

AVAILABLE FOR LEASE
FORMER RYAN'S RESTAURANT | 6,200± SF

330 S. 11TH AVENUE
HANFORD, CA



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Availability: 6,200± SF Freestanding Building
0.68± Acre Parcel

Zoning: CC (*Commercial Community*)

LOCATION DESCRIPTION

Positioned just south of Downtown Hanford and near Lacey Boulevard, the site benefits from strong local traffic, established consumer patterns, and a dense surrounding population base. The property's central location provides easy access to both Highway 198 and the greater Kings County market, serving Hanford, Lemoore, Armona, and surrounding communities

HIGHLIGHTS

- Former Ryan's Place Restaurant & Bakery location
- Corner location on 11th Avenue
- Excellent visibility and signage opportunities
- Ample on-site parking
- Flexible reuse potential for restaurant, retail, entertainment, medical, or specialty commercial uses
- Minutes from Downtown Hanford
- Convenient access to Highway 198
- Serves the growing Hanford-Lemoore trade area



PROPERTY DESCRIPTION

Formerly home to the well-known Ryan's Place Restaurant & Bakery, this freestanding 6,200± SF restaurant building is located on a highly visible 0.68± acre corner parcel in the heart of Hanford's established commercial corridor. The property offers excellent frontage along 11th Avenue, one of Hanford's primary north-south thoroughfares, with convenient access to downtown, residential neighborhoods, government offices, and regional retailers. The existing improvements include a fully built-out restaurant facility with ample parking, making it well-suited for restaurant, retail, entertainment, medical, or adaptive reuse opportunities.

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2031 Projection	11,800	64,831	73,707
	2026 Estimate	11,780	63,434	72,377
	Growth 2026-2031	0.17%	2.20%	1.84%
HOUSEHOLD	2031 Projection	3,702	21,398	24,420
	2026 Estimate	3,678	20,849	23,874
	Growth 2026-2031	0.65%	2.63%	2.29%
	2026 Est. Average HH Income	\$64,257	\$93,616	\$95,549

Source: Claritas 2026



TRAFFIC COUNTS

63,717± ADT

Source: Kalibrate TrafficMetrix 2026

Highway 198
(Eastbound & Westbound)

330 S. 11TH AVENUE
HANFORD, CA

INTERIOR
PHOTOS



330 S. 11TH AVENUE
HANFORD, CA

AERIAL
MAP



