

OFFICE FOR LEASE

FULLY REMODELED 1ST CLASS OFFICE SPACES IN CENTRAL TULARE

446 N M St, Tulare, CA 93274



OFFERING SUMMARY

AVAILABLE SF:	1,863 - 2,112 SF
LEASE RATE:	\$1.35 SF/month (MG)
LOT SIZE:	1.424 Acres
BUILDING SIZE:	23,578 SF
RENOVATED:	2021
ZONING:	Commercial
PARKING:	2.5 Spaces/1,000 SF
MARKET:	Central Tulare
SUBMARKET:	Cross Ave Retail
DAILY TRAFFIC COUNT:	21,812

CLICK HERE TO VIEW VIDEO

PROPERTY HIGHLIGHTS

- Interior Remodel Complete w/ High-End Finishes
- Class "A" Office Space: \pm 1,863-2,112 SF Available
- Various Sized Office Configurations w/ New Paint & Flooring
- High Traffic: 11,567 @ Cross Ave, 6,489 @ M St, & 9,481 @ N St
- Offices, Break Rooms, & Executive Conference Rooms
- Move-In Ready Condition | 703' Frontage w/ 4 Curb Cuts
- Well-Known Freestanding Building + Parking & Signage
- Private Offices, Open Rooms, Multiple Entrance Points
- Parking On All Sides Of Building on \pm 1.424 Acres
- Convenient Location w/ Access to CA-99 and CA-137
- Excellent Presence Surrounded with Quality Tenants
- Energy Efficient Improvements - Low Cost Bulk Rate Utilities
- Near Downtown & Central District w/ Cross Ave Frontage

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PROPERTY OVERVIEW

±23,578 SF professional office complex offering fully remodeled "Class A" office space. Prime location next-door to the Tulare Public Library/Council Chambers, across from the Starbucks/Union Crossing and Heritage Place Shopping Centers. ±1,863-2,112 SF available where each unit has a dedicated actual street address, private entrance, private restrooms, signage, and ample parking on ±1.424 acres. Features/setups include high speed internet, ample power plugs, bright LED lighting, conference & break rooms, and various private offices. The first-class recent remodel includes brand-new hard-surface flooring throughout, clean and upgraded restrooms, modern moldings throughout, updated energy efficient features, LED lighting, fresh interior/exterior paint, secure solid core commercial doors inside/out, and lush landscaping. See Flyer Page 3 for unit size and Page 4 for floorplan. Additional TI's available.

LOCATION OVERVIEW

Visible location in the heart of Tulare, CA on the entire city-block/corner of E Cross Ave between N "M" St and N "N" St. Just west of CA-99, north of Ca-137, east of N "J" St, south of Prosperity Ave. Located across from the DMV, O'Reilly, Starbucks, Deli Delicious, AT&T, Grocery Outlet, McDonalds, Fit Republic, Round Table Pizza, Little Caesar's Pizza, Walgreens, Carl's Jr., Subway, Valero, Aarons, Cricket, Round Table Pizza, TNT Quick Lube, Coco Loco, the Public Library, many Schools, National Tenants, and Government Buildings, and more!

Tulare is a city in Tulare County, California. The population was 59,278 at the 2010 census. Tulare is located in the heart of the San Joaquin Valley, eight miles south of Visalia and sixty miles north of Bakersfield. The city is named for the currently dry Tulare Lake, once the largest freshwater lake west of the Great Lakes. The city's mission statement is: "To promote a quality of life making Tulare the most desirable community in which to live, learn, play, work, worship and prosper." The Stockton seaport is 170 miles (270 km) away, and the Sacramento port is 207 miles (333 km) away. The Los Angeles and San Francisco ports are each approximately 200 miles (320 km) away, making Tulare a hub or central location for product movement.



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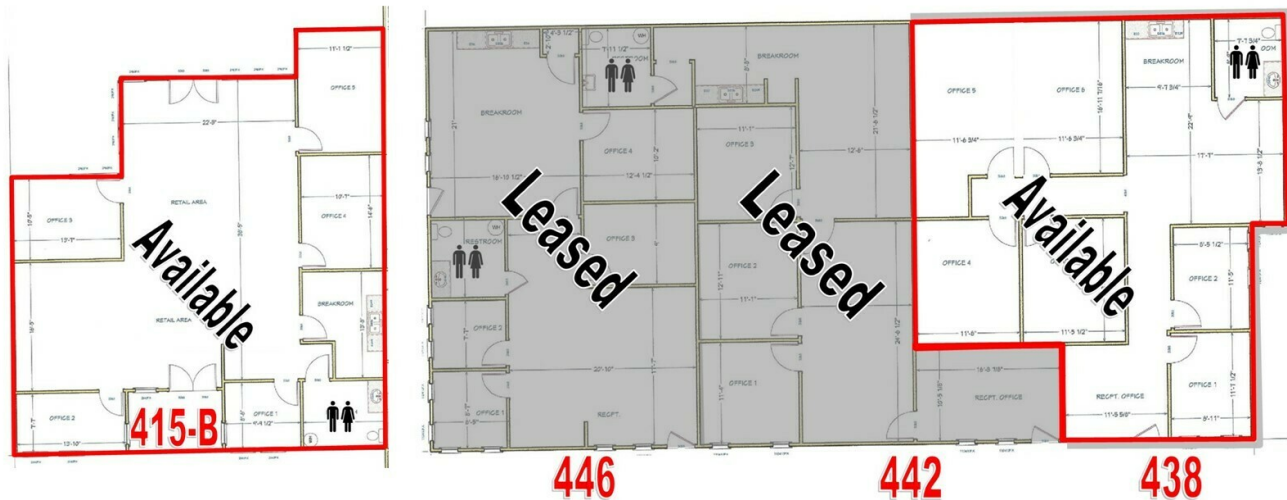
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
438 N M St	Office Building	\$1.35 SF/month	Modified Gross	1,863 SF	Negotiable	Front reception office, 4 offices (2 @ 11' x 12' & 2 @ 12' x 14'), 2 open areas (1 @ 11' x 22' & 1 @ 16' x 23'), break-room, & restroom.
415 E. Cross Ave	Office Building	\$1.35 SF/month	Modified Gross	2,112 SF	Negotiable	End cap corner unit w/ Cross and "M" Street frontage. Large open 40' x 25' showroom/open area w/ (5) 12' x 14' offices, private restroom, breakroom & tall ceilings.

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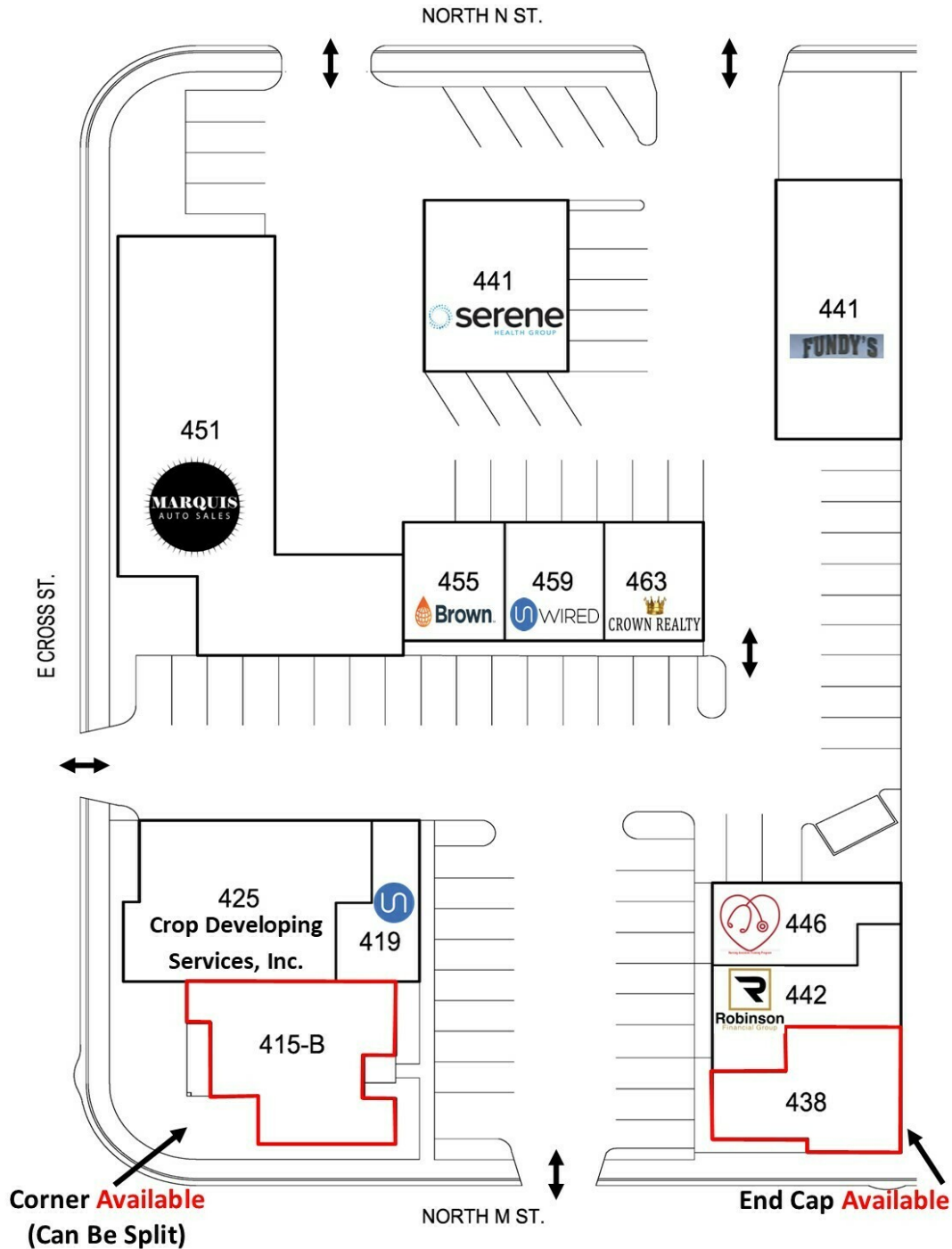
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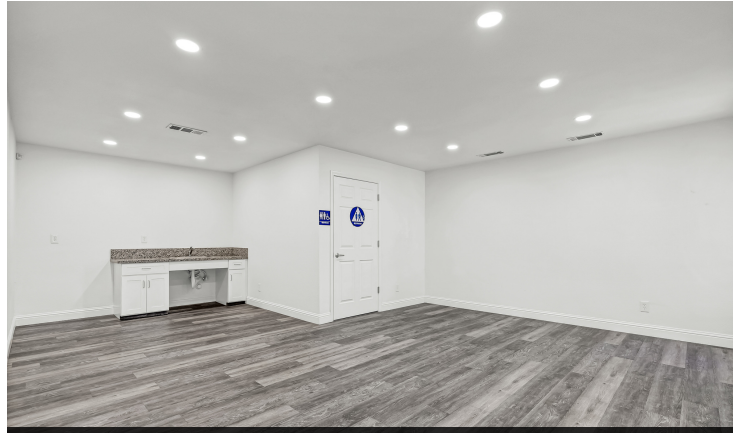
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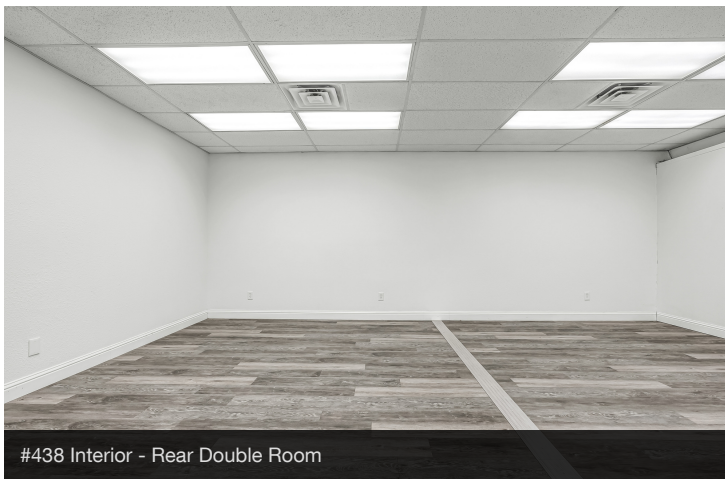
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#438 Interior - Front Reception/Offices



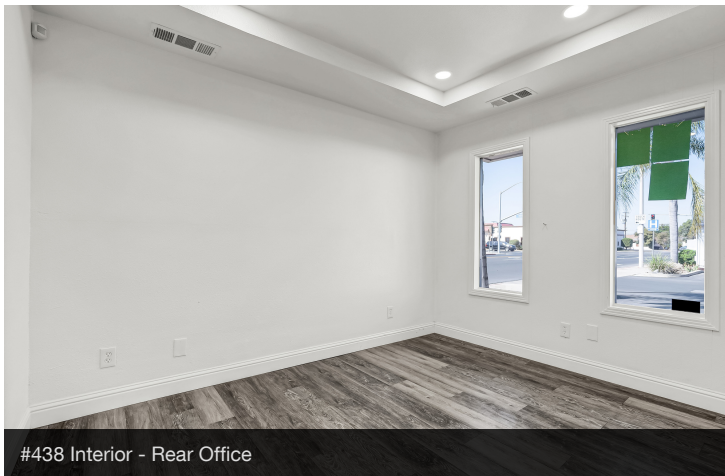
#438 Interior - Middle Open Room



#438 Interior - Rear Double Room



#438 Interior - Front Office



#438 Interior - Rear Office



#438 Interior - ADA Restroom

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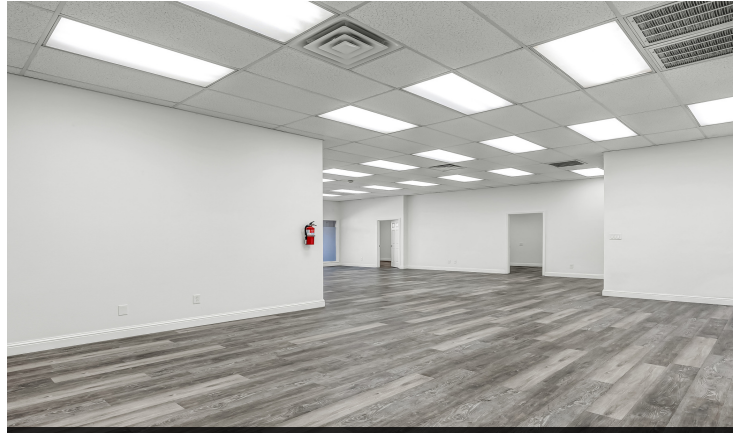
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#415-B Interior - Rear Bull Pen / Side Offices



#415-B Interior - Front Bull Pen / Offices



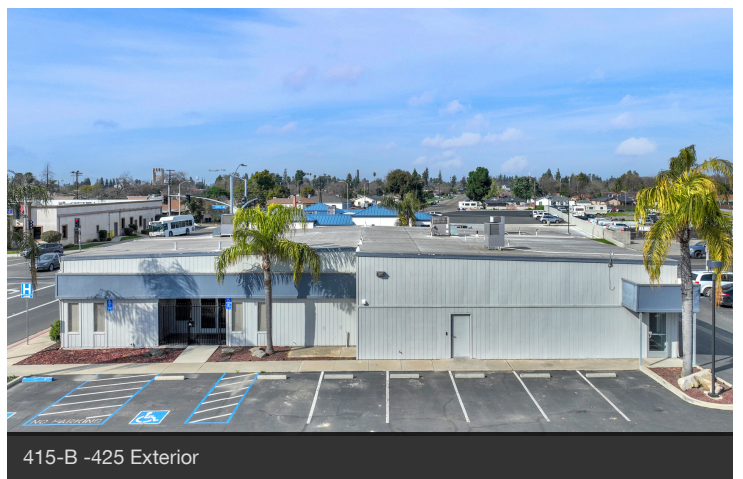
#415-B Interior - Offices



#415-B Interior - Breakroom



415-B -425 Exterior



415-B -425 Exterior

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#442 Interior - Front Bullpen & Front Offices



#442 Interior - Front Bullpen & Front Offices



#442 Interior - Front Office



#442 Interior - Rear Sink & ADA Restroom



#442 Interior - Rear Sink & Kitchenette



#438-446 Exterior

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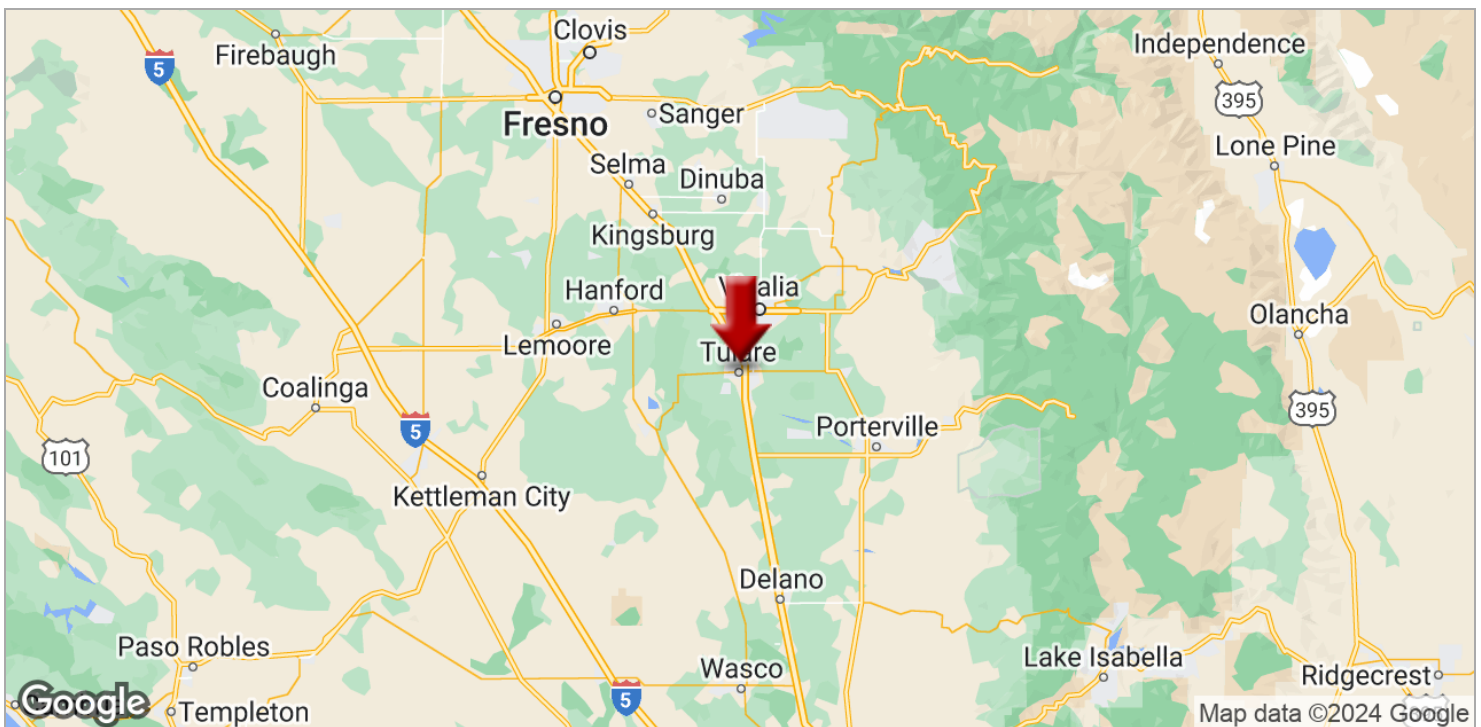
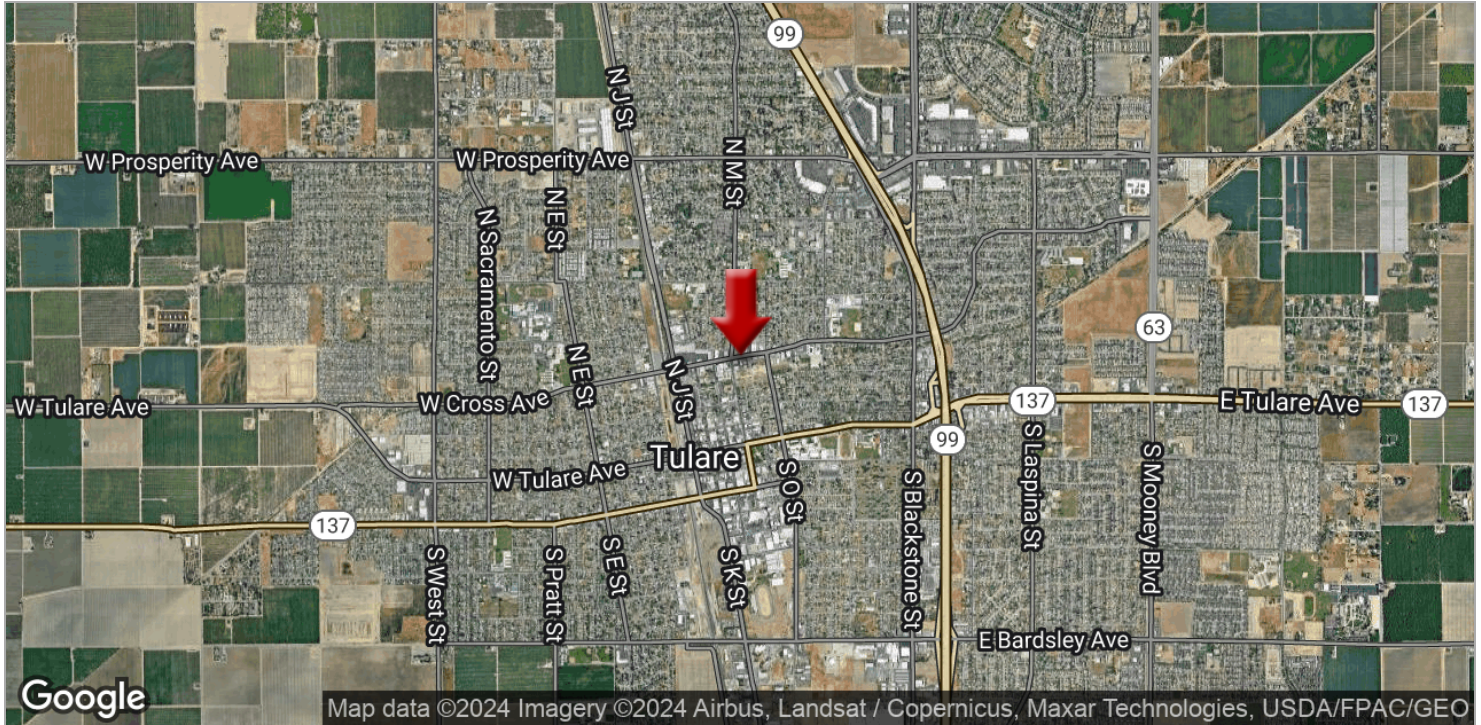
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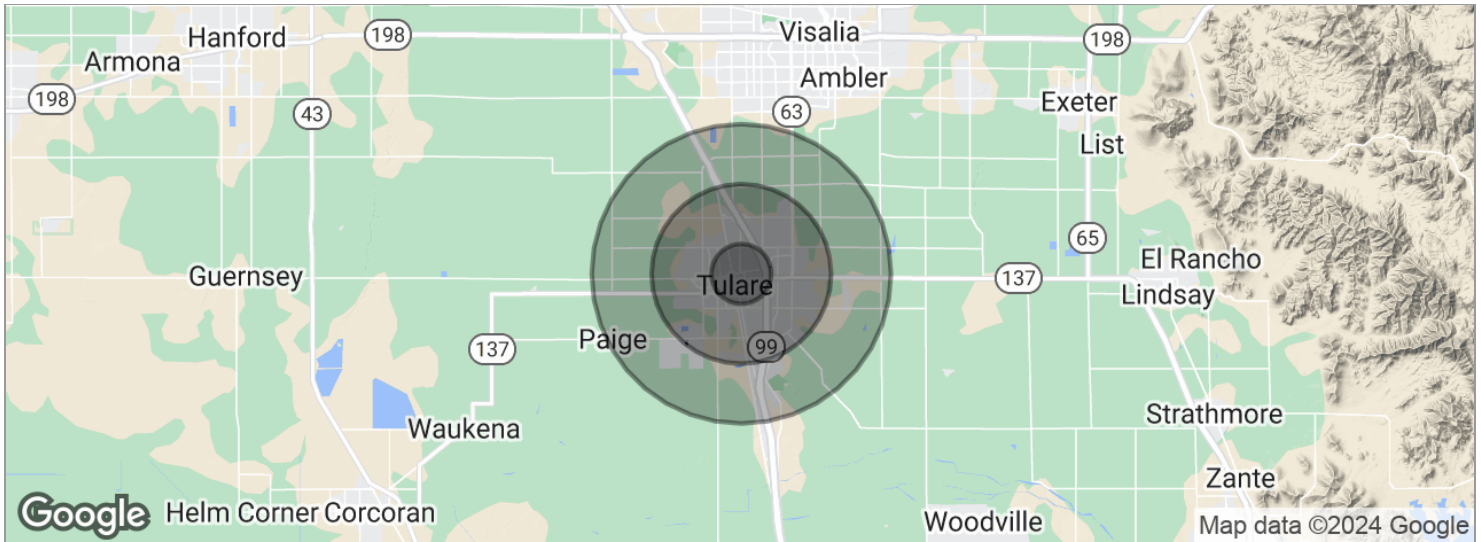
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,949	63,633	72,060
Median age	33.0	29.6	29.7
Median age (male)	31.0	28.7	28.9
Median age (Female)	34.6	30.4	30.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,577	19,061	21,614
# of persons per HH	3.0	3.3	3.3
Average HH income	\$56,107	\$54,505	\$55,765
Average house value	\$260,512	\$251,281	\$252,297
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	50.1%	56.6%	55.1%
RACE (%)	1 MILE	3 MILES	5 MILES
White	82.5%	78.5%	78.7%
Black	4.5%	4.5%	4.3%
Asian	2.3%	2.2%	2.5%
Hawaiian	0.0%	0.0%	0.1%
American Indian	0.6%	0.9%	0.8%
Other	7.8%	10.8%	10.6%

* Demographic data derived from 2020 ACS - US Census

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