

RETAIL FOR LEASE

COMMERCIAL RETAIL SPACE AVAILABLE OFF INYO AVE IN TULARE, CA

736 W Inyo Ave, Tulare, CA 93274



Lease Rate

**\$1.30
SF/MONTH**

OFFERING SUMMARY

Building Size:	18,284 SF
Available SF:	2,000 SF
Lot Size:	1.83 Acres
Number of Units:	1
Year Built:	1999
Zoning:	C4: Service Commercial
Market:	Visalia/Porterville
Submarket:	Tulare

PROPERTY HIGHLIGHTS

- ±2,000 SF Available Surrounded w Quality Tenants
- Currently Undergoing Full Renovation | New Paint & Flooring
- ±18,284 SF Recently Renovated Center - Ample Private Parking
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Close Proximity to Major Traffic Generators & HWY-99 Ramps
- Busy Retail Growth Corridor w/ ±48,484 Cars Per Day
- Great Exposure w/ Inyo Avenue Frontage w/ 4 Curb Cuts
- Landlord Is Willing To Provide Tenant Improvements
- Well-Known Corner Retail Center w/ Ample Parking
- Dependent Trade Area w/ ±77,056 People in 5-Miles
- Under Served Retail Neighborhood w/ High Traffic
- Excellent Location, Great Tenant Mix, High Traffic Flows
- Walking Distance to Many Local and National Employing Businesses

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PROPERTY DESCRIPTION

Shopping Center is well-located on Tulare's busiest retail corridor - Inyo Avenue - historically serving the vast majority of Tulare and surrounding residents. Fully Remodeled Retail Space centrally located in the high traffic area of Tulare. There is currently (1) space available in this well known retail strip center surrounded with ample parking and quality tenants. Space #736 of $\pm 2,000$ SF offers wide open space undergoing a full renovation with new flooring, new paint, and modern private restrooms. Large open front room, rear office area, two entrances/exits, (2) restroom, rear storage area, access to the back alley, and ethernet & phone cabling throughout the unit. The shopping center is situated near many housing developments and surrounded with quality tenants. The property features a flexible zoning that allows for many uses.

LOCATION DESCRIPTION

Densely populated location off the Corner of W Inyo Avenue and S Pratt Street in Tulare, CA. Located 1.7 miles West of HWY-99 and 3.7 miles Southwest of the Tulare Outlets. The retail center is North of Bardsley Ave, South of Tulare Ave, West of S E Street and East of Sacramento Street. Surrounded by quality tenants including Sunshine Natural Health, International Movies, Mariscos Pepe's and Town, Country Git & Go and many more!



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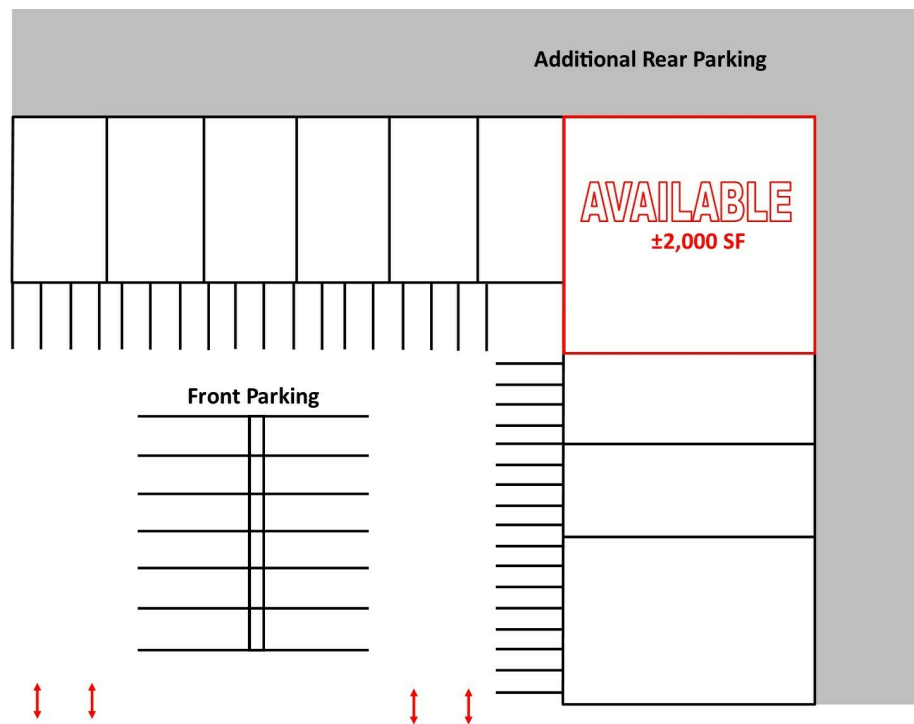
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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,000 SF	Lease Rate:	\$1.30 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
736 W Inyo Ave	Available	2,000 SF	Modified Gross	\$1.30 SF/month	Wide open space undergoing a full renovation with new flooring, new paint, and a modern private restrooms. Large open front room, rear office area, two entrances/exits, (2) restroom, rear storage area, access to the back alley, and ethernet & phone cabling throughout the unit.

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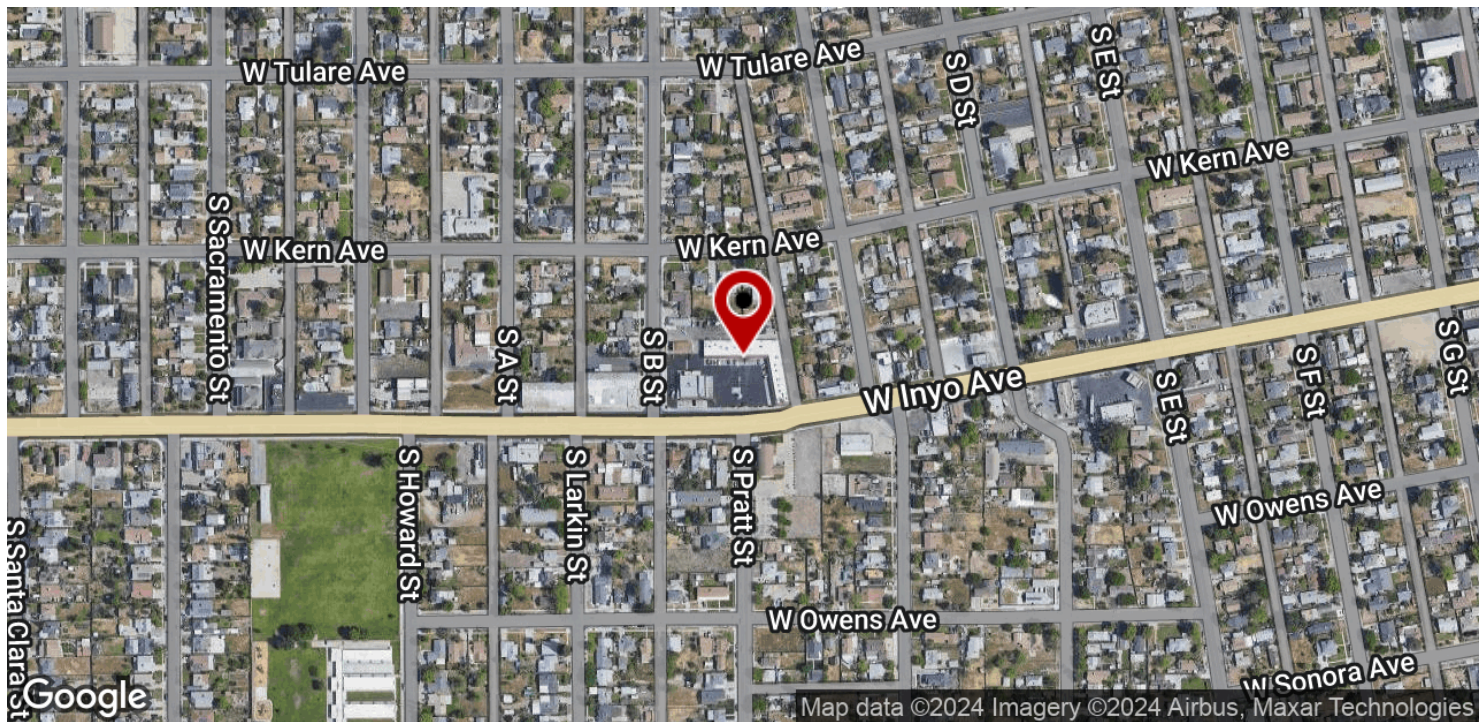
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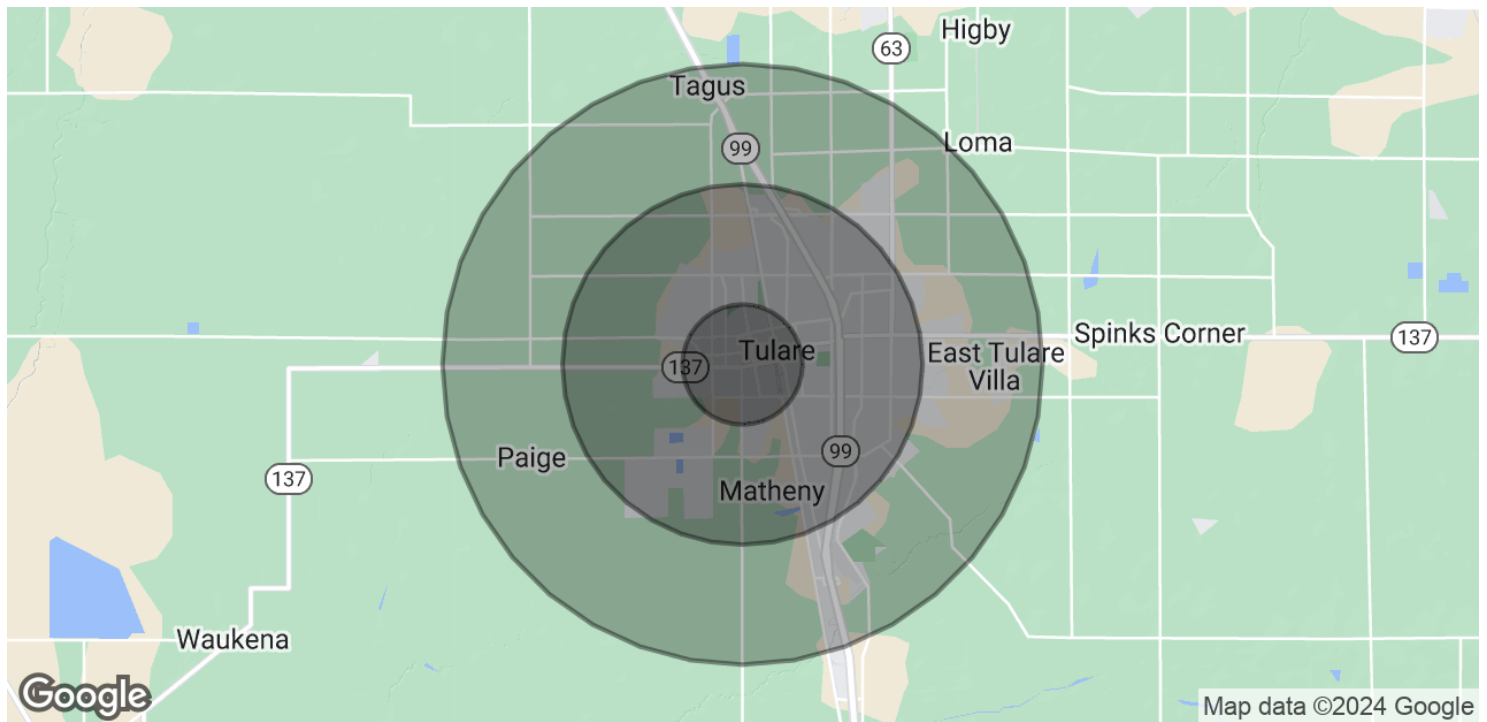
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,866	60,027	69,020
Average Age	33	35	35
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,809	17,868	20,514
# of Persons per HH	3.6	3.4	3.4
Average HH Income	\$53,342	\$80,368	\$84,791
Average House Value	\$280,488	\$336,411	\$348,772
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	82.4%	66.8%	65.3%

Demographics data derived from AlphaMap

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