

FOR LEASE • 1,450 SF • Fargo Crossing Shopping Center

2637 N 11th Avenue Suite 107 Hanford, CA 93230



FOR LEASE • 1,650 SF • Fargo Crossing Shopping Center

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ZEEB

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LISTING HIGHLIGHTS

Retail space available in North Hanford in the highly sought after Fargo Crossing Shopping Center. Former dry cleaners with approximately 1,450 square feet of space available with excellent visibility. Fargo Crossing is an excellent retail destination offering food, beverage, and shopping. Tenant will pay a prorated portion of the water and sewer.

LEASE RATE	\$1.50 per sf plus NNN's
AVAILABLE SF:	1,450 SF
YEAR BUILT:	2007
LAND AC:	2.399 AC
ZONING:	Commercial Retail



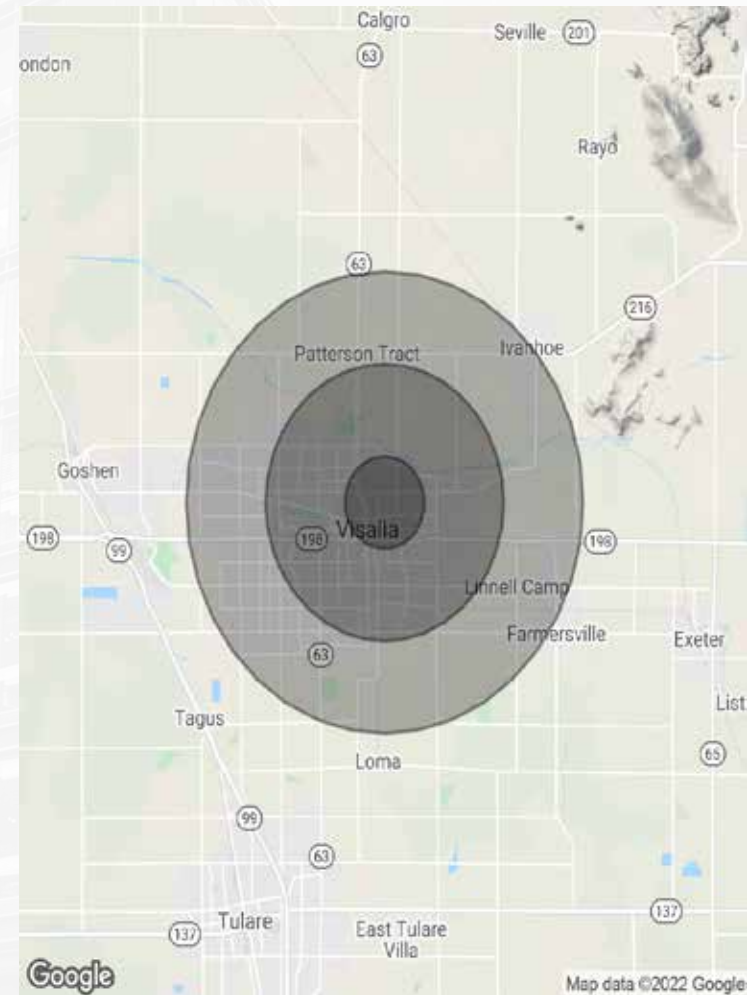
DEMOGRAPHICS

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



AERIAL

