



Move-In Ready Office/Warehouse in Tulare, CA



Lease Rate	\$1.05 SF/MONTH
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PROPERTY HIGHLIGHTS

- ±1,881 SF Office/Warehouse Spaces w/ High Visibility
- ±1,119 SF of Warehouse Space | ±762 SF of Office Space
- Move-in Ready In Great Condition | Perfect for a Variety of Uses
- Located on High Traffic Mooney Blvd | Surrounded by Quality Tenants
- Corner Lot | Features Multiple Private Entrances
- Offering (5) Private Offices w/ Sufficient Electrical Infrastructure
- Feature (1) 8'x10' Roll Up Door - Ample Parking
- Secure, Private, Established Location w/ Easy Freeway Access
- Densely Populated Trade Area w/ 98% of the Population within 3-Miles
- Located Near CA 99 and CA 198 With Nearby Access
- Densely Populated Area with 204,062 People in 10-Mile Radius

OFFERING SUMMARY

Building Size:	2,488 SF
Available SF:	1,881 SF
Lot Size:	0.67 Acres
Year Built:	1985
Zoning:	C-3
Market:	Visalia/Porterville
Submarket:	Tulare
Cross Streets:	Mooney & Prosperity
APN:	172-010-042

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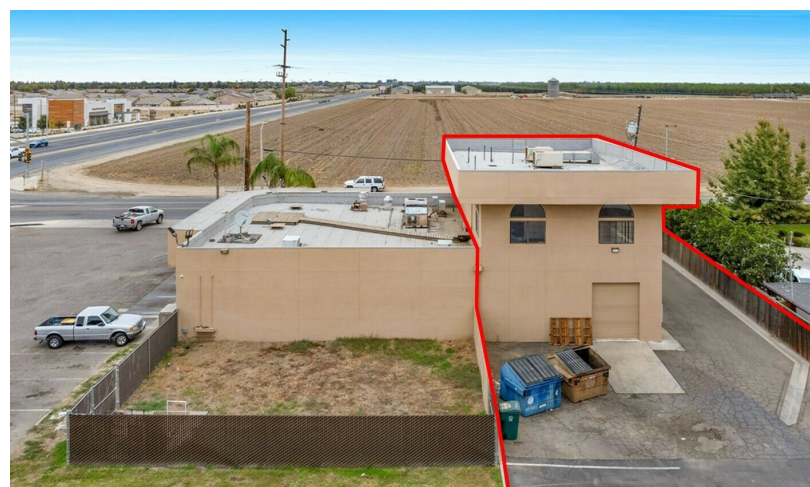
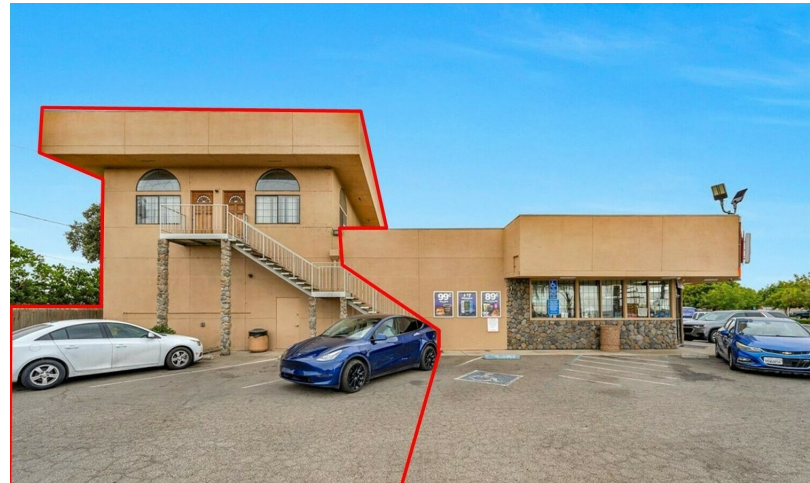
PROPERTY DESCRIPTION

±1,881 SF office/warehouse space on corner lot on high traffic Mooney Blvd. This move-in ready space includes a ±1,119 SF warehouse area that features a 8'x10' rollup door along with ±762 SF of office space on the second floor of the building that features (5) offices (4 @14' x 14' rooms; 1 @ 14' x 18 1/2'), middle 11' x 25' bull pin with a countertop and sink, private restroom, and 2 separate entrances for easy access. This space is ideal for small trades businesses, e-commerce sellers, light manufacturers, creative studios, or service providers who need a mix of office space and warehouse/storage for equipment, inventory, or production.

LOCATION DESCRIPTION

Office/warehouse space in Tulare, CA with convenient access to the CA-99. This property is located on a corner lot on high traffic Mooney Blvd while sharing the building with AMPM. Building features two separate easy access private entrances and has ample parking spaces to go along with street parking availability. Property is surrounded by a large amount of quality tenants including Dutch Bros, Crumbl, Target, T-Mobile, Tractor Supply Co, Valley Strong Credit Union, Raising Canes, Panera Bread, Home Depot, Walmart, Lowe's, Harbor Freight and is in close proximity to high traffic Tulare Outlets that feature Nike, KAY, Tillys, Tommy Hilfiger, Bravo Farms, Coach, and Galaxy Theatres.

Tulare is a city in Tulare County, California. The population was 59,278 at the 2010 census. Tulare is located in the heart of the San Joaquin Valley, eight miles south of Visalia and sixty miles north of Bakersfield. The city is named for the currently dry Tulare Lake, once the largest freshwater lake west of the Great Lakes. The city's mission statement is: "To promote a quality of life making Tulare the most desirable community in which to live, learn, play, work, worship and prosper." The Stockton seaport is 170 miles (270 km) away, and the Sacramento port is 207 miles (333 km) away. The Los Angeles and San Francisco ports are each approximately 200 miles (320 km) away, making Tulare a hub or central location for product movement.



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Office + Warehouse Space	Available	1,881 SF	Modified Gross	\$1.05 SF/month	Space features a ±1,119 SF warehouse on the first floor along with a second floor office that features (5) offices (4 @ 14' x 14' rooms; 1 @ 14' x 18 1/2'), middle 11' x 25' bull pin with a countertop and sink, private restroom, and 2 separate entrances

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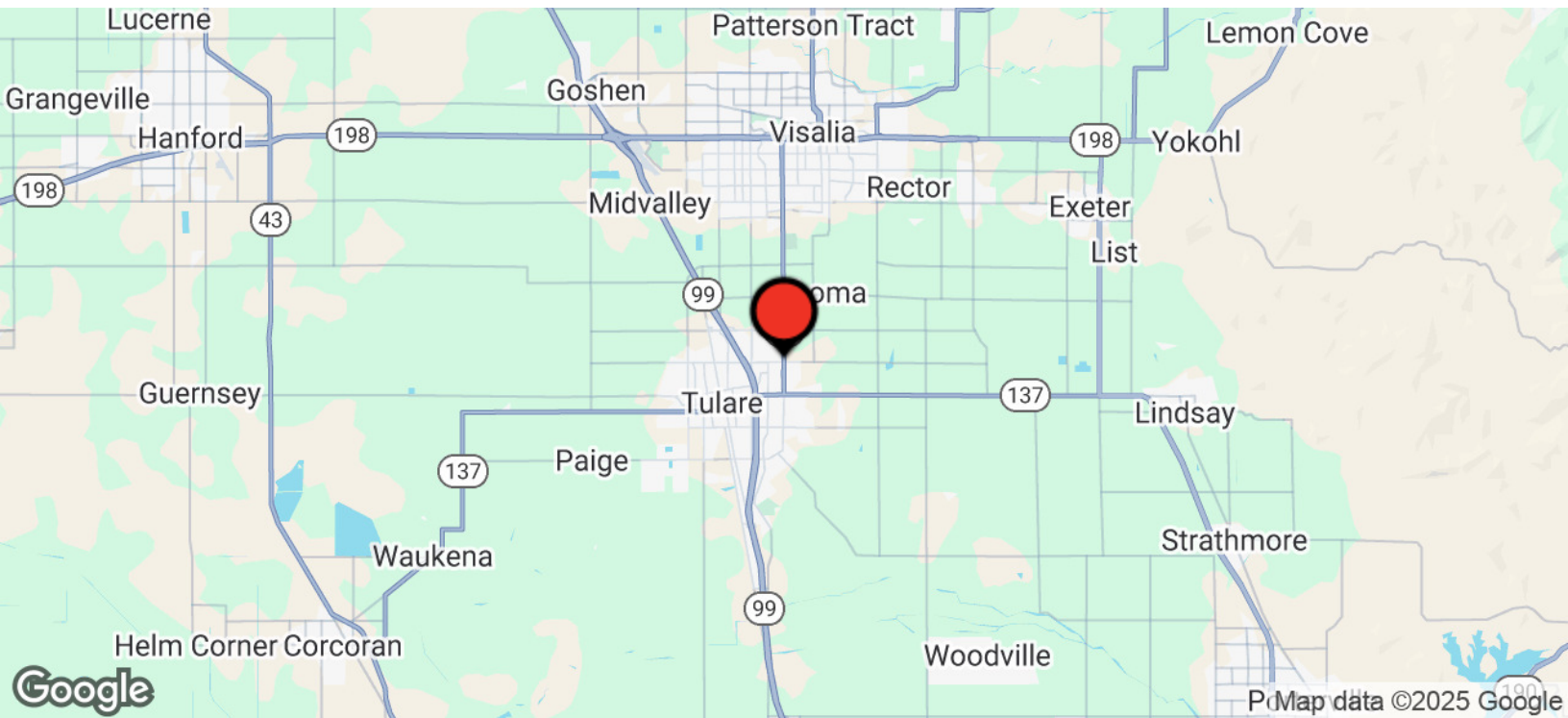
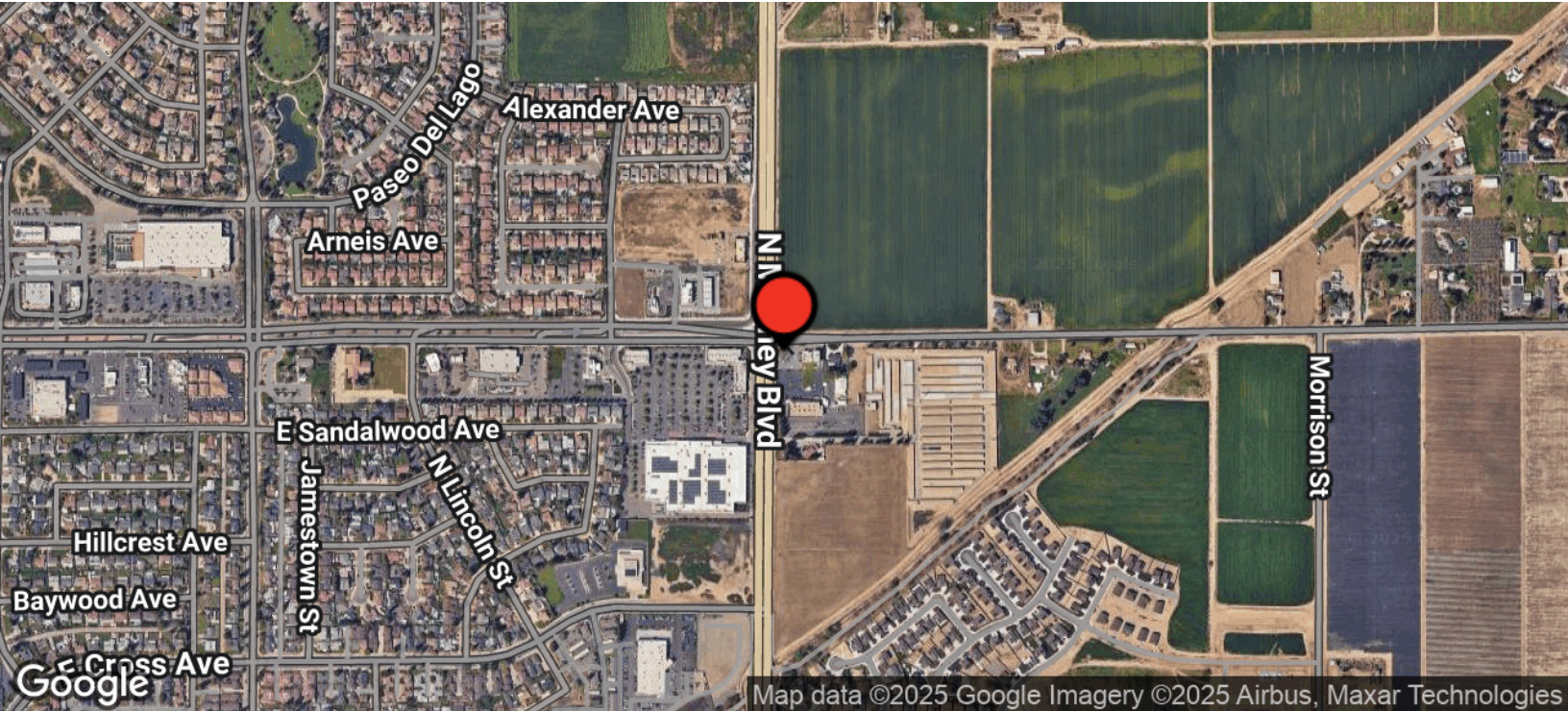
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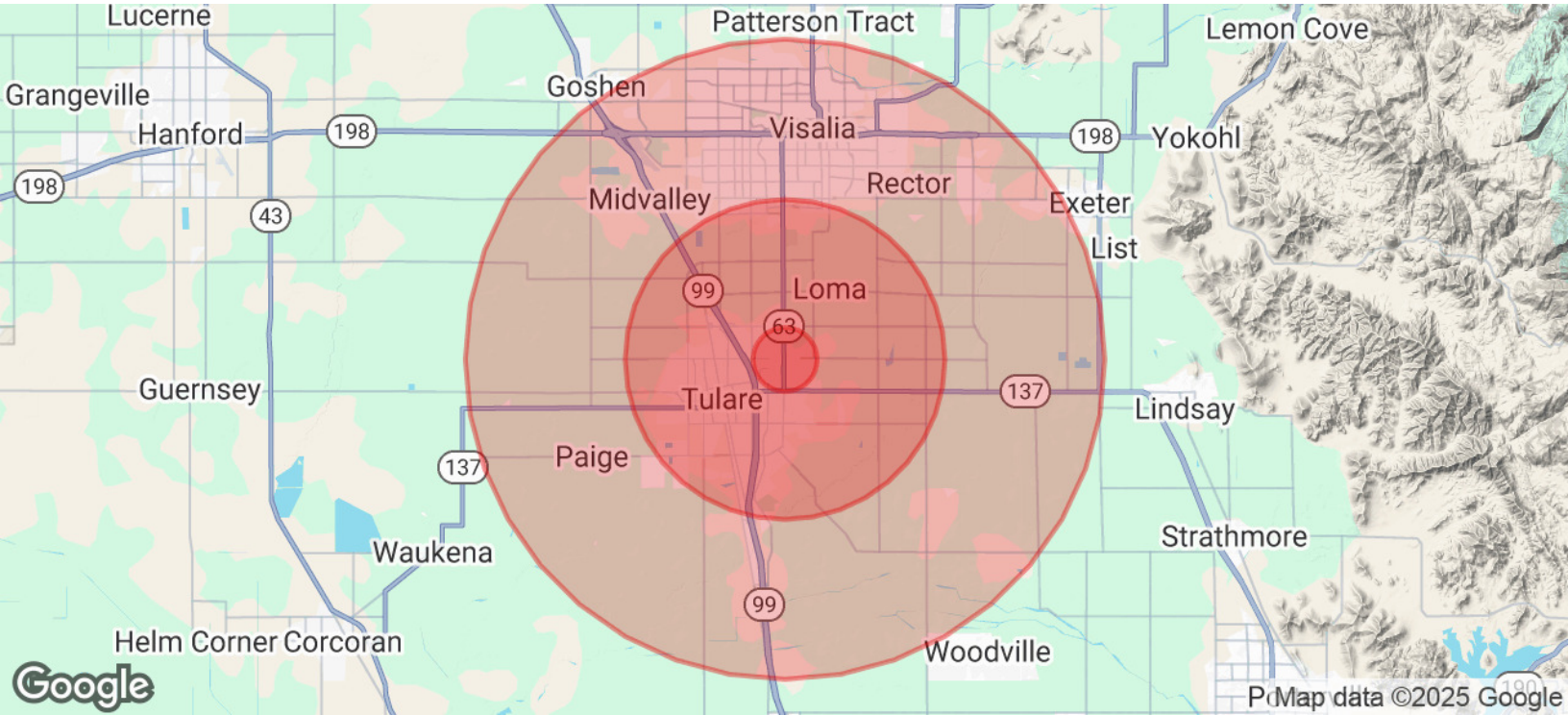
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,969	84,189	204,062
Average Age	36	35	36
Average Age (Male)	36	34	35
Average Age (Female)	37	36	37

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,437	25,406	65,482
# of Persons per HH	3.3	3.3	3.1
Average HH Income	\$116,567	\$89,187	\$89,753
Average House Value	\$403,110	\$354,909	\$358,371

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	49.2%	63.1%	60.7%

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