



INVESTMENT DEVELOPMENT BROKERAGE

# INVESTMENTS, INC.

## CENTENNIAL PLAZA

SUMMARY

MAIN

PHOTO GALLERY

AERIAL PHOTOS

SITE PLAN

LOCAL MAP

PROJECTS

HOME



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### Centennial Plaza

1750 W. Lacey Boulevard, Hanford, CA

125,999 Square Feet

[Home](#) | [Vision Statement](#) | [Management](#) | [Projects](#) | [Links](#) | [Contact Us](#) | [Site Map](#)

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**LOCAL MAP**

**PROJECTS**

**HOME**

NetCo Investments, Inc. is acquiring the existing Wal-Mart. The property is comprised of 125,999 square feet on 12 acres. The Wal-Mart building is part of a larger shopping center, Centennial Plaza, that is approximately 264,601 square feet on 27.66 acres. Other prominent tenants in the shopping center include FoodsCo, Jo-Ann Stores, Pep Boys, Dollar Tree, Subway, Taco Bell, Chevron, and Rally's.

The shopping center was developed by Donahue Schriber in 1991 and subsequently sold to Western Real Estate Investment Trust (WREIT). Pan Pacific bought WREIT and after several years sold Centennial Plaza to SafCo Capital in December 2002.

As an original tenant in Centennial Plaza, Wal-Mart has been very successful in this location and several years ago began the entitlement process to relocate into a bigger building. The new Wal-Mart Supercenter which opened May 17, 2006, is located just down the street between the Target Center and 198 Freeway. NetCo Investments is proposing to redevelop the existing Wal-Mart building. Several different conceptual plans are being discussed and the final one will be predicated on tenant interest and leasing activity. Already, several major national and regional retailers have expressed interest in the redevelopment plans.

Situated at the intersection of 12th Ave and Lacey Boulevard, Centennial Plaza is located at the most prominent and dominant retail hub in Hanford. Some of the national retailers located at this intersection include JC Penney, Mervyn's, Sears, Gottschalks, Ross, Home Depot, FoodsCo and Jo-Ann Etc. The immediate area tenants include a newly opened Target, PetsMart, Marshalls, Michael's, and Old Navy as well as the Wal-Mart Supercenter, which opened May 17, 2006.

# NetCo

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LOCAL MAP

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HOME





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SITE PLAN

LOCAL MAP

PROJECTS

HOME

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