



3550 S K ST, TULARE, CA 93274



INDUSTRIAL | ±4 ACRES | TULARE

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OFFERING MEMORANDUM

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TULARE, CA 93274

EXCLUSIVELY PRESENTED BY:



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INVESTMENT SUMMARY

Exceptional industrial investment or owner-user opportunity in Tulare's prime industrial corridor. This offering includes two contiguous parcels totaling nearly 4 acres, featuring a 10,000± sq. ft. building currently operating as a truck wash and truck repair facility.

The property is fully leased at \$16,700/month, providing strong in-place income. With its versatile layout, expansive yard space, and M-zone utility, this site is ideal for a trucking company, logistics terminal, fleet yard, or a variety of industrial uses.



PROPERTY SUMMARY

Offering Price	\$3,500,000
Building SqFt	10,000 SqFt
Lot Size (acres)	3.71
Parcel ID	191-330-018-000, 191-330-020-000
Zoning Type	INDUSTRIAL
County	Tulare
Coordinates	36.174280,-119.337021





INVESTMENT HIGHLIGHTS

- Property Highlights:

±10,000 SF industrial building with office and service bays

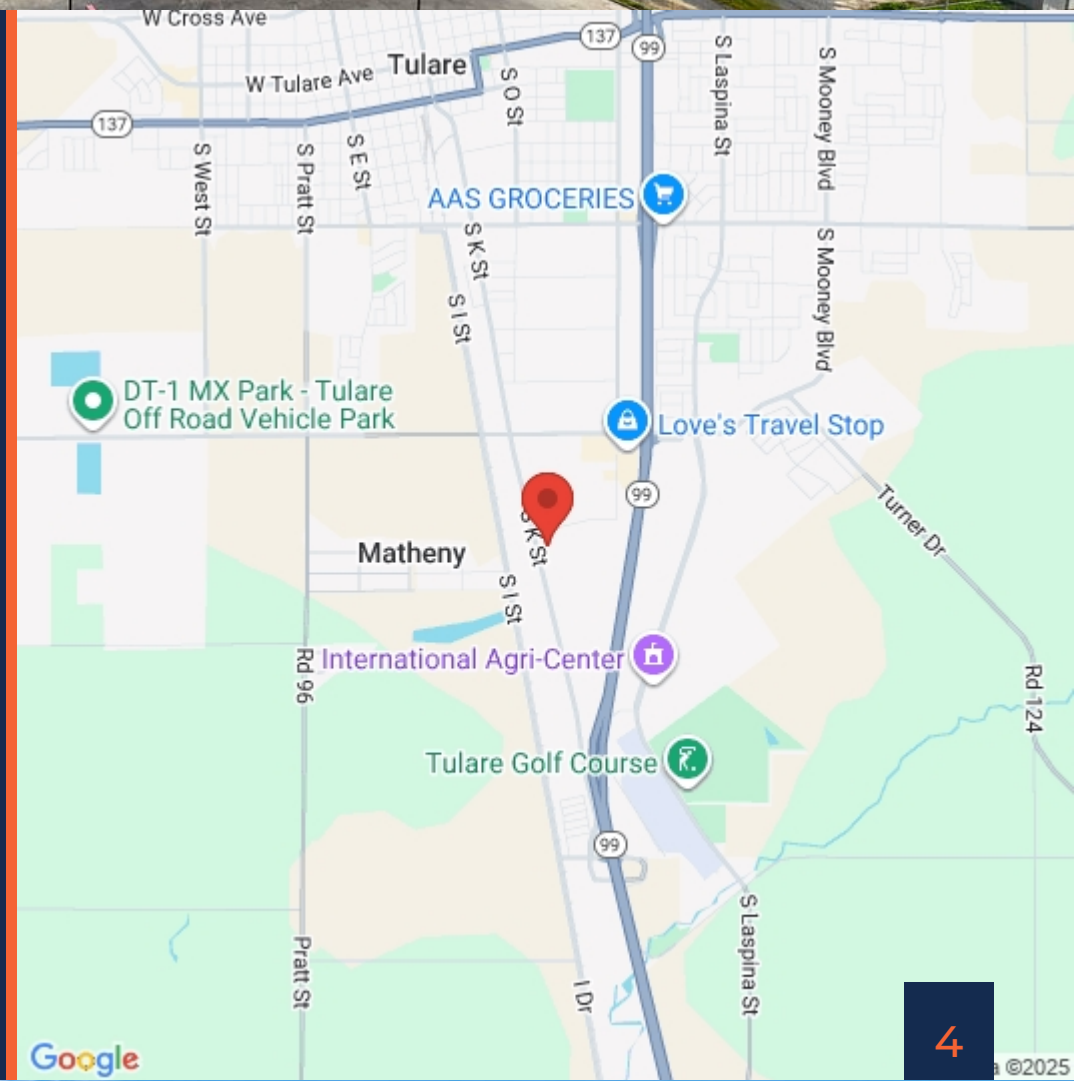
Two parcels totaling ±4 acres (fully fenced and improved)

Current tenant: established truck wash & repair business

Lease income: \$16,700/month

Ample yard space for truck parking, storage, or expansion

Easy access to Hwy 99 and major Central Valley routes





LOCATION HIGHLIGHTS

- Whether you're seeking a cash-flowing industrial asset or a future owner-user facility, 3550 S K Street offers the space, access, and income potential to fit both strategies.





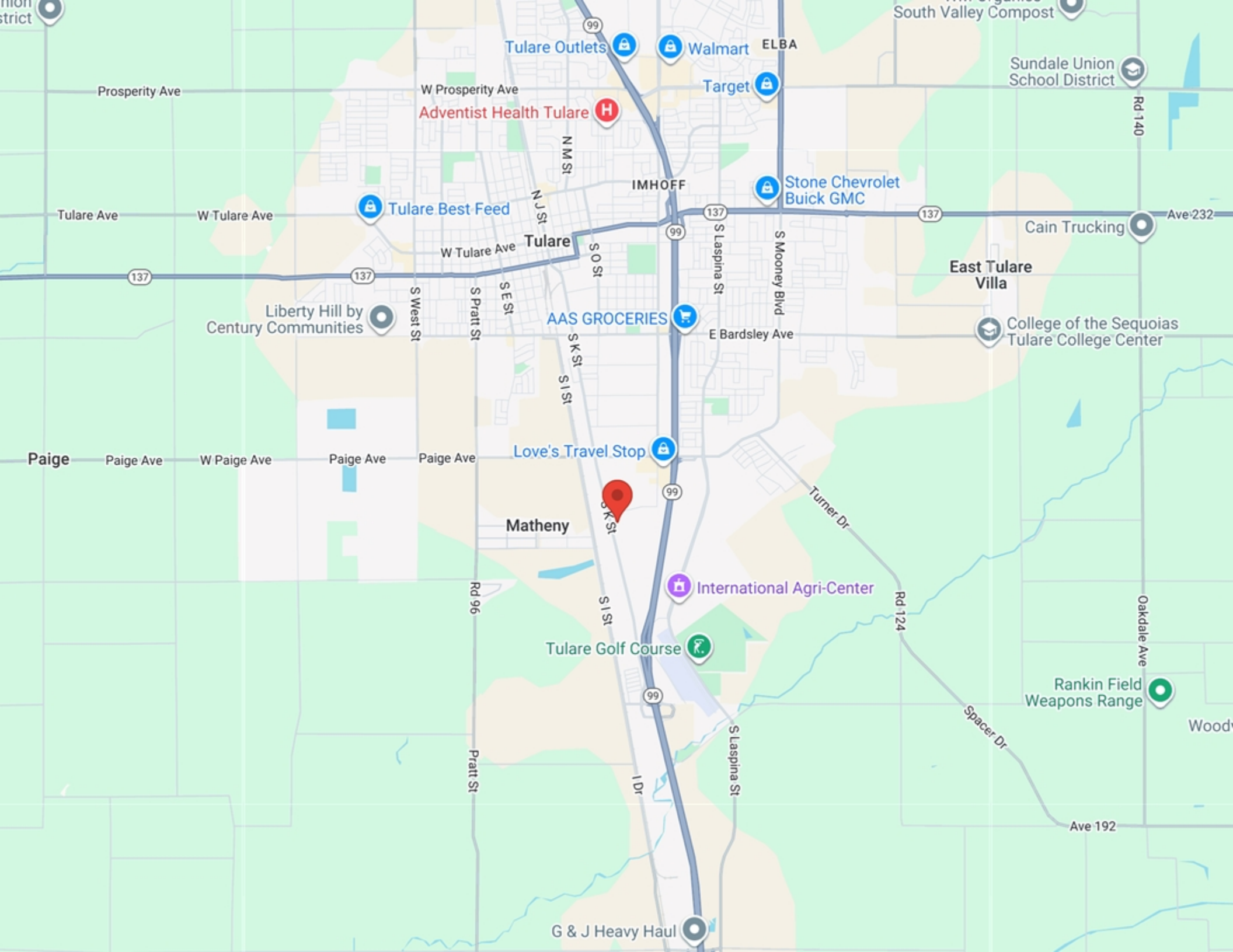
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,579	32,862	50,838
2010 Population	1,729	39,170	64,257
2025 Population	1,754	45,552	76,424
2030 Population	1,737	46,354	77,997
2025-2030 Growth Rate	-0.19 %	0.35 %	0.41 %
2025 Daytime Population	4,524	43,511	70,865

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	34	1,178	1,695
\$15000-24999	38	864	1,332
\$25000-34999	31	968	1,471
\$35000-49999	67	1,928	2,655
\$50000-74999	106	2,615	4,251
\$75000-99999	55	1,731	3,185
\$100000-149999	105	2,404	4,677
\$150000-199999	28	1,074	2,186
\$200000 or greater	30	851	1,694
Median HH Income	\$ 67,129	\$ 67,610	\$ 75,992
Average HH Income	\$ 88,157	\$ 87,609	\$ 95,569



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	447	9,885	15,647
2010 Total Households	479	11,456	19,151
2025 Total Households	495	13,613	23,147
2030 Total Households	498	14,034	23,909
2025 Average Household Size	3.47	3.29	3.26
2025 Owner Occupied Housing	267	7,460	13,963
2030 Owner Occupied Housing	275	7,914	14,787
2025 Renter Occupied Housing	228	6,153	9,184
2030 Renter Occupied Housing	223	6,121	9,121
2025 Vacant Housing	13	513	970
2025 Total Housing	508	14,126	24,117



Tulare Outlets

Walmart

ELBA

South Valley Compost

Sundale Union School District

Rd 140

Prosperity Ave

W Prosperity Ave

Adventist Health Tulare

Target

Tulare Ave

W Tulare Ave

Tulare Best Feed

IMHOFF

Stone Chevrolet Buick GMC

137

137

Ave 232

Cain Trucking

East Tulare Villa

Liberty Hill by Century Communities

AAS GROCERIES

College of the Sequoias Tulare College Center

S West St

S Pratt St

SE St

S O St

S K St

S I St

S Laspina St

S Mooney Blvd

E Bardsley Ave

Paige

Paige Ave

W Paige Ave

Paige Ave

Paige Ave

Love's Travel Stop

99

Matheny

S K St

International Agri-Center

Tulare Golf Course

Turner Dr

Rd 124

Oakdale Ave

Rankin Field Weapons Range

Wood

Rd 96

S I St

99

S Laspina St

Spacer Dr

Ave 192

G & J Heavy Haul

Pratt St

101

CITY OF TULARE

COUNTY TULARE
INCORPORATED 4/4/1888

AREA

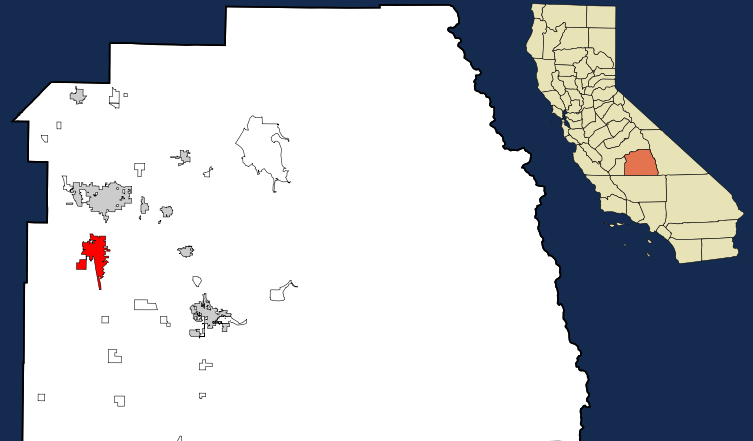
CITY 20.5 SQ MI
LAND 20.4 SQ MI
WATER 0.1 SQ MI
ELEVATION 289 FT

POPULATION



ABOUT TULARE

Tulare (tuu-LAIR-ee) is a city in Tulare County, California, United States. The population was 68,875 per the 2020 census. It is located in the heart of the San Joaquin Valley, 8 mi (13 km) south of Visalia and 60 mi (97 km) north of Bakersfield.



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE ROD ALUISI REAL ESTATE ADVISOR FOR MORE
DETAILS.**

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