

FOR LEASE



140 SOUTH K STREET, TULARE, CA 93274 - UNIT D

\$550/M - \$2.67/SQFT

OFFERING MEMORANDUM

Prepared by:

Adrian Herrera

Broker | Owner | CCIM

(559) 684-2728

520 E King Ave Tulare, CA 93274

Date:

September 9, 2026



A.HERRERA REAL ESTATE

Sales | Management | Investments

M: (559) 684-2728 | O: (559) 991-2018

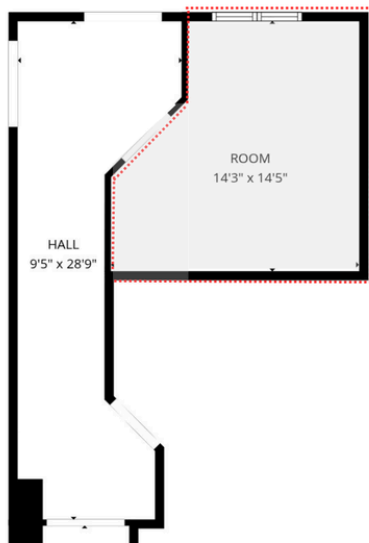


PROPERTY DETAILS

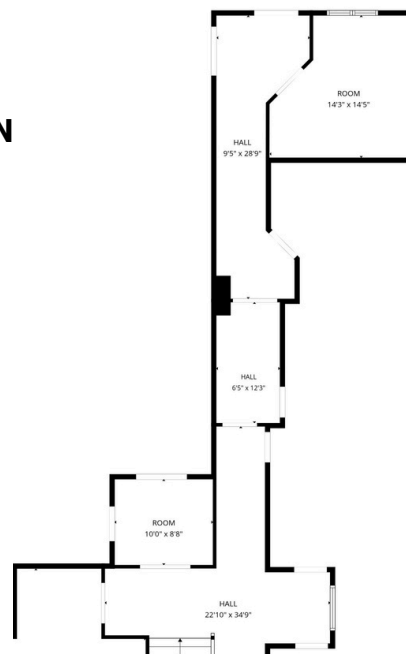
ADDRESS:	140 South K Street, Tulare, CA 93274 - Unit D
APN:	176-082-009-000
YEAR BUILT:	1914
AVAILABLE SQFT:	206 sq.ft
PARKING SPACES:	Street Parking / Back Parking
ZONING:	C-3
LEASE TYPE:	Full Service Gross
PRICE PER SQFT	\$2.67/ sq.ft
MONTHLY RENT:	\$550 /m
ANNUAL RENT:	\$6,600 /yr
AMENITIES:	Utilities/WIFI Included

PROPERTY REMARKS:

This 206 sq.ft upstairs office suite is located in a historic building in the heart of downtown Tulare. The space offers a practical, move-in-ready layout ideal for a private workspace, professional office, or small business. The building features ADA-compliant restrooms, while utilities and internet are included in the monthly rent for added convenience and predictable occupancy costs. Located within a walkable, established commercial corridor, the suite provides easy access to downtown shops, restaurants, and city services. An excellent opportunity for professionals seeking a central and accessible downtown Tulare address.



FLOOR PLAN





LOCATION DETAILS

LOCATION ADVANTAGES (WITHIN 5 MILES)

- Downtown Tulare core — located in Tulare's historic downtown district, walkable to City Hall, the County Courthouse annex, and the K Street retail/dining corridor.
- Highway access — minutes from CA-99, offering same-day connectivity to major Central Valley markets between Fresno and Bakersfield.
- Established commercial density — surrounded by legacy retail, financial services, and government offices, providing built-in daytime foot traffic.
- Retail growth momentum — nearby investment includes a new 52,000-sq-ft Save Mart under construction at Bardsley Ave. & Mooney Blvd.
- Agricultural economic engine — anchored by Tulare County, the nation's leading milk-processing county and a top global agricultural producer.
- Institutional anchors — proximity to Tulare City School District and County Office of Education supports steady local employment and visitor traffic.
- Affordability advantage — below-average cost of living supports strong local purchasing power.

MAJOR EMPLOYERS:

- Land O'Lakes — dairy processing
- Saputo Cheese USA — dairy/cheese processing
- Kraft Heinz — food processing/manufacturing
- Häagen-Dazs — ice cream manufacturing
- Adventist Health Tulare — hospital/healthcare
- Tulare City School District — public education (10,000+ students)
- Tulare Joint Union High School District — public education
- Tulare County Office of Education — county-wide education administration
- City of Tulare — municipal government
- International Agri-Center — agricultural events/exhibition (hosts the World Ag Expo, the largest farm equipment show in the world)

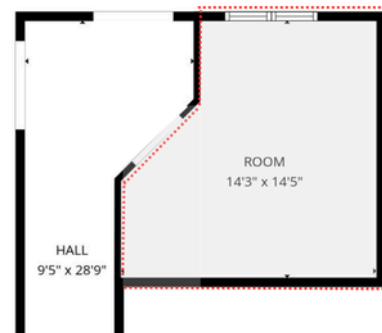
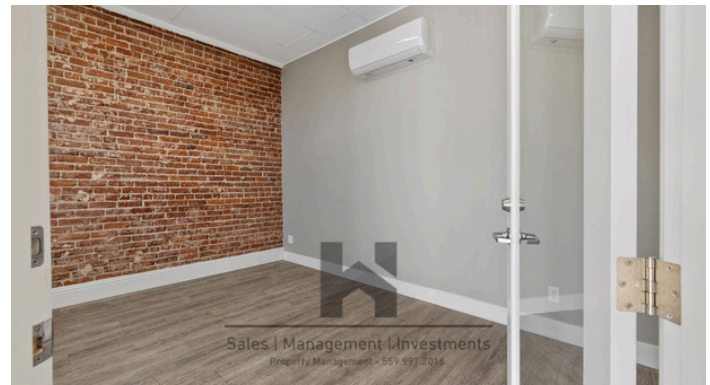
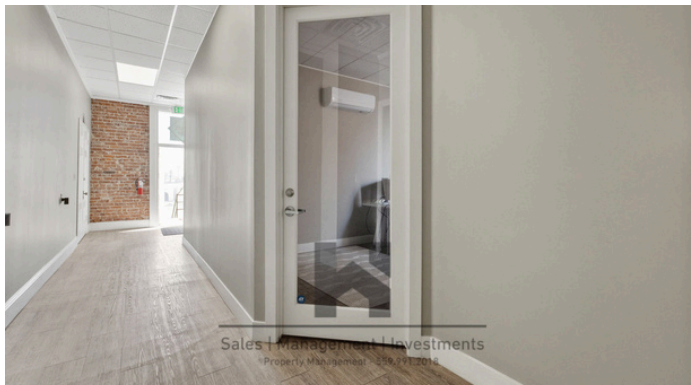
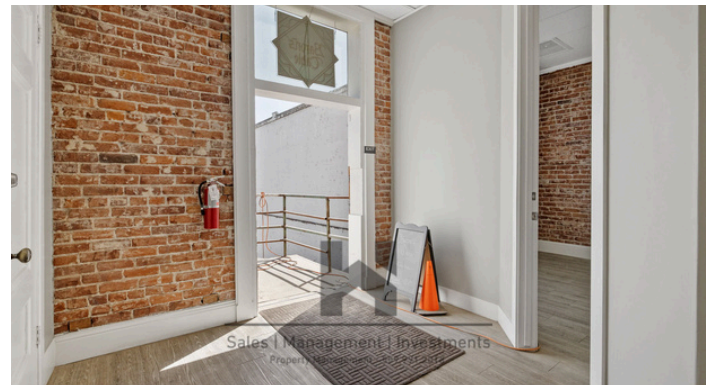
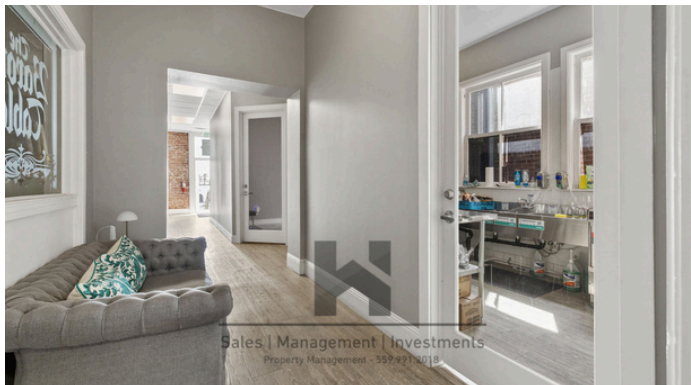
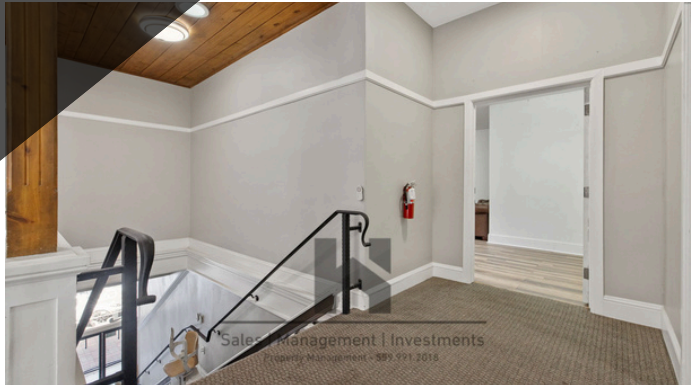


LOCATION DETAILS





PROPERTY PHOTOS





A HERRERA REAL ESTATE

ADRIAN HERRERA



Born and raised in Tulare, California, I have been involved in real estate since 2014, completing more than 800 transactions across residential, commercial, agricultural, and investment properties. My passion lies in commercial real estate, where I help investors and business owners identify opportunities, analyze risk, and build long-term wealth through strategic acquisitions, leasing, development, and redevelopment projects.

As a CCIM designee, I bring advanced expertise in commercial real estate, investment analysis, and strategic planning to every client relationship. The CCIM designation represents one of the industry's highest levels of education and experience, allowing me to provide informed guidance backed by both market knowledge and real-world ownership experience. My experience spans hospitality, mobile home parks, multifamily housing, mixed-use developments, retail centers, and agricultural properties, giving me a broad perspective on investment opportunities throughout the Central Valley.

Beyond brokerage, I am actively involved in commercial investing, redevelopment, business ownership, and long-term property ownership. Notable projects include the successful syndication and acquisition of a motel and mobile home park, as well as the redevelopment of a mixed-use property in downtown Tulare. I am married and the proud father of five children, and I enjoy golfing, traveling, and spending time with my family. As an active member of the Rotary Club and various community organizations, I remain engaged in local economic development efforts and regularly monitor growth initiatives that create opportunities for investors.

My goal is not simply to help clients buy, sell, or invest, but to contribute to the long-term growth of Tulare while helping investors build and strengthen their commercial real estate portfolios.