

# LAND FOR SALE

4 COMMERCIAL RETAIL PARCELS AVAILABLE OFF HWY-99 IN TULARE, CA

1849 Retherford, Tulare, CA 93274



Sale Price

**\$1,028,016 -  
\$2,692,008**

## OFFERING SUMMARY

Lot Size:	±2.95 - 36.64 Acres
APN's:	166-180-015, 166-140-060, 166-230-003, 166-230-004
Price/SF:	\$7.00-8.00
Zoning:	Commercial - Retail
Market:	South East Tulare
Submarket:	Tulare Retail
Traffic Count:	±134,534 CPD

## PROPERTY HIGHLIGHTS

- HWY-99 Frontage w/ Great Retherford Access/Exposure
- ±2.95 - ±36.64 Acres Available North of Tulare Outlets
- High Average Income Area Underserved for Retail
- (4) Parcels Together or Separate: ±2.95, 3.36, 10.30 & 20.03 Acres
- Prime Retail Lots | Shovel Ready | High Identity Location
- Busy Signalized Intersection @ Primary Retail Corridor
- Situated Near Many Existing and New Housing Developments
- Near Major Corridors Servicing College, Airport, Downtown, & Schools
- Many Nearby Amenities | Potential For Parcels To Be Divided
- Prime Land w/ Nearby CA-99 & Cartmill Ave Access
- Easy Access to Upgraded HWY 99 Off/On Ramps
- Optimal Visibility w/ 134,534 Cars Per Day
- Unmatched Level of Consumer Traffic & High Volume Exposure
- North & South Bound Traffic Generators Near Highway 99 & Airport
- Ideal for Fast Food, Fuel Station, Hotel, Super Market, & More!
- Proposed Retail Developments both North & South

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## PROPERTY DESCRIPTION

±2.95 - ±36.64 Acres of Highway Commercial Retail Development land located off Exit Cartmill Ave just off of State Route CA 99. Highly visible location with easy nearby Highway Exit and Entrance with long frontage along HWY-99 and Retherford Street. The 4 parcels are located directly North of the Tulare Outlets. Currently split into 4 parcels offering ±2.95 AC, ±3.36 AC, 10.30 AC and ±20.03 AC, zoned commercial retail, with potential to subdivide into the desire size needed. Conveniently located off high traffic corner offering 1,120' frontage on HWY-99 and 636' frontage on Retherford Street. Excellent existing access from Retherford Street, Hillman Street and Cartmill Ave, roads have adequate capacity, is within the holding capacity, conforms to policies, avoids traffic congestion, and is shovel ready.

Strategically positioned at the full interchange with both north and south bound loop on and off-ramps, which carry approximately ±134,534 cars per day; CA-99: ±60,788 northbound and ±56,395 southbound; Cartmill Ave: ±8,527 westbound and ±8,824 eastbound. Existing ramps dispense traffic near the subject property. Flexible commercial zoning uses include convenience store, car wash, hotel, conference center, quick serve & sit-down restaurants, food market, retail strip center, professional office, etc. All wet & dry utilities at site.

## LOCATION DESCRIPTION

Strategically located off the interchange of CA State Highway 99 & Cartmill Ave in Tulare, CA. Location is 1 intersection West of the most recent growth point of town, surrounded by a large housing tracts and commercial developments. Property benefits directly from the re-alignment of Mooney Blvd shifting traffic to pass in front of this property on all sides, in addition to a signalized corner that will be created. Easy north/south Hwy 99 access & will benefit from this large, expanding commercial market. These parcels are located on the SWC of Cartmill Ave & Retherford servicing the Porterville, Tulare and Visalia markets.

Tulare, California is located in Tulare County and anchored by the heavily traveled State Highway 99. It is a growing city between Fresno and Bakersfield of the Central San Joaquin Valley covering 4839 square miles. It is ideally part of the Visalia, Tulare Metropolitan Area with a population of 442,179, Within the cities of Dinuba, Exeter, Farmersville, Lindsay, Porterville, Visalia and Woodlake.



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# OF LOTS 4 | TOTAL LOT SIZE 2.95 - 20.03 ACRES | TOTAL LOT PRICE \$1,028,016 - \$2,692,008 | BEST USE -

STATUS	LOT #	APN	SUB-TYPE	SIZE	PRICE
Available	10.3 Acres	166-230-003	Retail	10.3 Acres	\$2,692,008
Available	2.95 Acres	166-140-060	Retail	2.95 Acres	\$1,028,016
Available	3.36 Acres	166-180-015	Retail	3.36 Acres	\$1,170,888
Available	20.03 Acres	166-230-004	Retail	20.03 Acres	N/A

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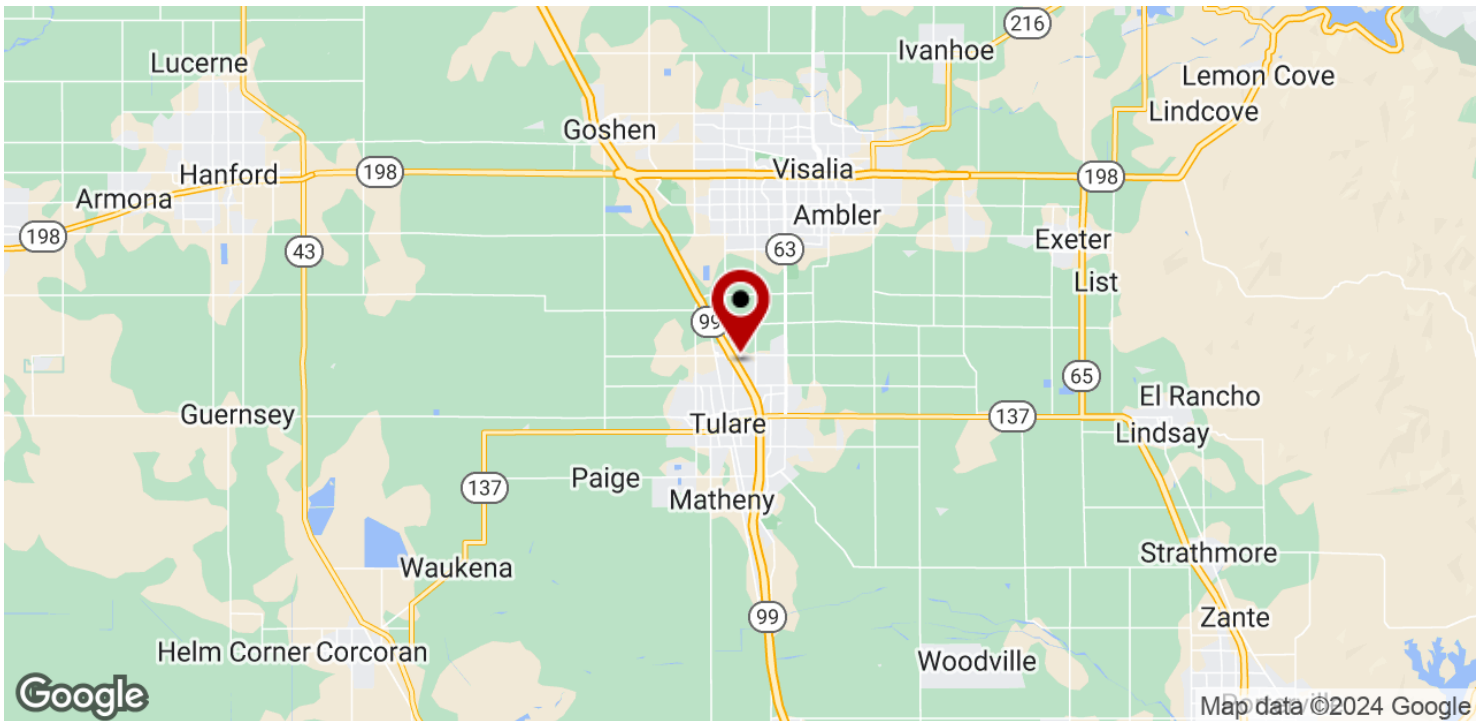
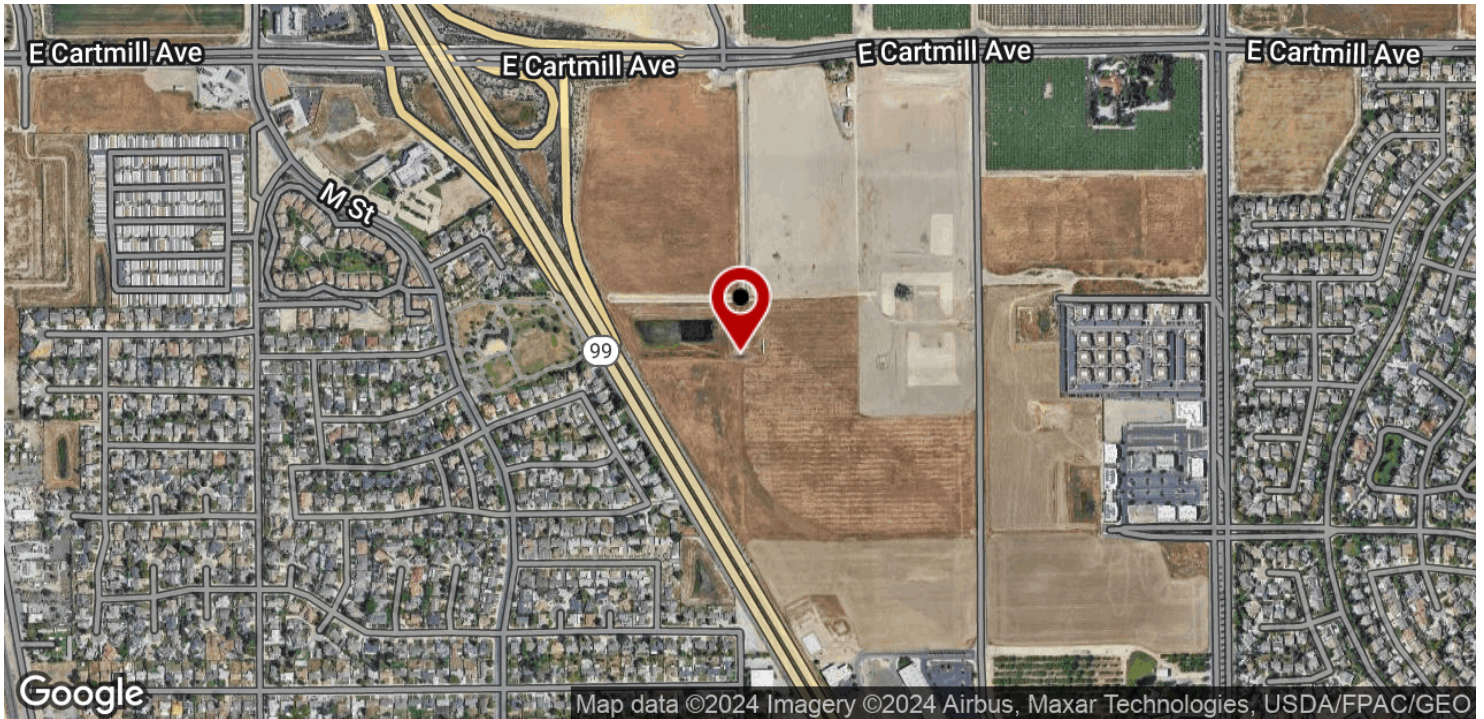
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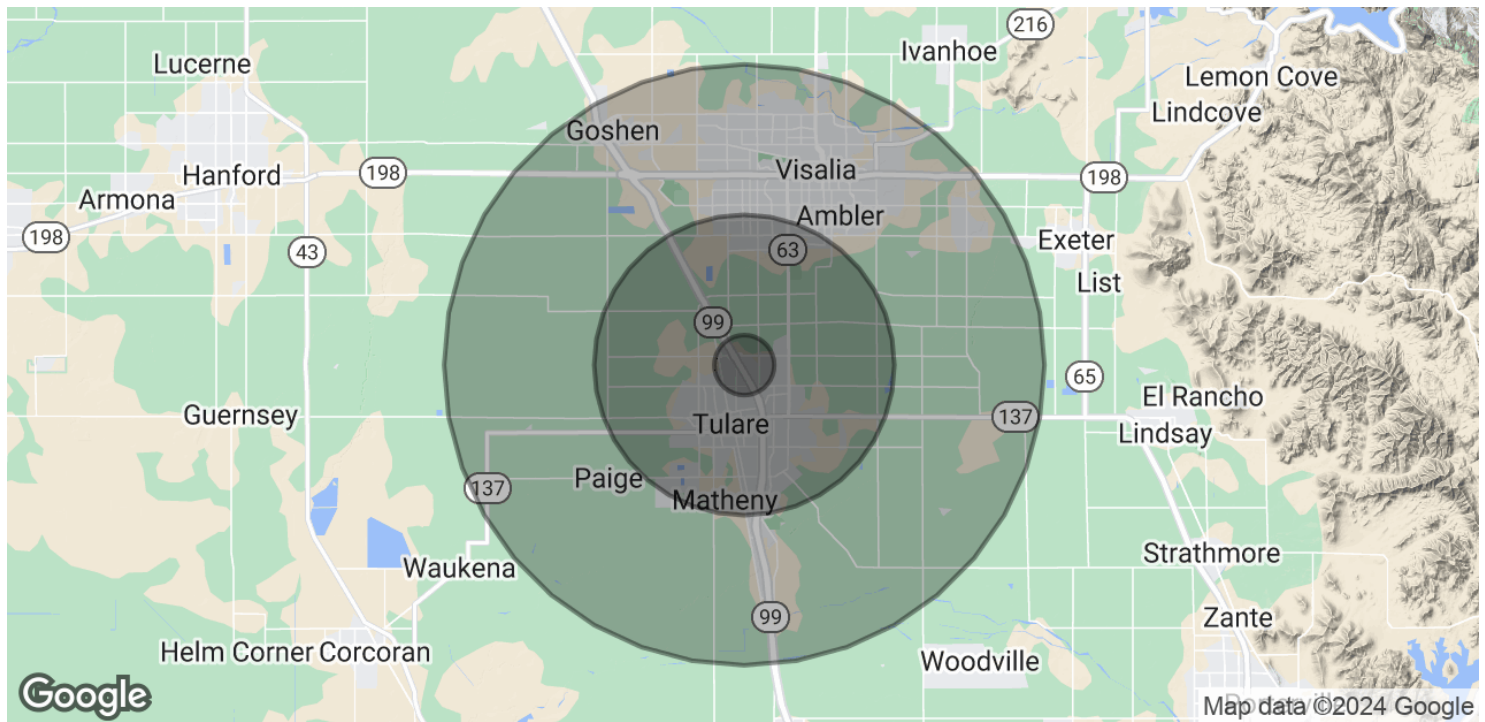


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,705	68,963	164,397
Average Age	28.9	29.8	31.8
Average Age (Male)	29.6	28.9	30.9
Average Age (Female)	28.7	30.5	33.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,026	20,701	53,211
# of Persons per HH	3.3	3.3	3.1
Average HH Income	\$54,972	\$56,204	\$61,873
Average House Value		\$250,568	\$266,520
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	54.9%	55.1%	46.9%

\* Demographic data derived from 2020 ACS - US Census

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