

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

2637 N 11th Avenue Suite 109 Hanford, CA 93230



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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 print studio with approximately 1,650 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 and sewer.

<b>LEASE RATE</b>	\$1.50 per sf plus NNN's
<b>AVAILABLE SF:</b>	1,650 SF
<b>YEAR BUILT:</b>	2007
<b>LAND AC:</b>	2.399 AC
<b>ZONING:</b>	Commercial Retail



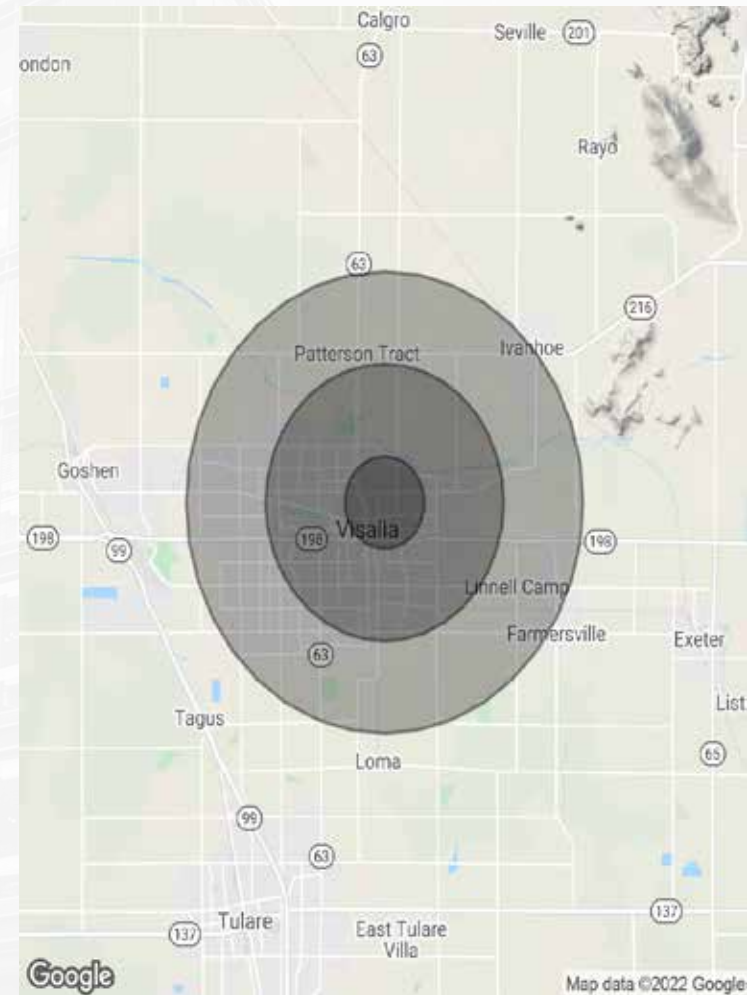
## DEMOGRAPHICS

### POPULATION

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

### HOUSEHOLDS

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



# AERIAL

