

**2108-2242 E. El Monte Way, Dinuba, CA
Multi-Tenant Retail Center**



Newly Refurbished Center

Superior Grocers, Ross Dress for Less, Five Below, Starbucks, Jack in the Box,
Jose Gonzales DDS, Advance America, Dinuba Liquor, Maria's Fine Jewelry,
Relation Insurance, Latinoamericano Travel, Laundry Day, Jalapeño Grill,
Mediterranean Kabob, Oaxaca Ice Cream, Sushi Spot, Cricket Wireless, Hair Salon, Barber Shop

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Est. Population	8,169	26,720	44,996
Avg. Household Income	\$49,411	\$52,617	\$51,455
Median Household Income	\$37,144	\$41,217	\$40,704

Shaw Real Estate, Inc.

**Leasing • Property Management • Sales
3 Quail Run Cir., Suite 103, Salinas, CA 93907**

Tim (Beau) Oxsen, Broker

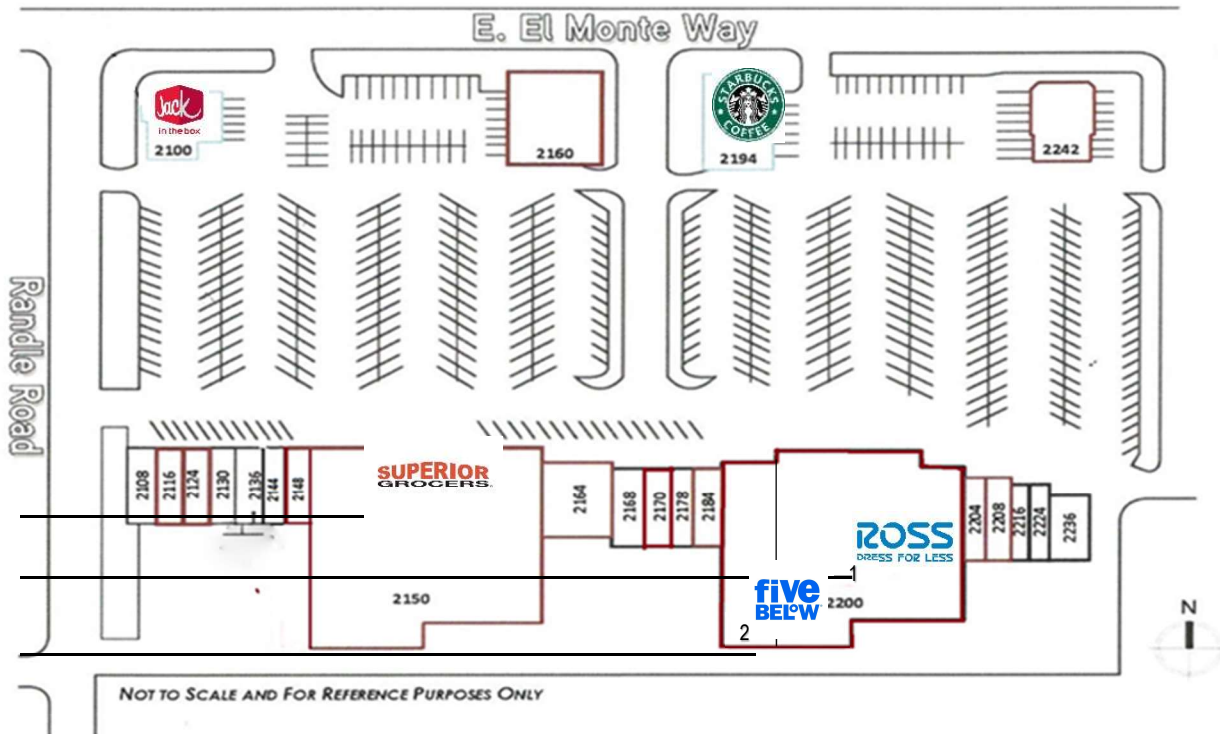
(831) 772-8100 x120 • (831) 262-8749 Cell • (831) 772-8103 FAX

beau@shaw-development.com

DRE #01871028

MERCANTILE ROW

2108-2242 E. El Monte Way, Dinuba, CA



<u>Suite</u>	<u>Tenant</u>	<u>SF</u>	<u>Suite</u>	<u>Tenant</u>	<u>SF</u>
2100	Jack in the Box	NAP	2170	Maria's Fine Jewelry	2,100
2108	Jose Gonzales DDS	1,540	2178	Hair Salon	1,050
2116	Nail Salon	1,050	2184	Smoke Shop Guys	2,100
2124	AVAILABLE	1,050	2194	Starbuck (future)	NAP
2130	Advance America	1,050	2200-1	Ross Dress for Less	19,547
2136	Brochettes	1,050	2200-2	Five Below (future)	11,909
2144	Dinuba Liquor	1,750	2204	El Jalapeño Grill	1,200
2148	Cricket Wireless	1,050	2208	Sushi Spot	1,200
2150	Superior Grocers	35,724	2216	Relation Insurance	1,050
2160	AVAILABLE	5,400	2224	Latino AmericanoTravel	1,050
2164	AVAILABLE	4,200	2236	Laundry Day	2,400
2168	Barber Shop	1,050	2242	Oaxaca Ice Cream	3,003

The accuracy of all information, regardless of source, and square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

MERCANTILE ROW

2108- 2242 E. EL MONTE WAY, DINUBA, CA



Demographic Summary Report

Mercantile Row 2242 El Monte Way, Dinuba, CA 93618

Building Type: General Retail **Total Available: 3,003 SF**
Secondary: Freestanding **% Leased: 0%**
GLA: 3,003 SF **Rent/SF/Mo: \$1.50**
Year Built: 1992



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	8,438		27,562		46,133	
2019 Estimate	8,169		26,720		44,996	
2010 Census	7,394		24,389		42,824	
Growth 2019 - 2024	3.29%		3.15%		2.53%	
Growth 2010 - 2019	10.48%		9.56%		5.07%	
2019 Population by Hispanic Origin	7,388		23,107		38,724	
2019 Population	8,169		26,720		44,996	
White	7,634	93.45%	24,714	92.49%	41,034	91.19%
Black	128	1.57%	332	1.24%	573	1.27%
Am. Indian & Alaskan	143	1.75%	473	1.77%	820	1.82%
Asian	123	1.51%	656	2.46%	1,687	3.75%
Hawaiian & Pacific Island	17	0.21%	53	0.20%	72	0.16%
Other	124	1.52%	493	1.85%	810	1.80%
U.S. Armed Forces	5		13		13	
Households						
2024 Projection	2,094		7,364		11,901	
2019 Estimate	2,022		7,126		11,587	
2010 Census	1,798		6,433		10,918	
Growth 2019 - 2024	3.56%		3.34%		2.71%	
Growth 2010 - 2019	12.46%		10.77%		6.13%	
Owner Occupied	1,088	53.81%	3,827	53.70%	6,213	53.62%
Renter Occupied	934	46.19%	3,300	46.31%	5,374	46.38%
2019 Households by HH Income	2,021		7,127		11,587	
Income: <\$25,000	529	26.18%	1,891	26.53%	3,157	27.25%
Income: \$25,000 - \$50,000	804	39.78%	2,291	32.15%	3,890	33.57%
Income: \$50,000 - \$75,000	319	15.78%	1,360	19.08%	1,980	17.09%
Income: \$75,000 - \$100,000	196	9.70%	807	11.32%	1,351	11.66%
Income: \$100,000 - \$125,000	62	3.07%	434	6.09%	651	5.62%
Income: \$125,000 - \$150,000	57	2.82%	160	2.24%	315	2.72%
Income: \$150,000 - \$200,000	43	2.13%	153	2.15%	203	1.75%
Income: \$200,000+	11	0.54%	31	0.43%	40	0.35%
2019 Avg Household Income	\$49,411		\$52,617		\$51,455	
2019 Med Household Income	\$37,144		\$41,217		\$40,704	

Demographic Detail Report

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2019 Population by Age			
	8,169	26,720	44,996
Age 0 - 4	689 8.43%	2,264 8.47%	3,805 8.46%
Age 5 - 9	763 9.34%	2,503 9.37%	4,202 9.34%
Age 10 - 14	754 9.23%	2,462 9.21%	4,138 9.20%
Age 15 - 19	694 8.50%	2,245 8.40%	3,777 8.39%
Age 20 - 24	641 7.85%	2,044 7.65%	3,468 7.71%
Age 25 - 29	657 8.04%	2,079 7.78%	3,549 7.89%
Age 30 - 34	607 7.43%	1,941 7.26%	3,273 7.27%
Age 35 - 39	579 7.09%	1,873 7.01%	3,128 6.95%
Age 40 - 44	500 6.12%	1,615 6.04%	2,702 6.00%
Age 45 - 49	466 5.70%	1,507 5.64%	2,532 5.63%
Age 50 - 54	420 5.14%	1,370 5.13%	2,293 5.10%
Age 55 - 59	386 4.73%	1,283 4.80%	2,137 4.75%
Age 60 - 64	318 3.89%	1,081 4.05%	1,807 4.02%
Age 65 - 69	238 2.91%	833 3.12%	1,409 3.13%
Age 70 - 74	170 2.08%	612 2.29%	1,046 2.32%
Age 75 - 79	116 1.42%	414 1.55%	708 1.57%
Age 80 - 84	82 1.00%	288 1.08%	489 1.09%
Age 85+	88 1.08%	306 1.15%	535 1.19%
Age 65+	694 8.50%	2,453 9.18%	4,187 9.31%
Median Age	29.10	29.40	29.40
Average Age	31.70	32.10	32.10