



Red Rock Plaza Shopping Center | Dinuba, CA

Property For Lease

1005 N Demaree Street  
Visalia, California 93291  
O | 559.754.3020  
F | 559.429.4016  
[www.mdgre.com](http://www.mdgre.com)

**GRAHAM** | **& ASSOCIATES**

Matt Graham  
Lic# 01804235  
[www.mdgre.com](http://www.mdgre.com)

to learn more, visit: [www.mdgre.com](http://www.mdgre.com)

## PROPERTY DETAILS

<b>Address</b>	1401 W El Monte Way   Cross Street - Road 72
<b>TOTAL Shopping Center Sq. Ft.</b>	43,700 +/- Sq. Ft.
<b>AVAILABLE Square Footage</b>	<b>Suite 115:</b> 1,236 +/- Sq. Ft. <b>Suite 117:</b> 1,205 +/- Sq. Ft.
<b>Zoning</b>	C-3   Commercial/Shopping Center
<b>Lease Rate</b>	<b>Suite 115:</b> \$1.75 Per Sq. Ft. <b>Suite 117:</b> \$1.75 Per Sq. Ft.
<b>Lease Type</b>	NNN

### Additional Comments:

Office/retail space available in the Red Rock Plaza Shopping Center.

Highly visible retail shopping center on busy El Monte Way in Dinuba. Join tenants such as O'Reilly Auto Parts, Check Into Cash, Dollar Tree and many others. This is a high profile corner in Dinuba. Please call for further details.



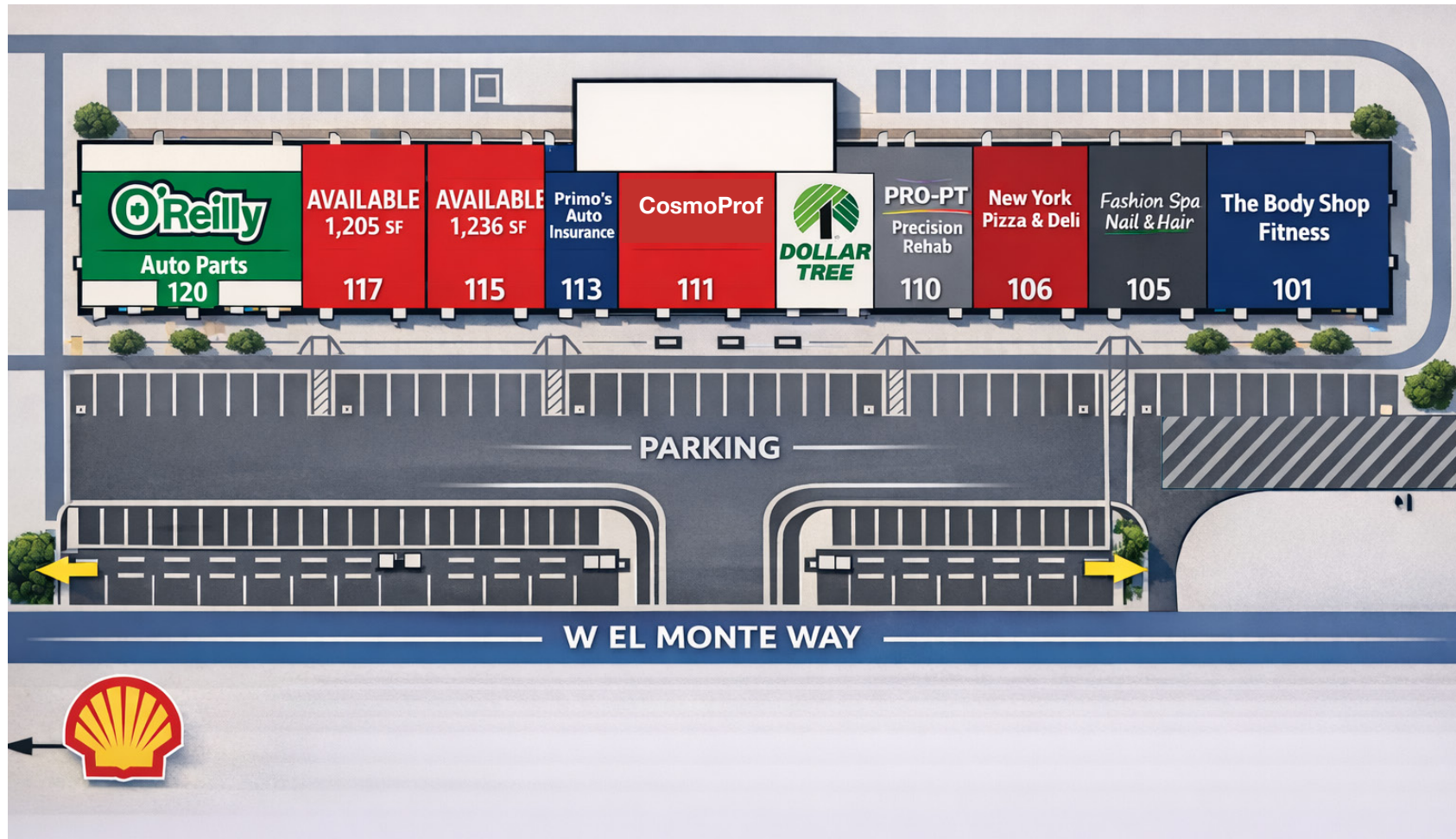
**Contact Broker:**  
Matt Graham  
Lic# 01804235

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## SITE PLAN



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## TRAFFIC COUNTS

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject
W el Monte Way	Rd 72	0.08 W	10,350	2017	0.05
Englehart Ave		0.00	2,640	2016	0.11
Ave 416	Rd 72	0.03 E	9,850	2016	0.15
Englehart Ave		0.00	1,460	2016	0.15
W el Monte Way	N Smith Ave	0.02 SE	10,990	2016	0.42
W el Monte Way	Euclid Ave	0.04 E	10,900	2017	0.66
W North Way	E North Way	0.03 E	1,200	2011	0.87
N Alta Ave	E North Way	0.03 N	13,440	2011	0.89
E North Way	N Alta Ave	0.02 W	1,880	2011	0.92
N Alta Ave	Saginaw	0.12 N	13,900	2017	0.93

## NEARBY BUSINESS DATA

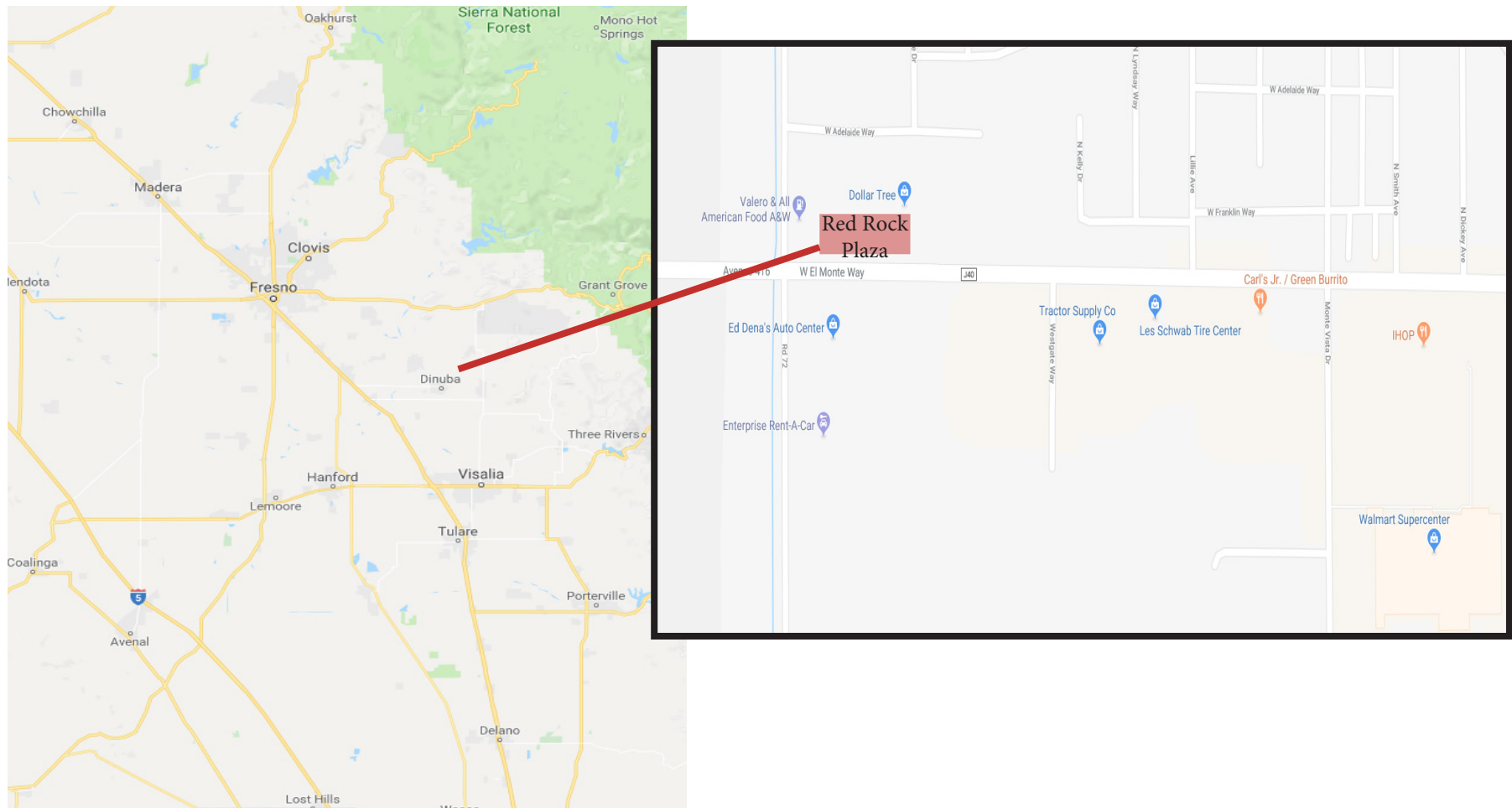
Business Employment By Type	# Businesses			# Employees			# Emp/Bus		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
<b>Total Businesses</b>	218	717	1,496	3,334	9,468	16,683	15	13	11
Retail	43	120	243	427	1,078	1,938	10	9	8
Wholesale	7	42	89	326	1,638	2,462	47	39	28
Hospitality & Food Service	22	50	95	291	602	1,124	13	12	12
Real Estate, Renting, Leasing	11	36	63	40	168	271	4	5	4
Finance & Insurance	20	50	107	68	206	464	3	4	4
Information	7	16	28	28	117	185	4	7	7
Scientific & Technology Services	16	44	84	70	169	299	4	4	4
Management of Companies	0	0	0	0	0	0	0	0	0
Health Care & Social Assistance	51	131	314	194	610	2,014	4	5	6
Education Services	2	20	48	61	689	2,154	31	34	45
Public Administration & Sales	0	29	49	0	468	594	0	16	12
Arts, Entertainment, Recreation	1	9	17	1	105	149	1	12	9
Utilities	0	3	4	0	50	63	0	17	16
Admin Support & Waste Management	5	18	37	17	564	721	3	31	19
Construction	6	26	73	13	150	356	2	6	5
Manufacturing	3	18	32	1,705	1,834	2,178	568	102	68
Agriculture, Mining, Fishing	0	15	33	0	709	848	0	47	26
Other Services	24	90	180	93	311	863	4	3	5

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## DEMOGRAPHICS

<b>Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2018 Total Population:	<b>6,052</b>	<b>26,734</b>	<b>56,081</b>
2023 Population:	<b>6,337</b>	<b>27,639</b>	<b>58,033</b>
Pop Growth 2018-2023:	<b>4.71%</b>	<b>3.39%</b>	<b>3.48%</b>
Average Age:	<b>32.30</b>	<b>32.50</b>	<b>33.20</b>
<b>Households</b>			
2018 Total Households:	<b>1,574</b>	<b>7,159</b>	<b>15,225</b>
HH Growth 2018-2023:	<b>5.02%</b>	<b>3.59%</b>	<b>3.67%</b>
Median Household Inc:	<b>\$45,566</b>	<b>\$41,770</b>	<b>\$43,379</b>
Avg Household Size:	<b>3.90</b>	<b>3.80</b>	<b>3.70</b>
2018 Avg HH Vehicles:	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>
<b>Housing</b>			
Median Home Value:	<b>\$161,118</b>	<b>\$173,804</b>	<b>\$188,897</b>
Median Year Built:	<b>1988</b>	<b>1980</b>	<b>1978</b>

## LOCATION MAP



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## PROPERTY LAYOUT



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