

## RETAIL FOR LEASE

### PRIME CROSS AVENUE HERITAGE PLAZA SPACES AVAILABLE

190 E Cross Ave, Tulare, CA 93274



Lease Rate

**\$0.90 - 2.25  
(NNN)  
SF/MONTH**

#### PROPERTY HIGHLIGHTS

- ±21,893 SF in Heritage Place Shopping Center
- Prime Retail Space with Multiple Configurations & Opportunities
- Busy & Established Retail Corridor | Ample Private Parking
- Underserved Retail Neighborhood w/ ±47,184 Cars Per Day
- Access to Public Parking on ±4.09 AC Lot
- Close Proximity to Major Traffic Generators & Fwy 99 Ramps
- Great Access & Visibility w/ High Level of Consumer Traffic
- ±21,893 SF Available Surrounded w/ Quality Tenants
- Densely Populated Trade Area w/ 68,951 People in 3-Miles
- Great Exposure w/ E Cross Ave & N J Street Ave Frontage w/ 4 Curb Cuts
- 125,564 Daytime Population | 40,624 Households

#### OFFERING SUMMARY

Building Size:	115,545 SF
NNN's:	Fixed @ \$0.40/SF/Month
Available SF:	5,000 - 21,893 SF
Lot Size:	0.505 Acres
Center Size:	±115,545 SF
Year Built:	1989
Zoning:	C-4
APN:	170-310-014
Cross Streets:	Cross Ave & J St
Traffic Counts:	±47,184 CPD

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#### PROPERTY DESCRIPTION

The Heritage Plaza Shopping Center is well-located on one of Tulare's busiest retail corridor - Cross Avenue - historically serving the vast majority of Tulare's residents. ±21,893 SF consisting of a 21,893 SF former Rite Aid space (with Pylon Signage). The center is in close proximity to CA-99 and provides a mix of national, regional and local tenants. TI's are available.

#### LOCATION DESCRIPTION

This property is well located just West HWY 99, north of HWY 137/ Tulare Avenue & South W Pleasant Avenue. The shopping center is surrounded by many national and regional retailers, and boast high traffic counts on E Cross Avenue and great population density. Neighboring national tenants include McDonalds, Starbucks, The Habit, Dutch Bros, A&W, Rue21, Maurices, Ross, Dollar Tree, West America Bank, Bank of the Sierra, Citizens Bank, Blaze Pizza, Circle K, Union Bank, IHOP, VIP Pizza, Mikey V's, Wells Fargo, and many others!



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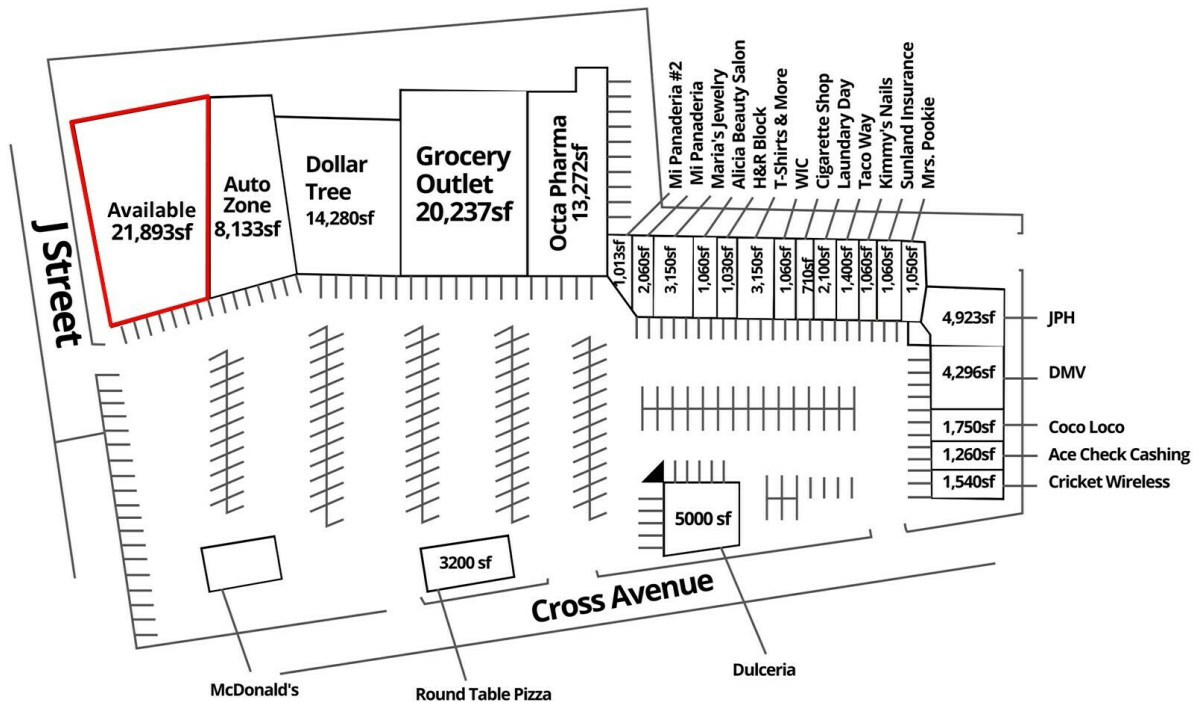
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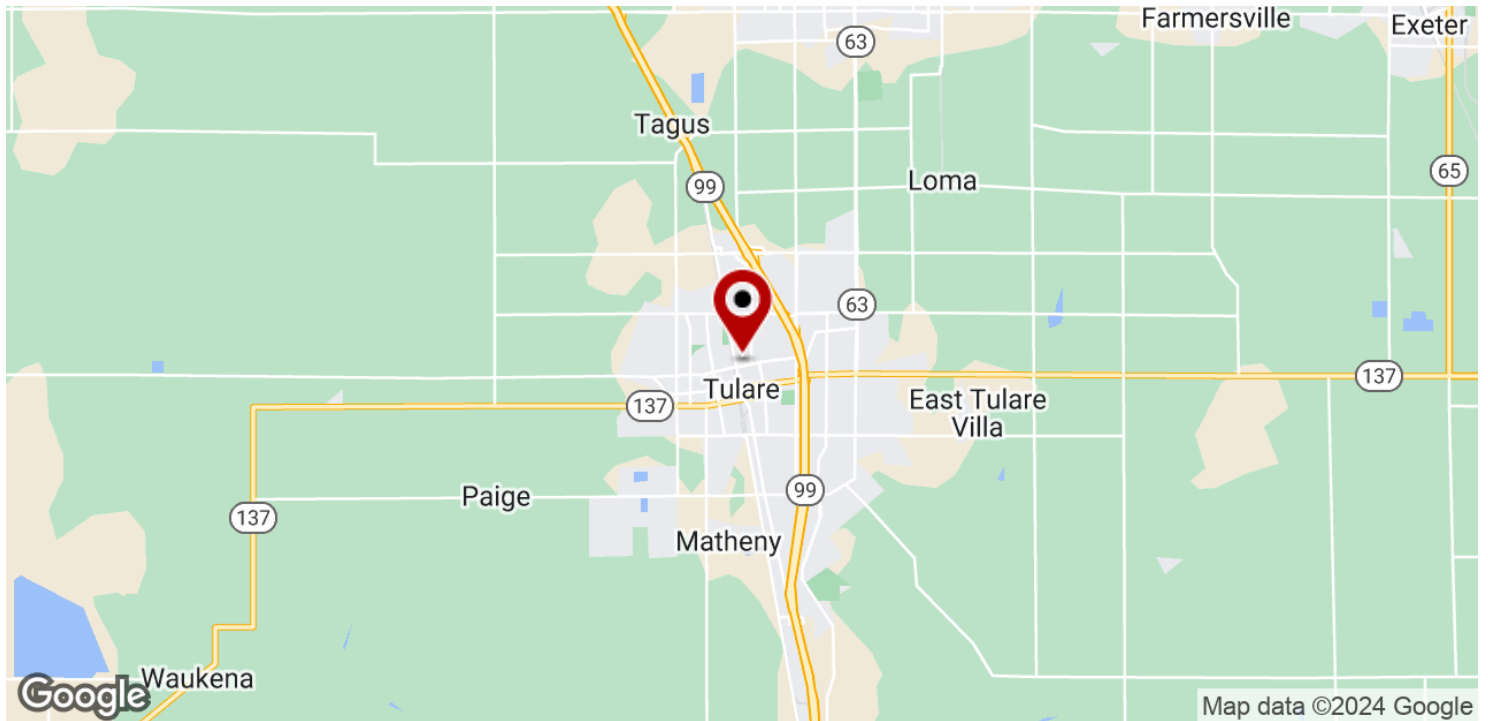
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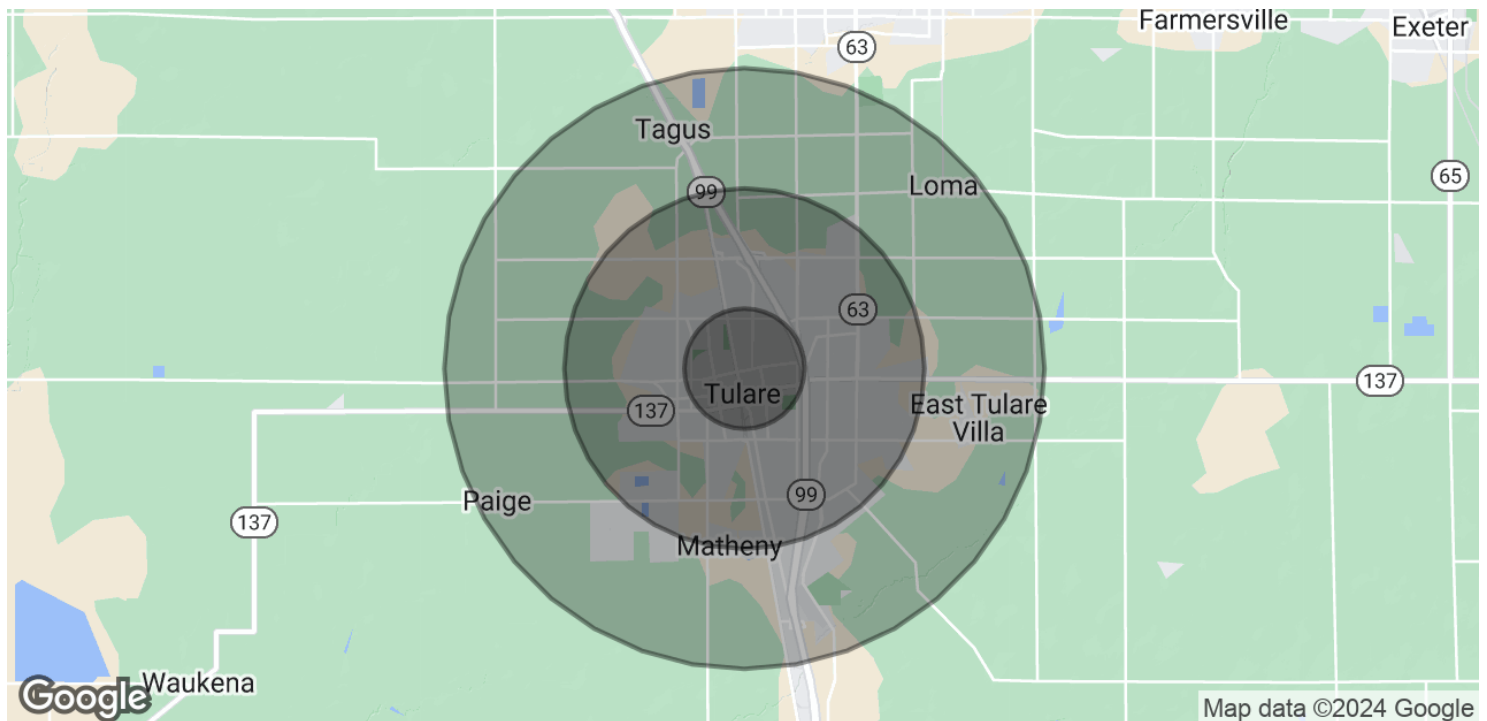
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,313	114,593	325,576
Average Age	32.1	32.3	31.1
Average Age (Male)	29.1	30.5	30.0
Average Age (Female)	35.3	34.4	32.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,662	40,865	108,383
# of Persons per HH	2.5	2.8	3.0
Average HH Income	\$45,026	\$60,189	\$63,262
Average House Value	\$298,882	\$306,537	\$320,929
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	31.7%	30.3%	34.7%

\* Demographic data derived from 2020 ACS - US Census

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