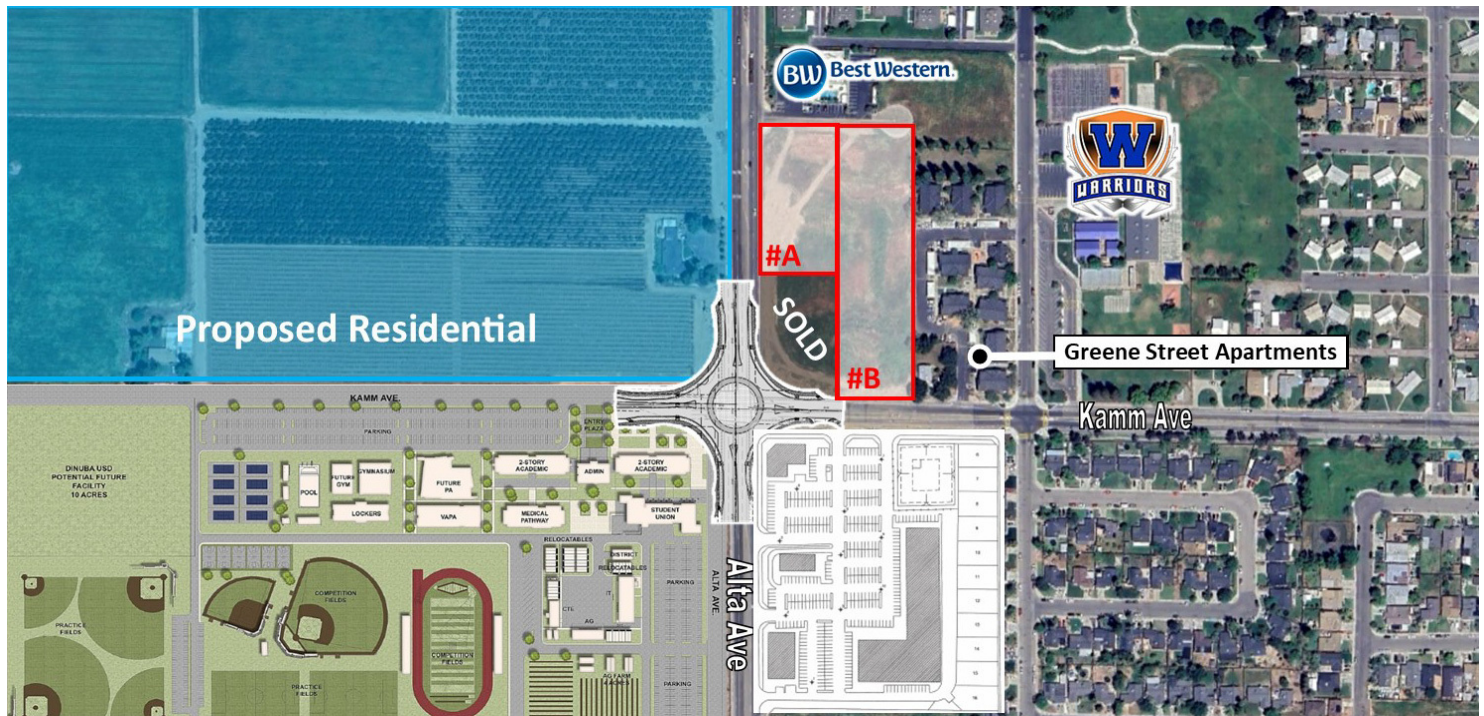


LAND FOR SALE

RETAIL PARCELS AVAILABLE ON NEC OF ALTA/KAMM IN DINUBA, CA

1500 S Alta Ave, Dinuba, CA 93618



Sale Price

**\$725,000 -
\$750,000**

OFFERING SUMMARY

Available SF: 63,993 - 72,235 SF
Lot Size: 3.13 Acres
#A (Retail): \$750,000
#B(Storage): \$725,000
Zoning: Commercial
Market: Dinuba
Submarket: Alta Avenue Retail
Cross Streets: Alta & Kamm Avenue
APN's: A: 017-210-019
B: 017-210-011
Traffic Counts: ±70,245 CPD

PROPERTY HIGHLIGHTS

- ±1.47 & ±1.66 Acres of Shovel Ready Development Land
- High Identity Location | Prime Retail Lots | Utilities At Site
- Surrounded By Dinuba's Highest Trafficked Roads & Major Arterials
- High Average Income Area Undeserved for Retail
- Busy Signalized Intersection @ Primary Retail Corridor
- Proposed Retail Developments Both North & South
- Located Across From Dinuba's New High School
- Situated Near Many Existing & Planned Developments
- Can Be Purchased Separate or Together
- Surrounded By Growth, Both Residential & Commercial
- Unmatched Level of Consumer Traffic & High Volume Exposure

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LAND FOR SALE

RETAIL PARCELS AVAILABLE ON NEC OF ALTA/KAMM IN DINUBA, CA

NEC Corner Of Alta Avenue & Kamm Avenue, Dinuba, CA 93618



PROPERTY DESCRIPTION

Two commercial land parcels available that can be purchased separate or together. These parcels are located in Dinuba, CA on well known NEC of Alta Avenue (Road 80) and Kamm Avenue (Avenue 408). The new high school being built at intersection provides greater traffic counts in near future. Kamm Ave traffic counts are 7,670/day and Alta Avenue is 25,324/day for a total of 32994 cars per day just in this intersection. Existing plans in place for gas station/storage facility as follow: Parcel A: $\pm 63,993$ SF & Parcel B: $\pm 72,235$ SF. Coming from Visalia, this site is the very first commercial property as you enter the City of Dinuba. The property is located at a signalized intersection which provides quick access to nearby highway 201. The zoning is flexible and allows for a variety of commercial uses.

LOCATION DESCRIPTION

These parcels are located in Dinuba, CA and sit north of Kamm Avenue (Avenue 408), east of Alta Avenue (Road 80), south of Vassar Avenue and west of Greene Avenue. The site is located just 1/2 mile from the new Super Walmart Center, and is in close proximity to many new and established housing tracts, the historic downtown, motels, restaurants and the new golf course. National nearby tenants include Walmart, Starbucks, McDonalds, Taco Bell, Jack in the Box, Carl's Jr., Burger King, Dutch Bros, Grocery Outlet, Family Dollar, I Hop, Big 5, KFC, Fosters Freeze, Bank of the Sierra, Mechanics Bank, Sonic, & many others!

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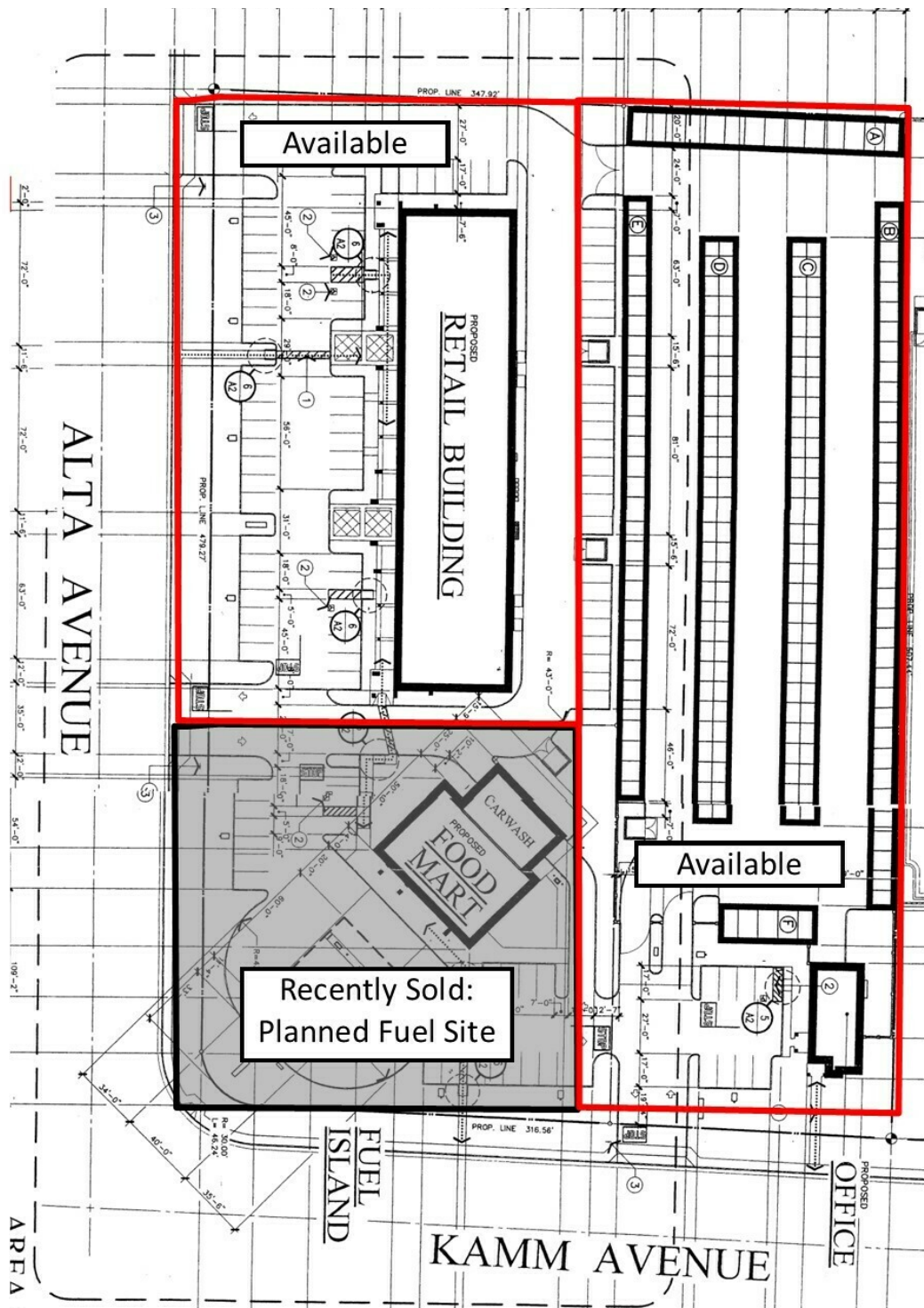
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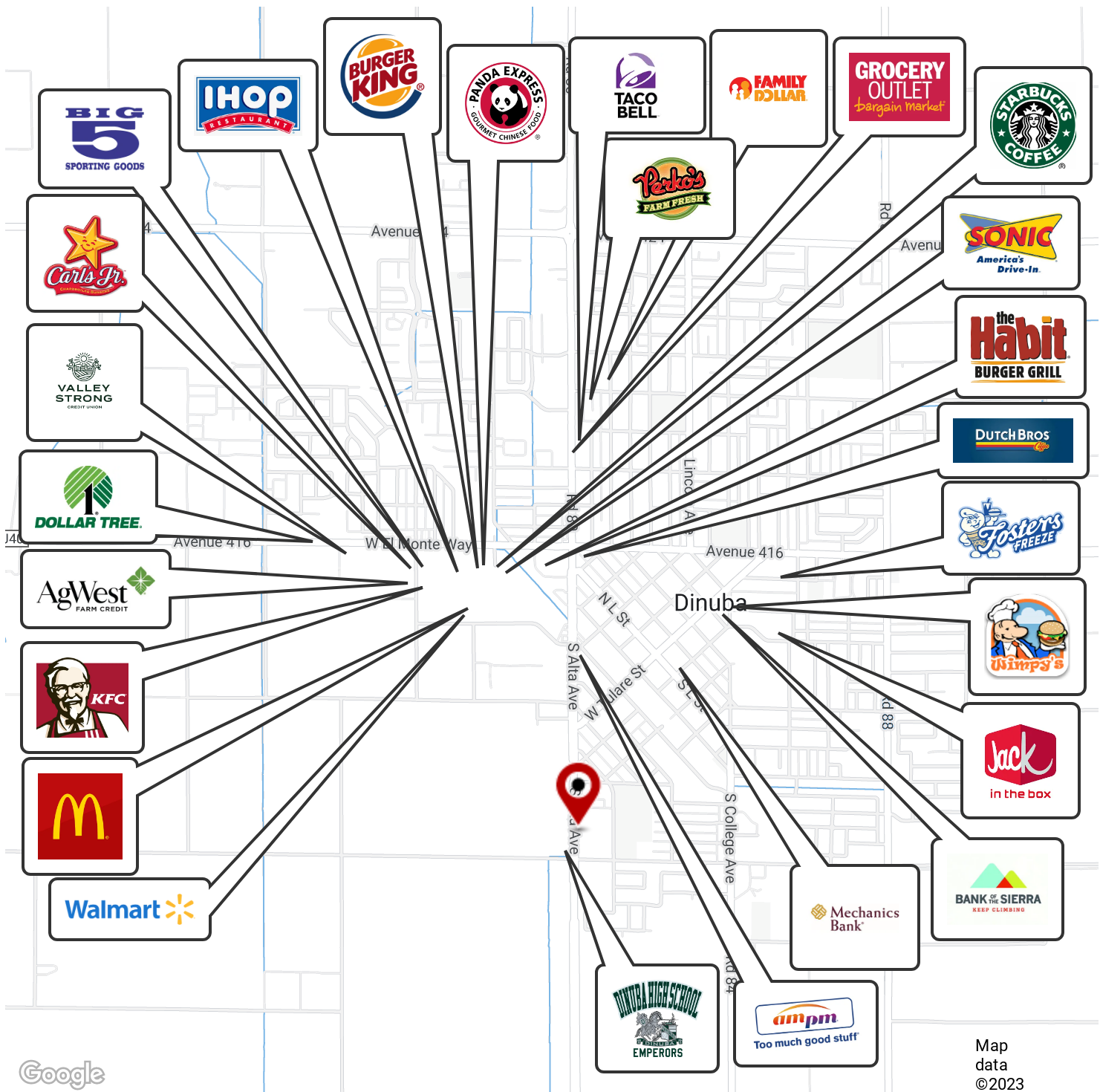
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Map
data
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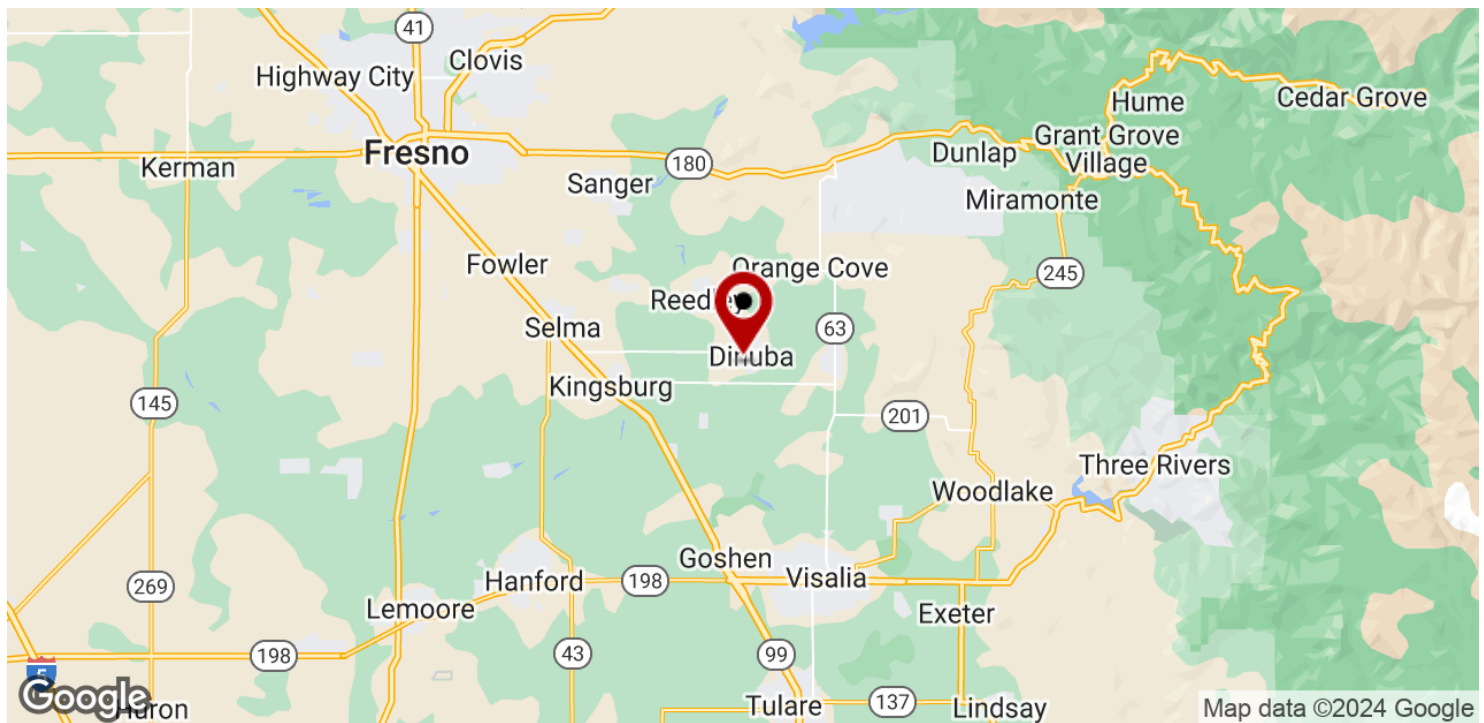
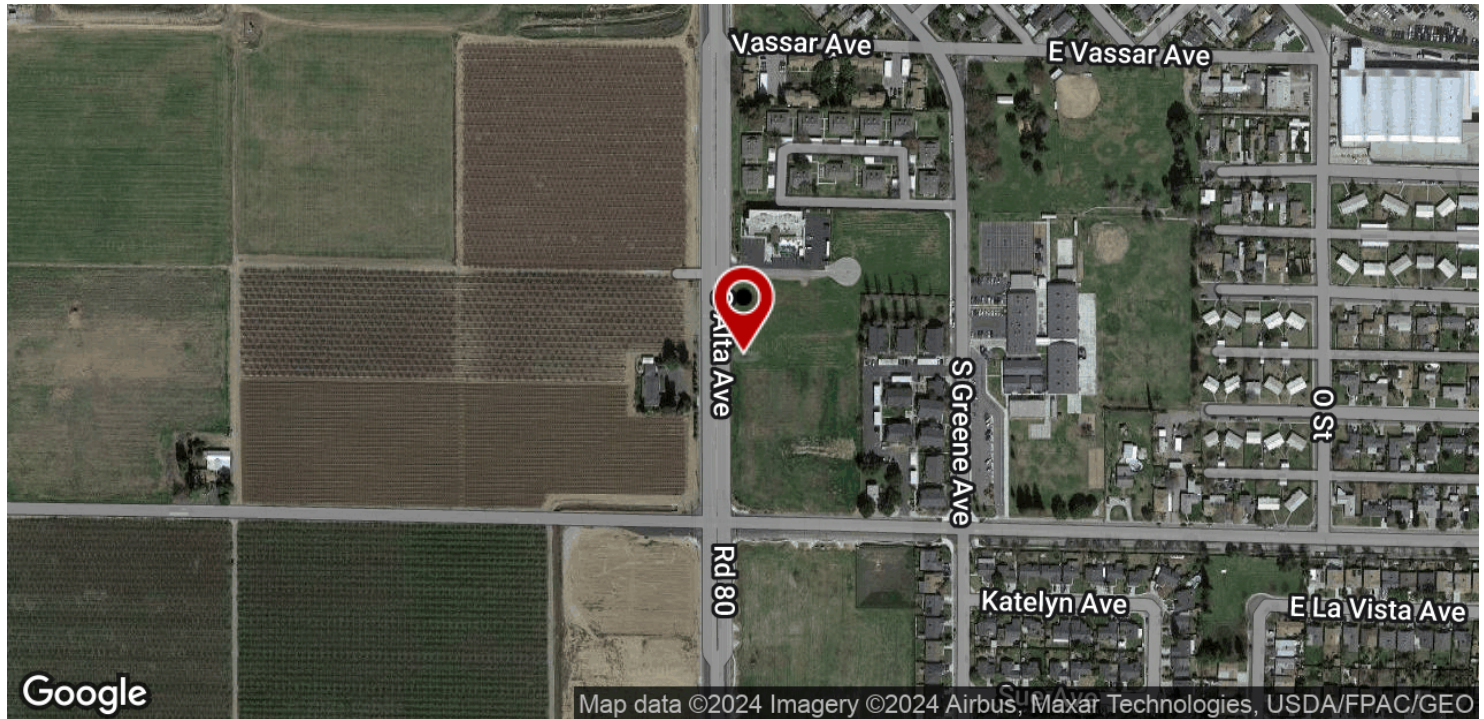
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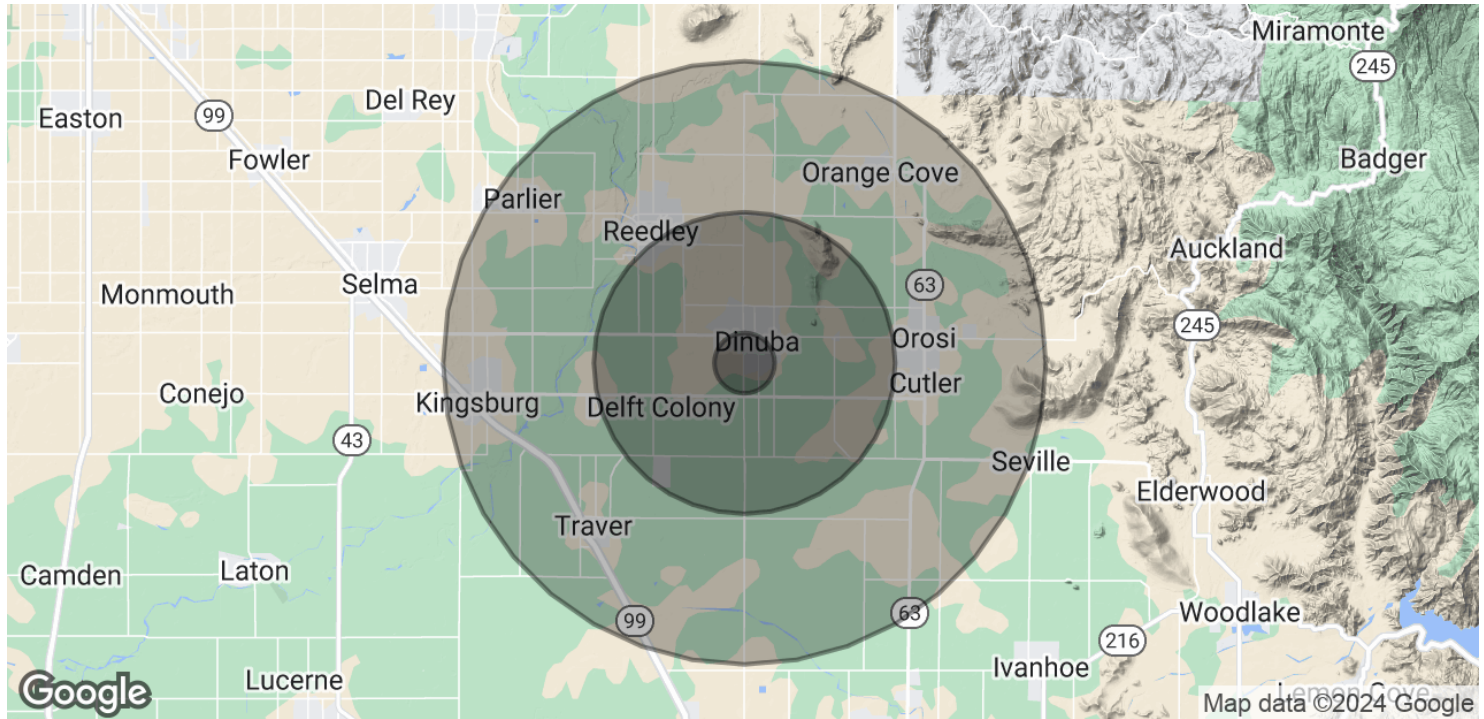
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,159	42,940	118,354
Average Age	24.7	29.4	30.5
Average Age (Male)	23.1	27.5	29.0
Average Age (Female)	26.8	30.2	31.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,979	11,824	33,704
# of Persons per HH	3.6	3.6	3.5
Average HH Income	\$41,050	\$62,499	\$62,261
Average House Value	\$174,963	\$215,092	\$219,819
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	91.4%	82.2%	79.0%

* Demographic data derived from 2020 ACS - US Census

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