

## OFFICE FOR LEASE

PROFESSIONAL FIRST CLASS OFFICE SPACE IN EXETER, CA

216 E Pine St, Exeter, CA 93221



Lease Rate

**\$1.25 - 1.50  
SF/MONTH**

### PROPERTY HIGHLIGHTS

- First Class Medical & Professional Office Space in Exeter, CA
- (2) Economical Office Spaces on Top & Bottom Floor
- Move-In Ready Condition @ Below Market Rates!
- Beautiful Exterior Entrance & Mature Landscaping
- Located Near Professional Offices, Banks, Restaurants & Shopping
- Well-Known Freestanding Office Building
- Private Offices, Various Rooms, Multiple Entrance Points
- Ample Private Parking Lot on All Sides of the Building
- Convenient Location Between CA-65 and CA-198
- Excellent Pine St Presence Surrounded with Quality Tenants
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Nearby access to Highway 65 on/off ramps
- Visible Building Signage Available

### OFFERING SUMMARY

Building Size:	4,500 SF
Bottom Floor:	±2,250 SF
Top Floor:	±2,250 SF
Lot Size:	0.05 Acres
Number of Units:	2
Market:	Visalia/Porterville
Submarket:	Farmersvle/Exeter/Lindsay
Cross Streets:	Pine St & E St
APN:	135-134-010

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#### KW COMMERCIAL

7520 N. Palm Ave #102  
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### PROPERTY DESCRIPTION

(2) office spaces on top & bottom floor located directly off CA-65 in Exeter, CA. The spaces feature a functional layout offering multiple flexible configurations. Each level offers private offices, open areas, & private restrooms. Prime location offering ample parking and easy access to Highway 65 off/on ramps. The building features ample street parking on both the north & west side of the building along Pine St & E St.

### LOCATION DESCRIPTION

Attractive building offering strong demographics and traffic generators. Nearby CA-65 & 198 Freeways connect to all parts of central CA. On Pine Street just east of E Street, west of D Street, & north of Maple Street in Exeter, CA. Exeter is a city in Tulare County, California, United States. It is situated in the San Joaquin Valley near the foothills of the Sierra Nevada. Exeter is located on State Highway 65, 2 miles south of Highway 198 and 15 miles east of Highway 99. Professional manicured grounds and surrounded by lush landscaping with ample private parking. Close access to City Hall, & Exeter's Fire & Police Stations. Surrounding national tenants include McDonalds, Taco Bell, Save mart, Subway, Dollar General, Straw Hat Pizza, Rite Aid, R-N Market, & many others.



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### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Ground Floor	Available	2,250 SF	Modified Gross	\$1.50 SF/month
Top Floor	Available	2,250 SF	Modified Gross	\$1.25 SF/month

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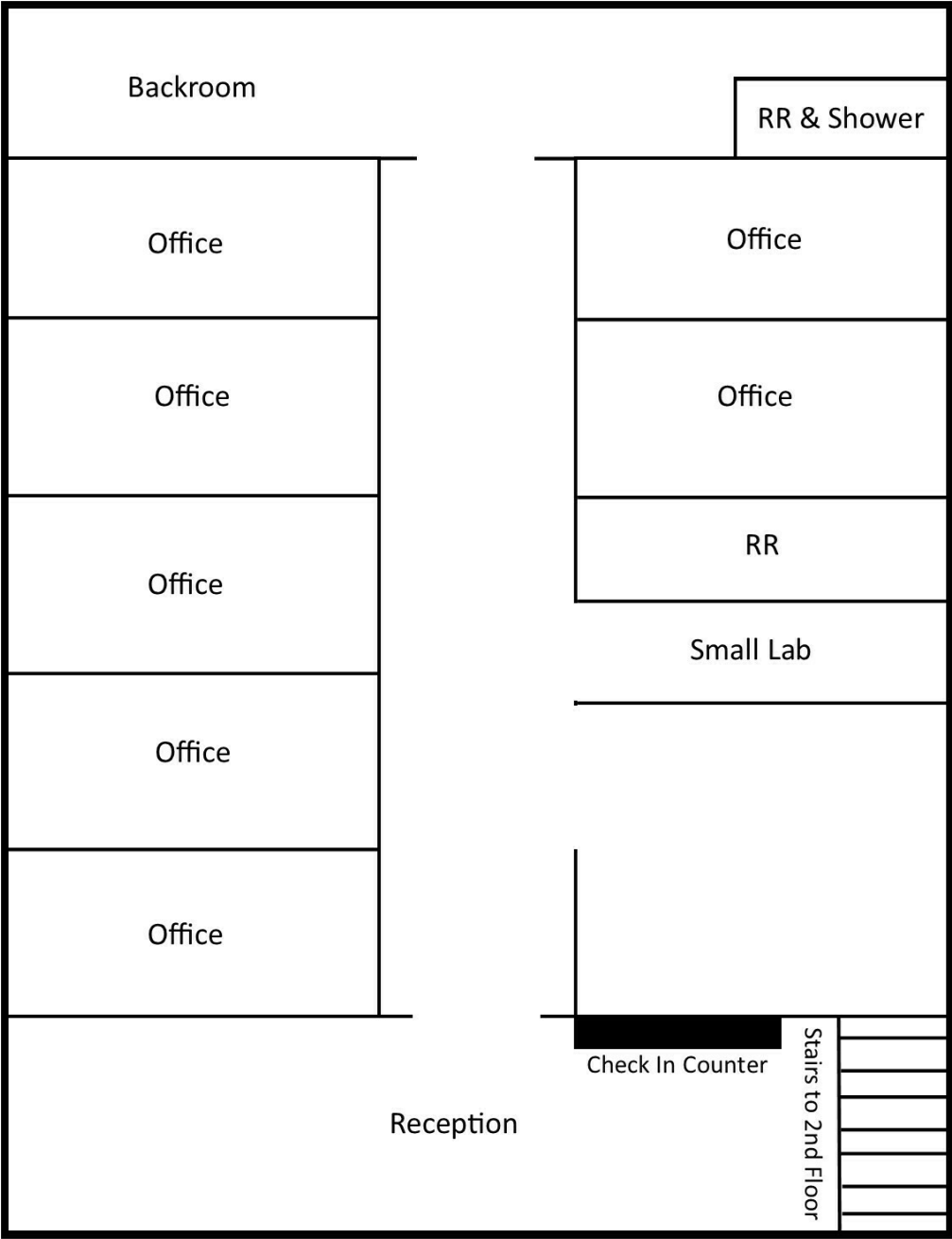
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Bottom Floor



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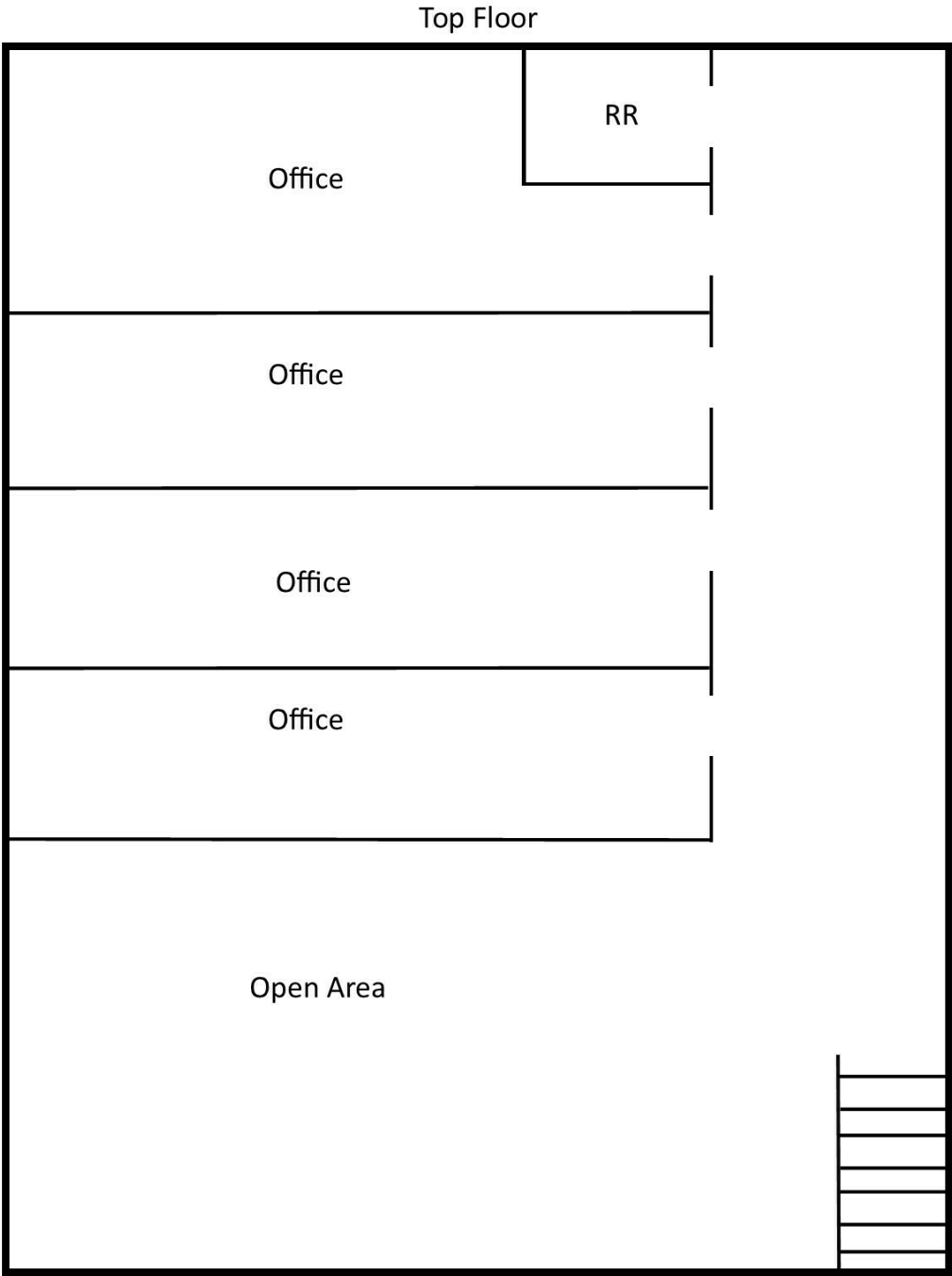
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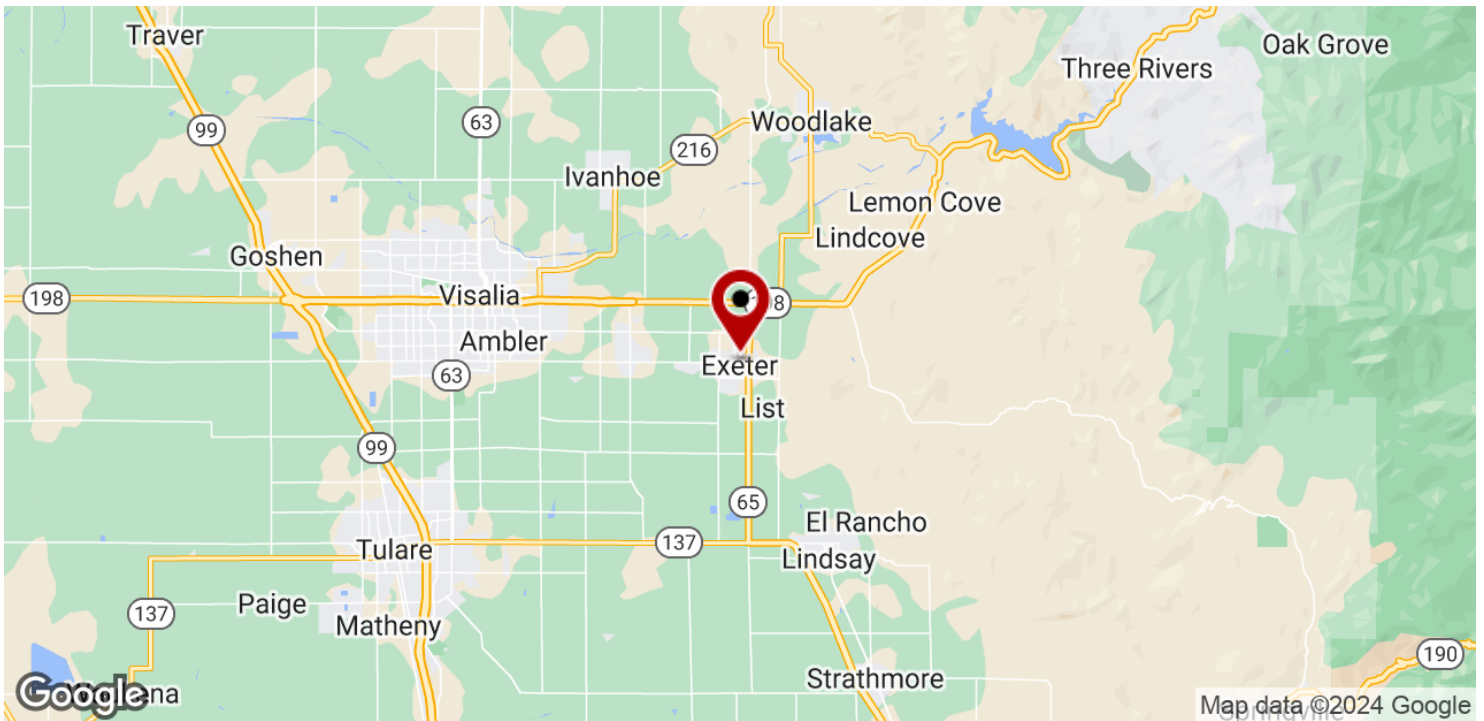
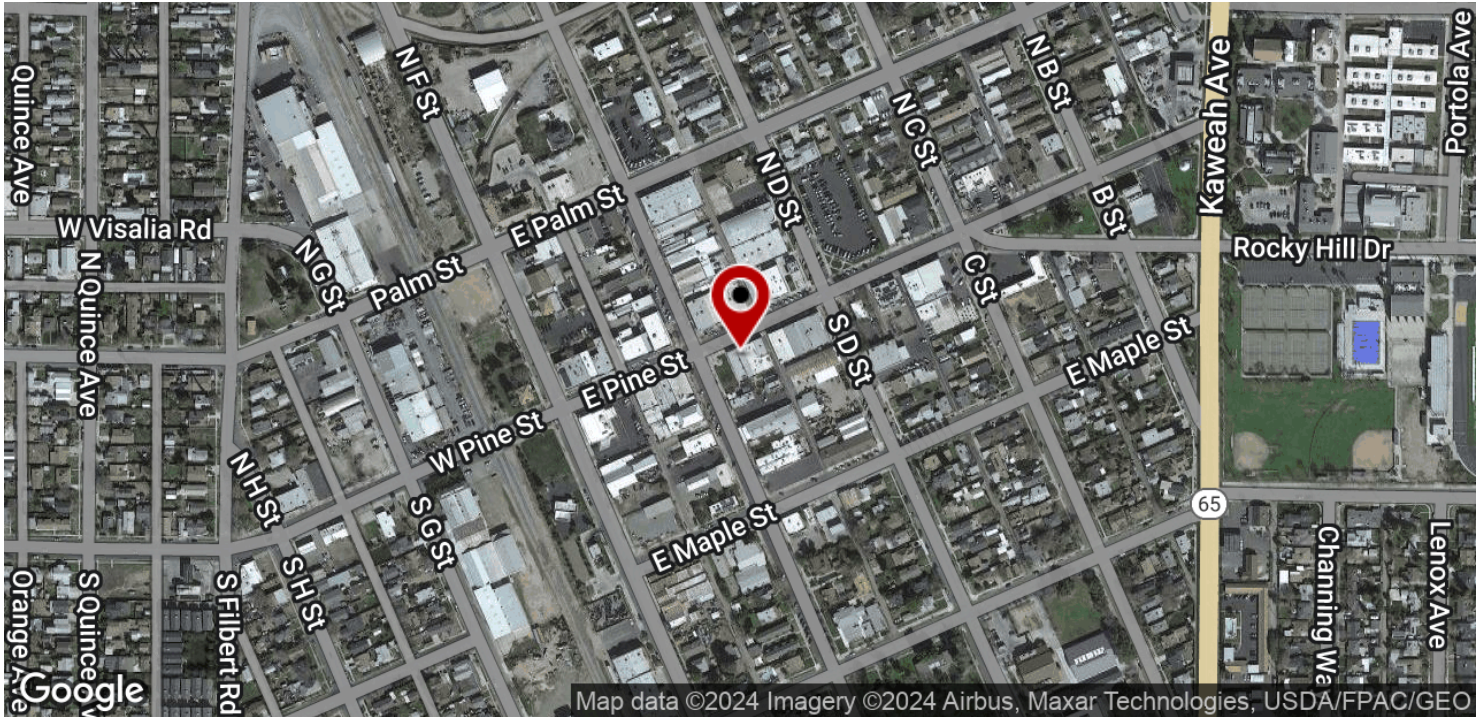
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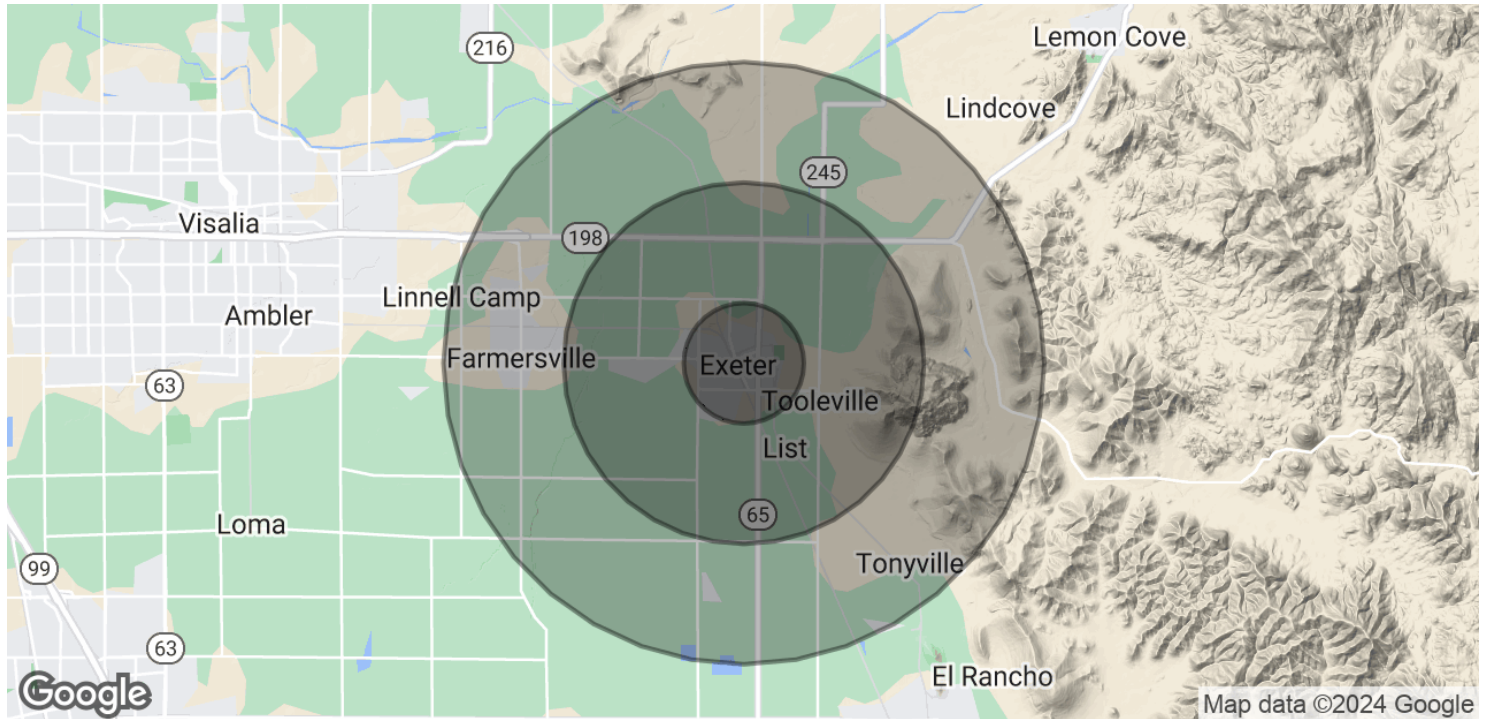
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,112	12,662	26,410
Average Age	34.6	37.7	35.1
Average Age (Male)	30.6	35.0	33.5
Average Age (Female)	37.1	39.7	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,602	4,652	8,731
# of Persons per HH	2.7	2.7	3.0
Average HH Income	\$61,000	\$71,183	\$66,153
Average House Value	\$271,247	\$299,595	\$253,786
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	48.4%	48.5%	65.0%

\* Demographic data derived from 2020 ACS - US Census

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