

LAND FOR SALE

COMMERCIAL RETAIL PARCEL AVAILABLE OFF HWY-99 IN TULARE, CA

1719 Retherford, Tulare, CA 93274



Sale Price

\$740,000

OFFERING SUMMARY

Available SF:	±46,174 SF
Lot Size:	1.06 Acres
Zoning:	Commercial - Retail
Market:	South East Tulare
Submarket:	Tulare Retail
Cross Streets:	Retherford St & Cartmill Ave
APN:	166-020-023

PROPERTY HIGHLIGHTS

- HWY-99 Frontage w/ Great Retherford Access/Exposure
- ±1.06 Acres Available North of Tulare Outlets
- High Average Income Area Undeserved for Retail
- All Curb/Gutter/Approaches/Cross Access In Place/Utilities At Site
- Prime Retail Lot | Shovel Ready | High Identity Location
- Busy Signalized Intersection @ Primary Retail Corridor
- Situated Near Many Existing and New Housing Developments
- Surrounded By Tulare's Highest Trafficked Roads & Major Arterials
- Near Major Corridors Servicing College, Airport, Downtown, & Schools
- 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

±1.06 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 parcel is located directly North of the Tulare Outlets. Currently offering ±1.06 Acres (±46,174 SF), 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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INFORMATION ABOUT TULARE COUNTY

Tulare County is a county located in the U.S State of California. As of the 2020 census, the population was 473,117. The county seat is Visalia. The county is named for Tulare Lake, once the largest freshwater lake west of the Great Lakes. Drained for agricultural development, the site is now in Kings County, which was created in 1893 from the western portion of the formerly larger Tulare County. Tulare County comprises the Visalia-Porterville, CA Metropolitan Statistical Area. The county is located south of Fresno, spanning from the San Joaquin Valley east to the Sierra Nevada. Sequoia National Park is located in the county, as is part of Kings County National Park, in its northeast corner (shared with Fresno County), and part of Mount Whitney, on its eastern border. As of the 2020 census, the population was 473,117, up from 442,179 at the 2010 census.

TULARE COUNTY, CA OVERVIEW

- Tulare County has a total area of 4,839 sq. miles & a water area of 14 sq miles.
- Tulare County, CA is home to a population of 464k people, from which 86% are citizens.
- The County of Tulare is home to the World Ag Expo in Tulare. The geographic region is culturally diverse and agriculturally rich. Tulare County's total economic picture includes agriculture, logistics, substantial packing and shipping operations, major manufacturing plants, healthcare, and bioeconomy.
- Goshen, CA is a city in Tulare County with a population of 5,387 as of 2020

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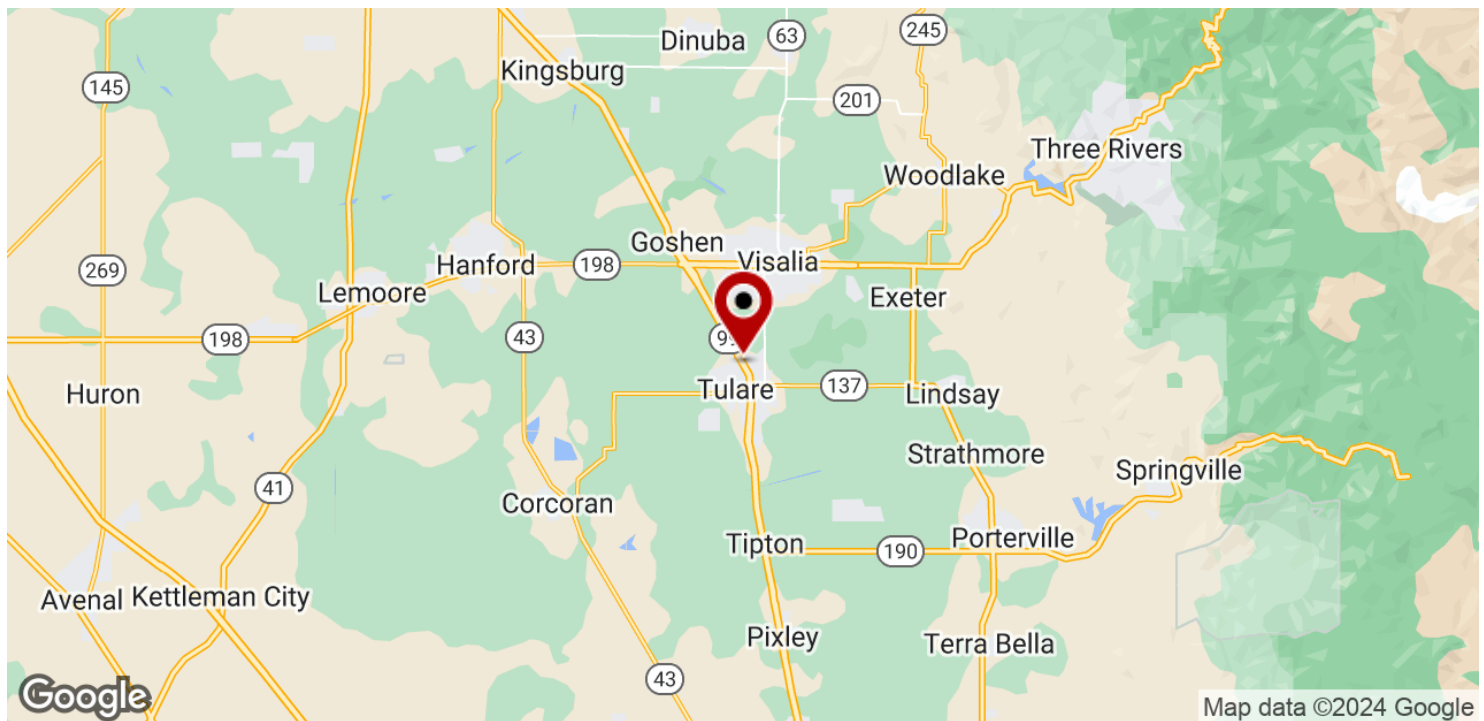
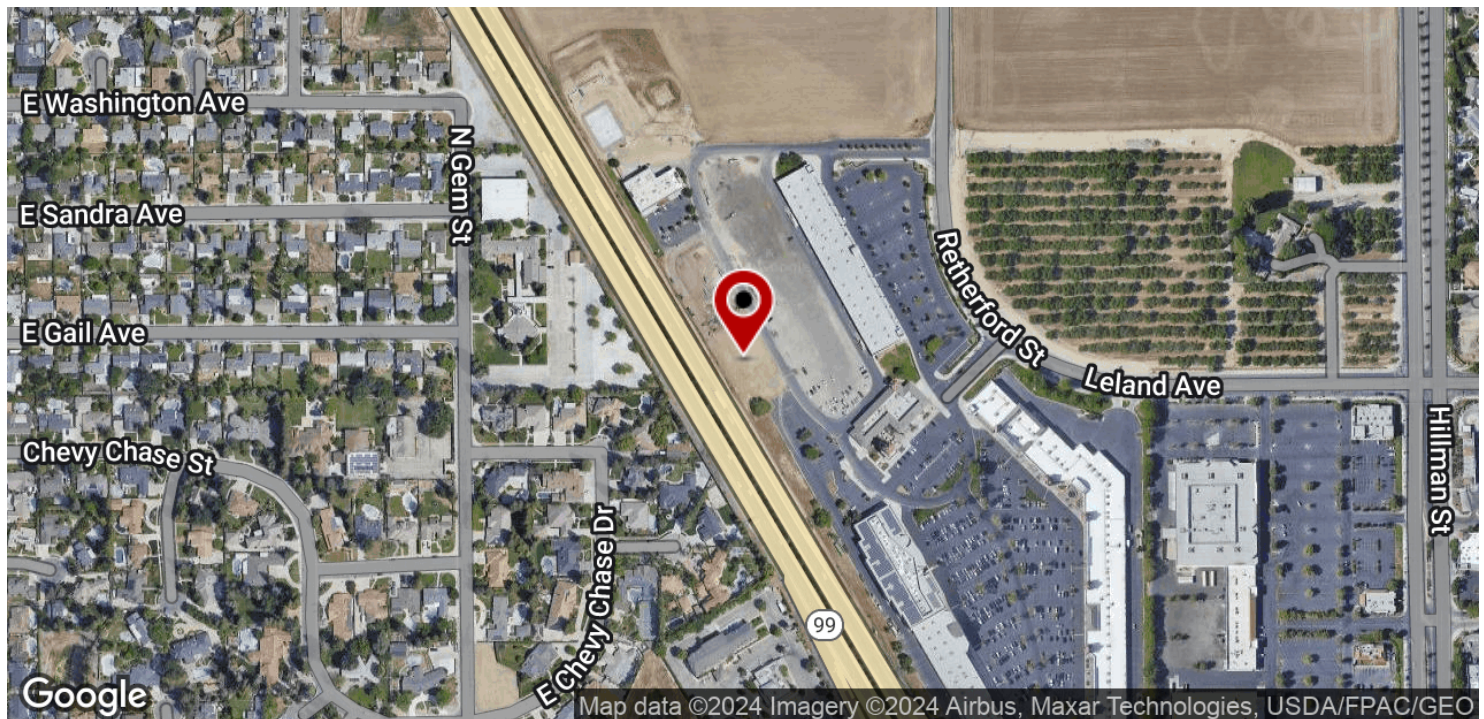
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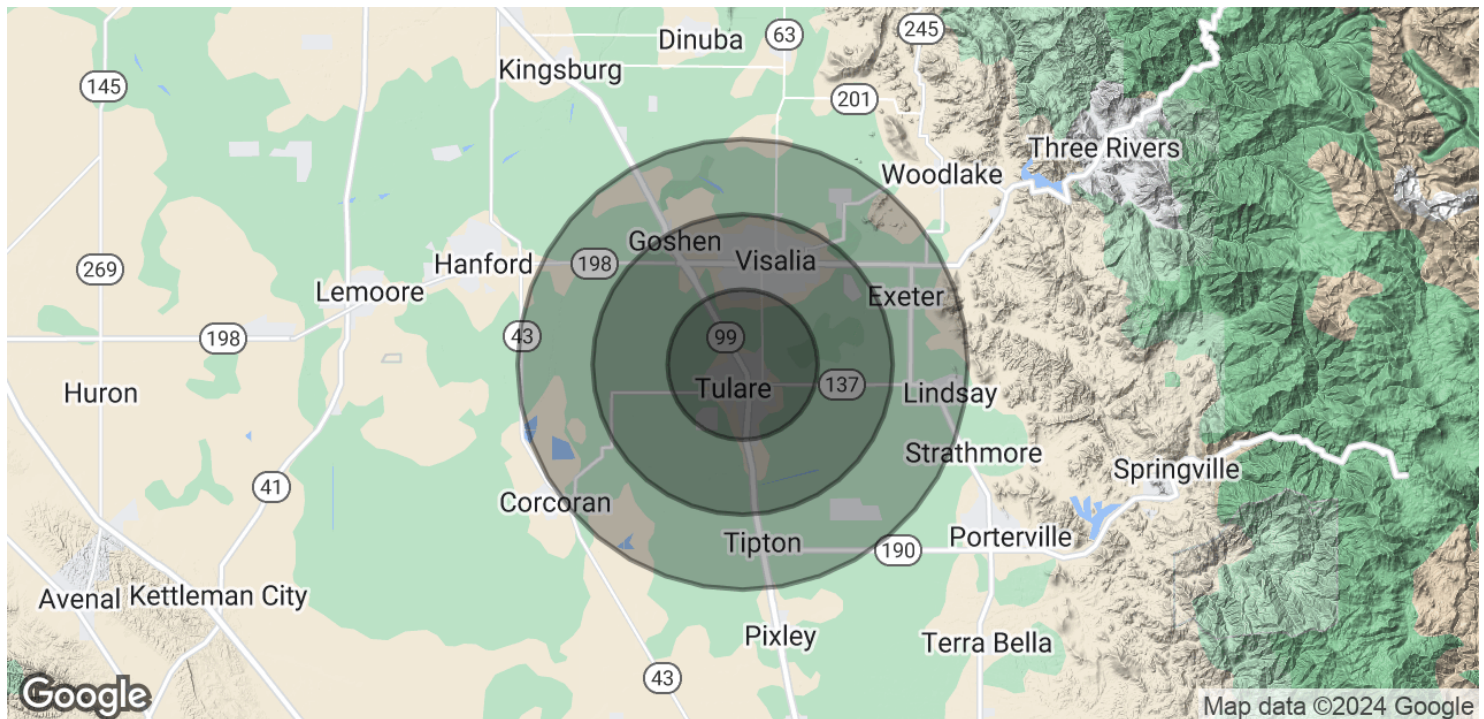
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	84,514	228,439	279,599
Average Age	29.5	31.8	32.2
Average Age (Male)	28.2	30.9	31.3
Average Age (Female)	31.1	32.9	33.2
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	26,289	74,940	91,547
# of Persons per HH	3.2	3.0	3.1
Average HH Income	\$72,476	\$75,302	\$72,732
Average House Value	\$225,194	\$236,286	\$240,554
ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	59.5%	57.5%	59.7%

* Demographic data derived from 2020 ACS - US Census

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