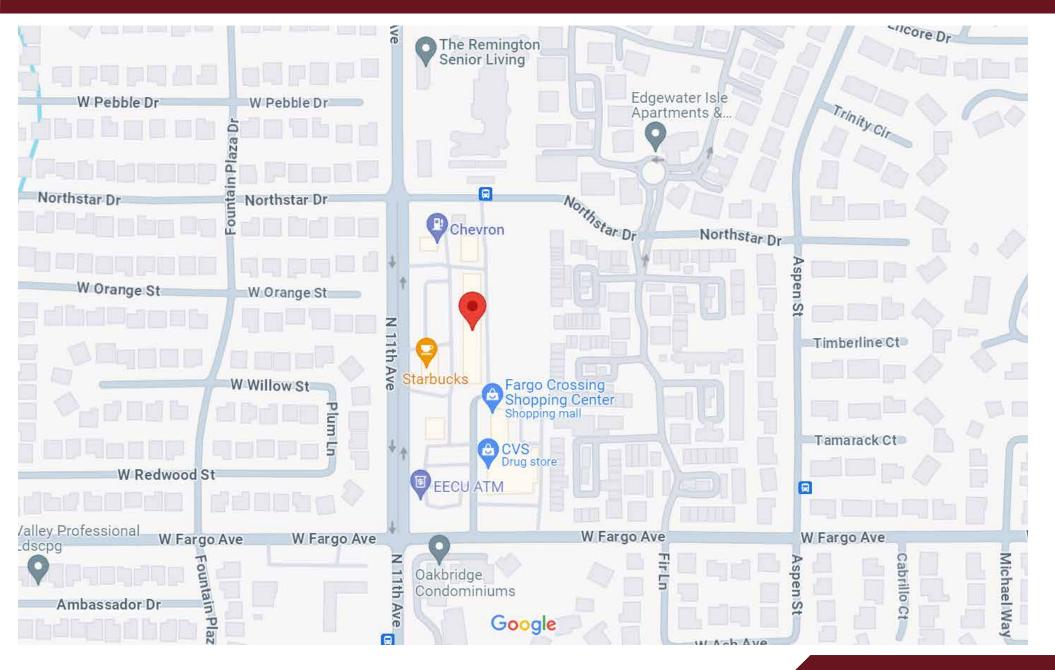
makes no guarantee as to its current validity.

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





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