

## RETAIL FOR LEASE

# NICE RETAIL / OFFICE SPACE FOR LEASE OFF INYO

736 W Inyo Ave, Tulare, CA 93274



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,750 - 3,000 SF
<b>LEASE RATE:</b>	\$1.27 - 1.30 SF/month (MG)
<b>PARKING:</b>	39 Spaces
<b>LOT SIZE:</b>	1.83 Acres
<b>BUILDING SIZE:</b>	18,284 SF
<b>ZONING:</b>	C4: Service Commercial
<b>APN:</b>	175-104-008
<b>TRAFFIC COUNT:</b>	±14,031 Cars Per Day

### PROPERTY HIGHLIGHTS

- ±1,750 - ±3,000 SF Available Surrounded w Quality Tenants
- Restaurant + Open Retail Space: Fully Remodeled
- ±18,284 SF Recently Renovated Center - Ample Private Parking
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Close Proximity to Major Traffic Generators & HWY-99 Ramps
- Busy Retail Growth Corridor w/ ±14,031 Cars Per Day
- Great Exposure w/ Inyo Avenue Frontage w/ 4 Curb Cuts
- Landlord Is Willing To Provide Tenant Improvements
- Well-Known Corner Retail Center w/ Ample Parking
- Dependent Trade Area w/ 61,649 People in 3-Miles
- Under Served Retail Neighborhood w/ High Traffic
- Excellent Location, Great Tenant Mix, High Traffic Flows
- Walking Distance to Many Local and National Employing Businesses

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### PROPERTY OVERVIEW

Shopping Center is well-located on Tulare's busiest retail corridor - Inyo Avenue - historically serving the vast majority of Tulare and surrounding residents. Nice Retail/Office Space(s) centrally located in the high traffic area of Tulare. There are currently (2) spaces available in this well known retail strip center surrounded with ample parking and quality tenants. Space #1 consist of +/-1,750 SF was a former church and has recently been renovated on the interior, ethernet & phone cabling throughout the unit, large open showroom/office area, two entrances/exits, (2) restroom, rear private office/storage area with the balance open and access to the back alley. Space #2 consist of ±3,000 SF and was a former pizza restaurant that consist of open sitting area, (2) kitchens, hood, oven and 1 walk-in cooler, tables, chairs and more. This space has opportunity for hosting events, parties, civic/club meetings and more. The shopping center is situated near many housing developments and surrounded with quality tenants. The property features a flexible zoning that allows for many uses.

### LOCATION OVERVIEW

Densely populated location off the Corner of W Inyo Avenue and S Pratt Street in Tulare, CA. Located 1.7 miles West of HWY-99 and 3.7 miles Southwest of the Tulare Outlets. The retail center is North of Bradsley Ave, South of Tulare Ave, West of S E Street and East of Sacramento Street. Surrounded by quality tenant including Sunshine Natural Health, International Movies, Mariscos Pepe's and Town, Country Git & Go and many more!



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
736 W Inyo Avenue	Strip Center	\$1.27 SF/month	Modified Gross	3,000 SF	Negotiable	2 kitchens, hood, pizza oven and 1 walk-in, & all equipment
736 W Inyo Ave		\$1.30 SF/month	Modified Gross	1,750 SF	Negotiable	Former church and has recently been renovated on the interior, ethernet & phone cabling throughout the unit, large open showroom/office area, two entrances/exits, (2) restroom, rear private office/storage area with the balance open and access to the back alley.

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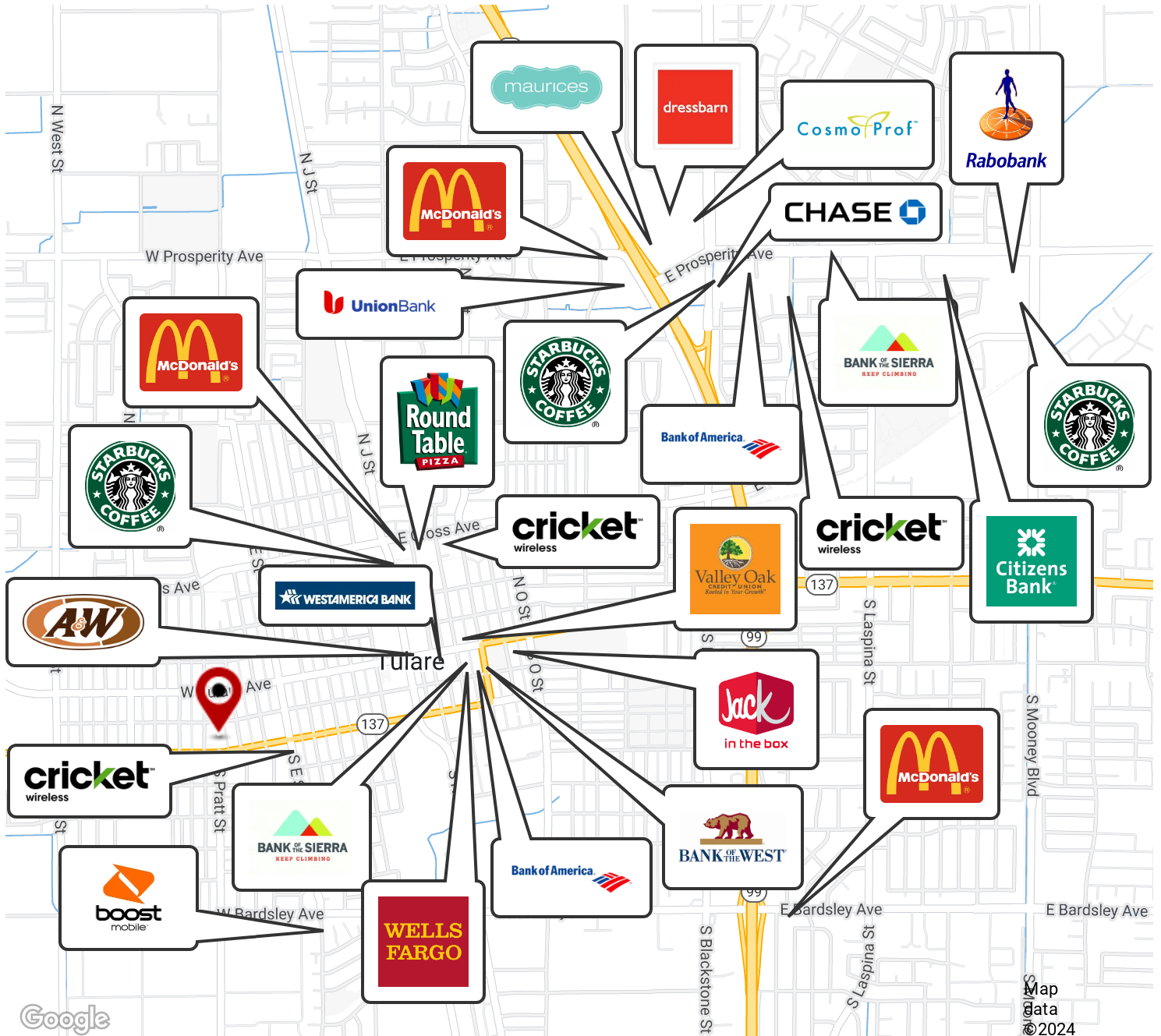
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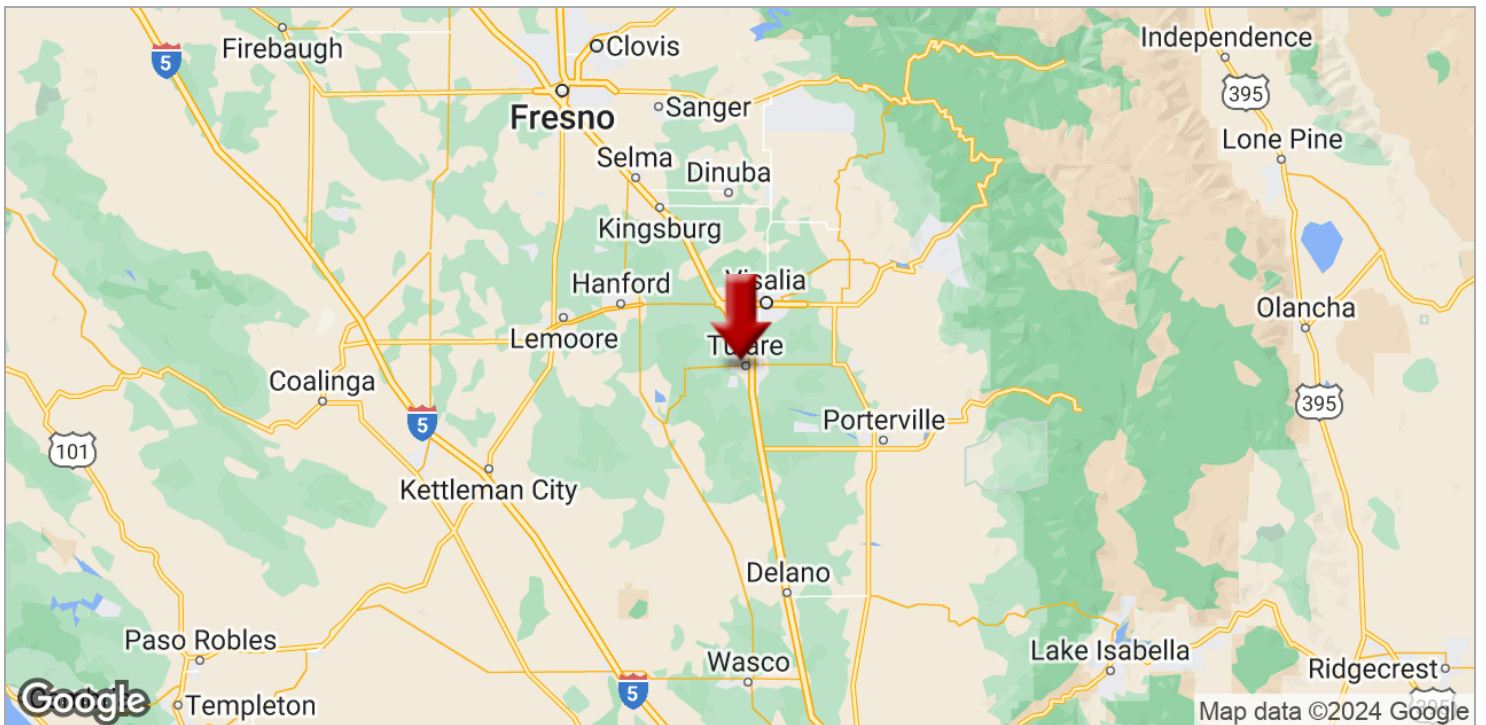
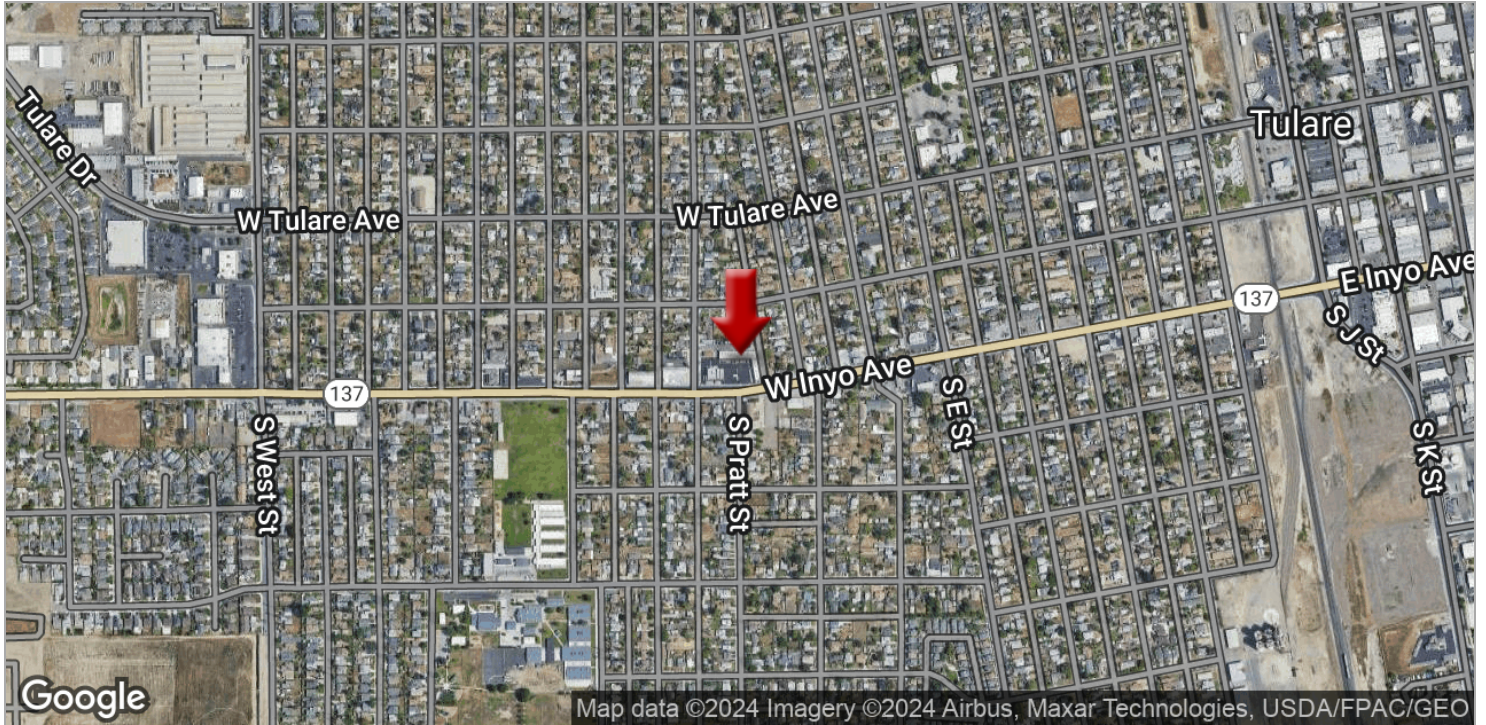
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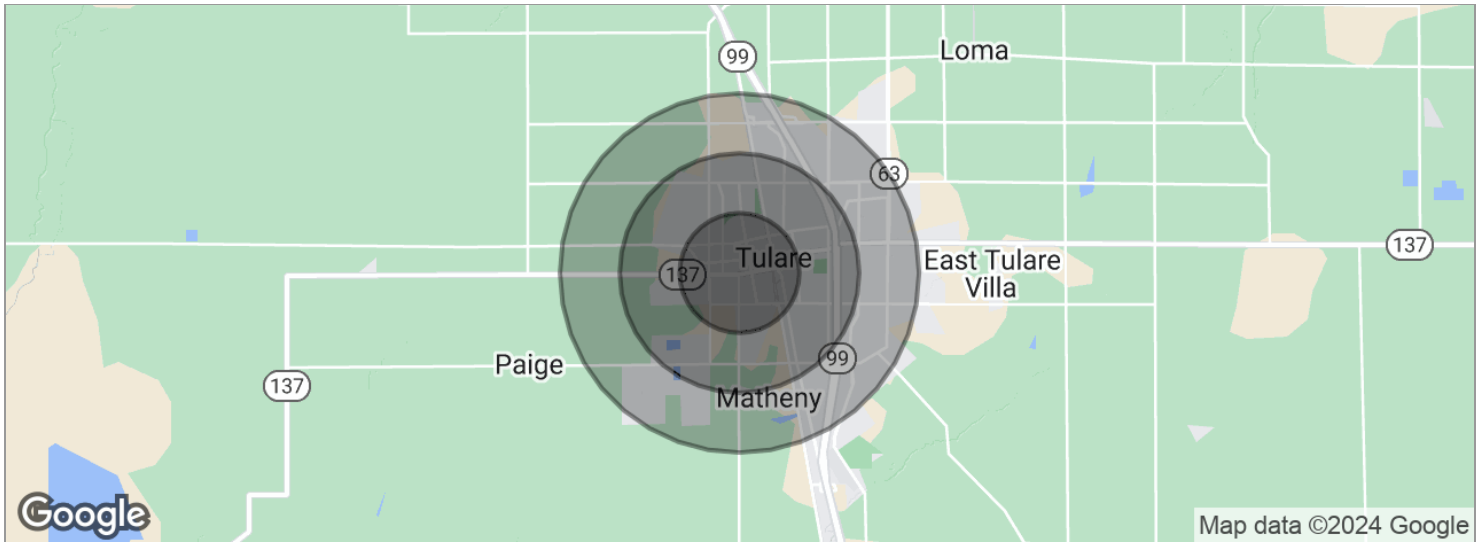
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	15,814	39,583	61,649
Median age	25.5	28.3	29.4
Median age (male)	25.3	27.6	28.6
Median age (Female)	25.3	28.8	30.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,041	11,247	18,300
# of persons per HH	3.9	3.5	3.4
Average HH income	\$41,278	\$48,520	\$53,646
Average house value	\$191,585	\$232,713	\$249,624
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	73.5%	63.8%	57.9%
RACE (%)	1 MILE	2 MILES	3 MILES
White	75.5%	77.4%	78.4%
Black	5.9%	5.5%	4.7%
Asian	3.8%	2.7%	2.3%
Hawaiian	0.0%	0.0%	0.0%
American Indian	1.0%	0.6%	0.8%
Other	11.0%	11.1%	10.8%

\* Demographic data derived from 2020 ACS - US Census

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