

AVAILABLE FOR LEASE
1,000± SF RETAIL SPACE | SEC EL MONTE WAY & MONTE VISTA DRIVE

780 W. EL MONTE WAY

DINUBA, CA



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Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

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PROPERTY INFORMATION

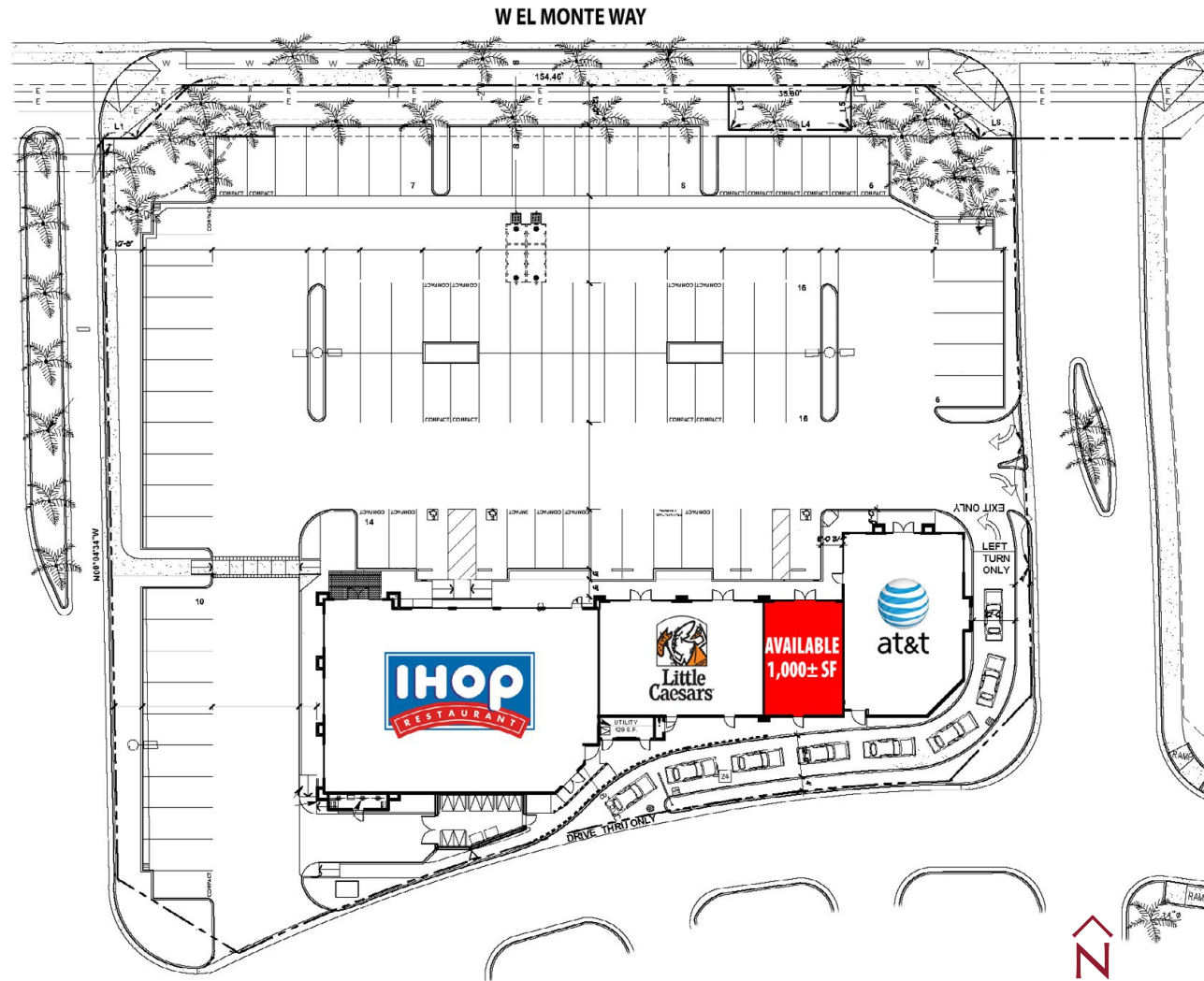
Availability: 1,000± SF
Tenancy: Multiple
Zoning: C-4 (*Commercial*)

PROPERTY DESCRIPTION

The subject site is located in the 206,000± SF Walmart Supercenter, at the signalized intersection of El Monte Way and Monte Vista Drive. El Monte Way (*Avenue 416*) is the primary east/west route through the City of Dinuba connecting to State Route 99 ten miles to the west, and the cities of Orosi and Cutler six miles to the east.

HIGHLIGHTS

- 1,000± SF Pad Space Available
- High Visibility Walmart Pad Location
- Dinuba's Largest Shopping Center
- Big Daytime Population
- Main East/West Retail Corridor
- 40,600± Avg Daily Traffic Count



\$2.25 (PSF/Monthly)
LEASE RATE

NNN
LEASE TYPE

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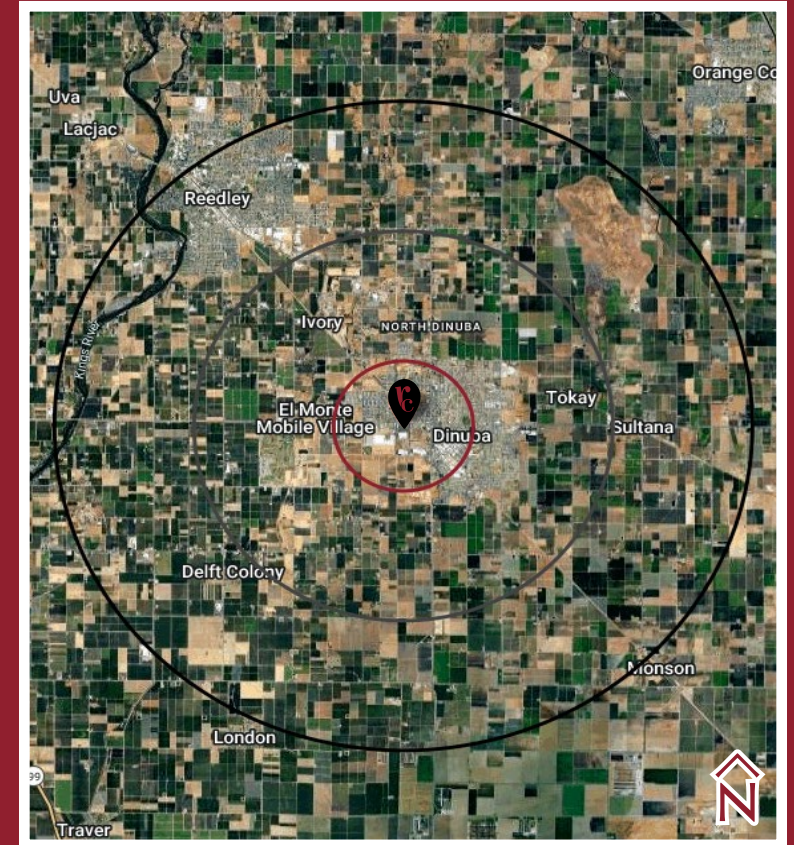
AREA DEMOGRAPHICS

POPULATION

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2030 Projection	11,745	28,193	54,314
2025 Estimate	11,666	27,729	53,948
Growth 2025-2030	0.68%	1.67%	0.68%
Growth 2020-2025	7.24%	-0.13%	-2.13%
Growth 2010-2020	11.00%	14.76%	10.25%
2030 Projection	3,209	7,790	15,139
2025 Estimate	3,190	7,632	14,975
Growth 2025-2030	0.58%	2.07%	1.10%
Growth 2020-2025	7.23%	0.59%	-1.19%
Growth 2010-2020	11.93%	15.54%	11.76%
2025 Est. Average HH Income	\$89,192	\$88,402	\$88,185

Source: Claritas 2025

HOUSEHOLD



TRAFFIC COUNTS

(Within a One Mile Radius)

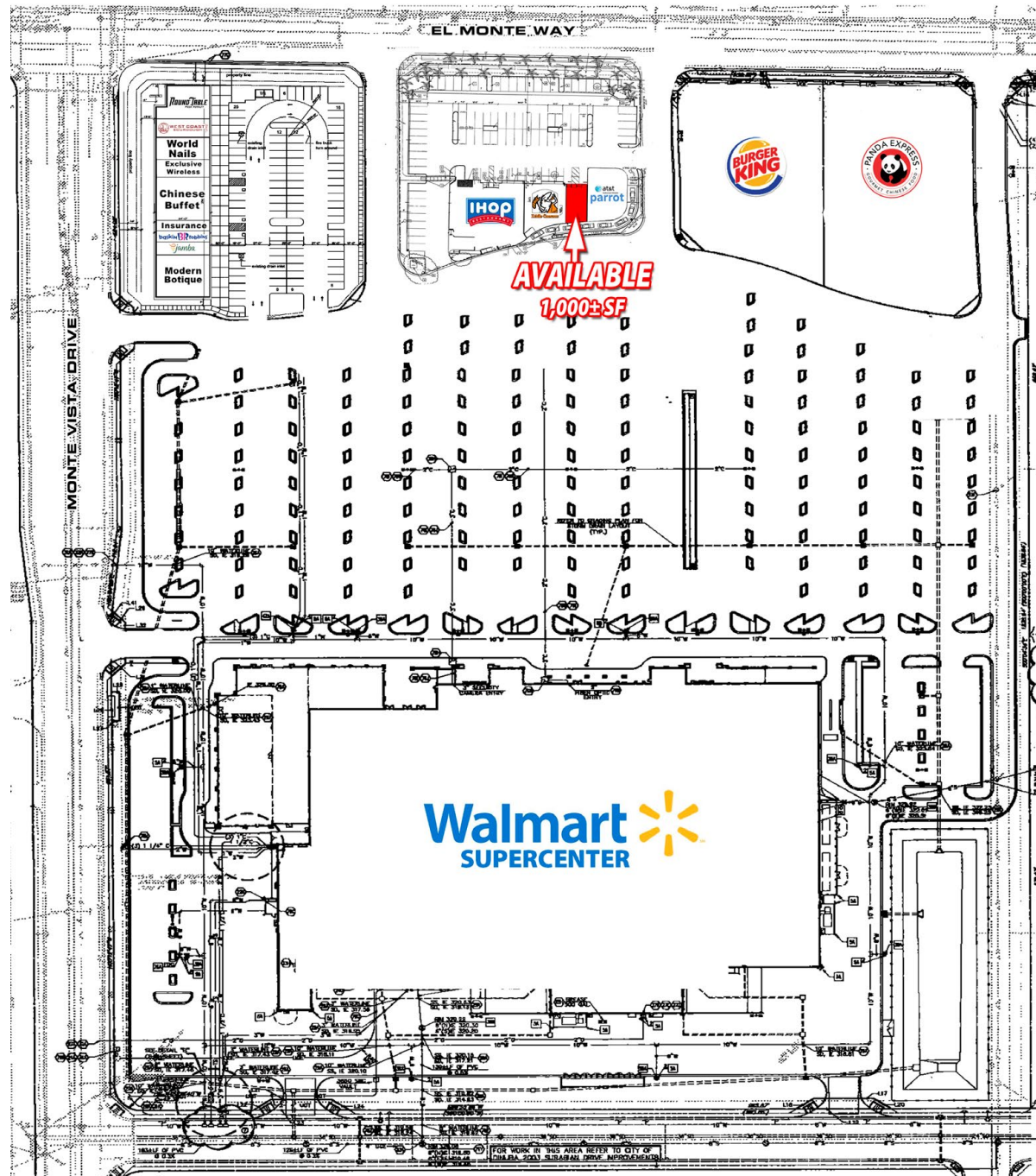
31,473± ADT

El Monte Way at Monte Vista Drive
(Intersection)

Source: Kalibrate TrafficMetrix 2025

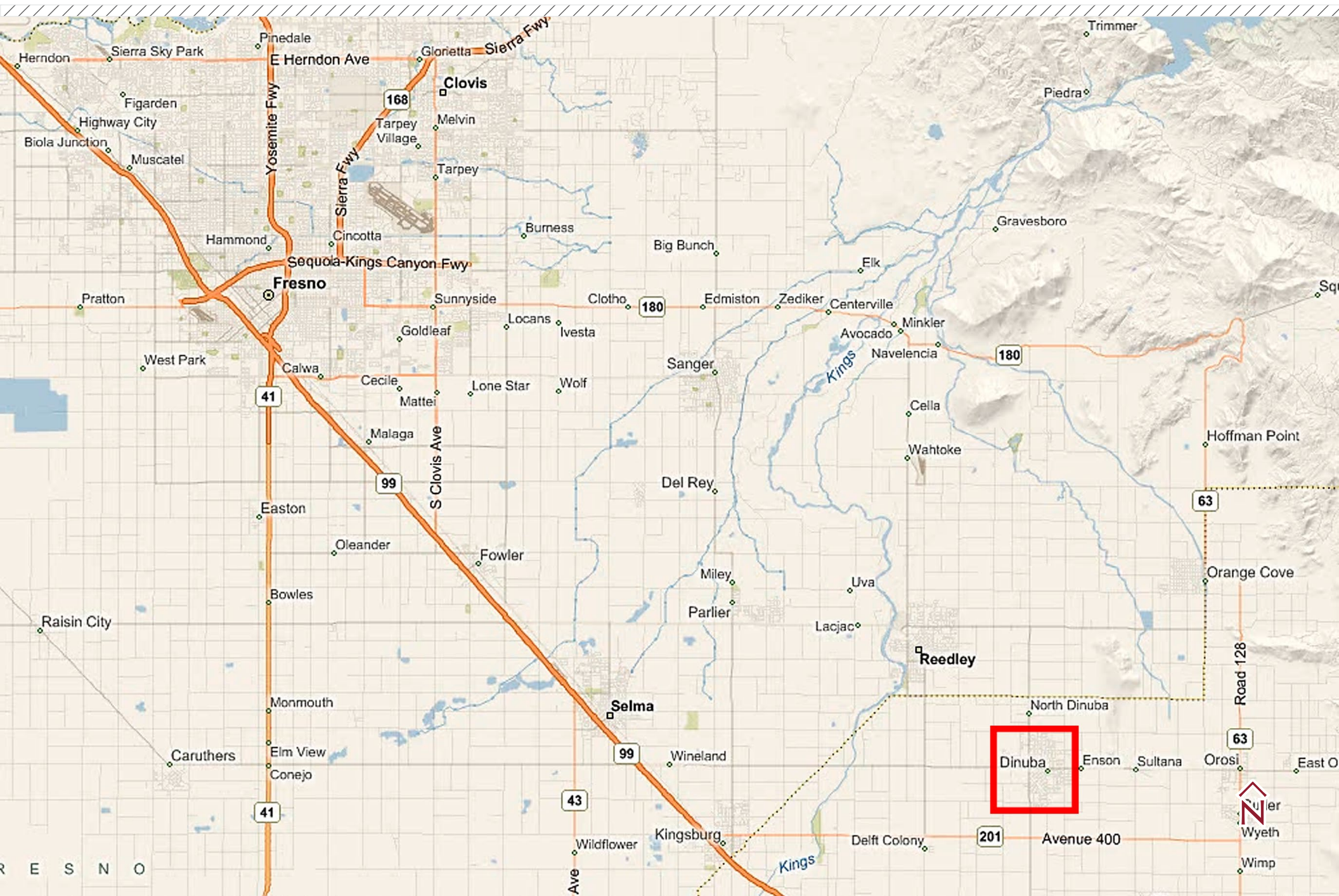
780 W. EL MONTE WAY
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SITE
PLAN



780 W. EL MONTE WAY
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AREA
MAP





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