

PROPERTY DETAILS

- **ASKING PRICE: \$750,000.00**
- **SPACE AVAILABLE: +/- 6,416 SF**
 - GROUND FLOOR: +/- 5,265 SF
 - MEZZANINE: +/- 1,151 SF
- **LOT SIZE: +/- 26,337 SF**
- **# OF PARKING SPACES: 33**
- **FREESTANDING BUILDING WITH DRIVE-THRU**
- **CLOSE PROXIMITY TO CA-137 & CA-99 FREEWAYS**
- **CENTRAL DOWNTOWN TULARE LOCATION**
- **ZONING: C-3 (RETAIL COMMERCIAL) CITY OF TULARE**
- **PREVIOUS USE: BANK OF THE SIERRA**

VALUE ADD OPPORTUNITY!



OLIVIERI COMMERCIAL GROUP

9810 Brimhall Road
Bakersfield, CA 93312
www.oliviericommercial.com

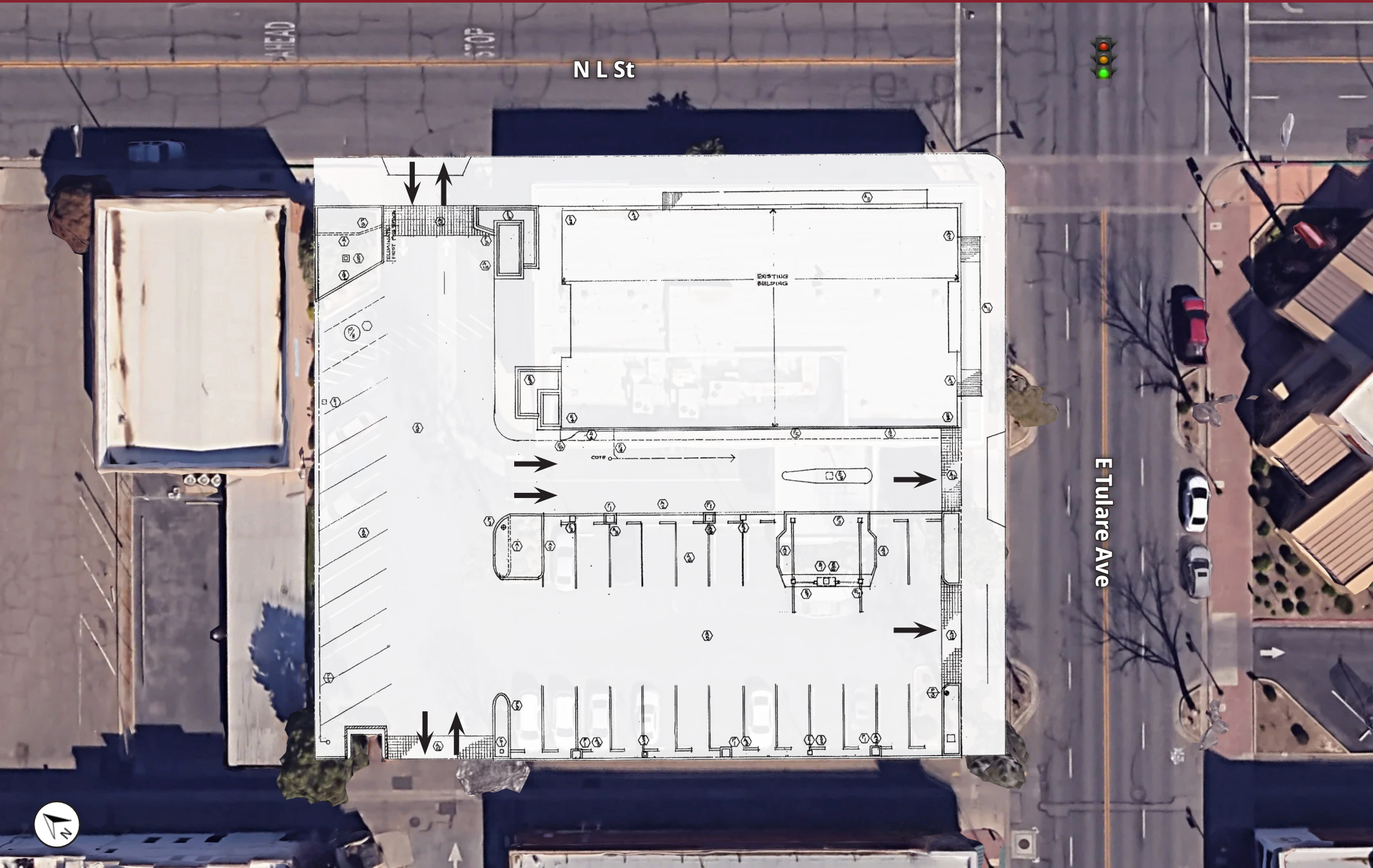
For additional information please contact:

J-P Masuda
Senior Vice President
LIC. #01947962
(661) 619-7151

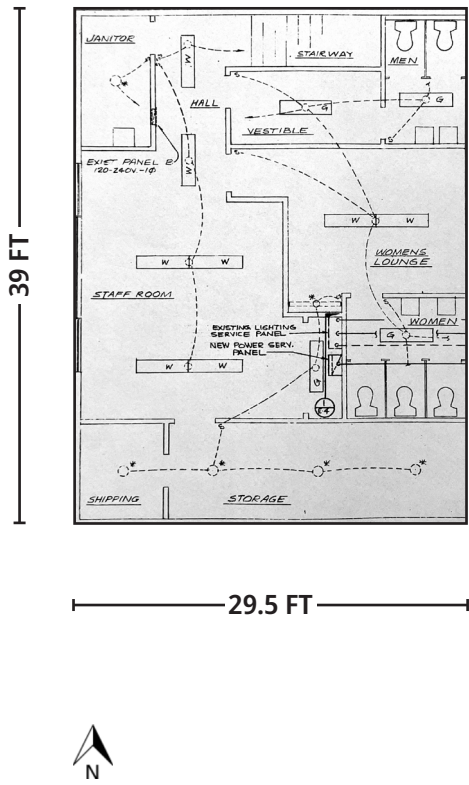
jpmasuda@oliviericommercial.com



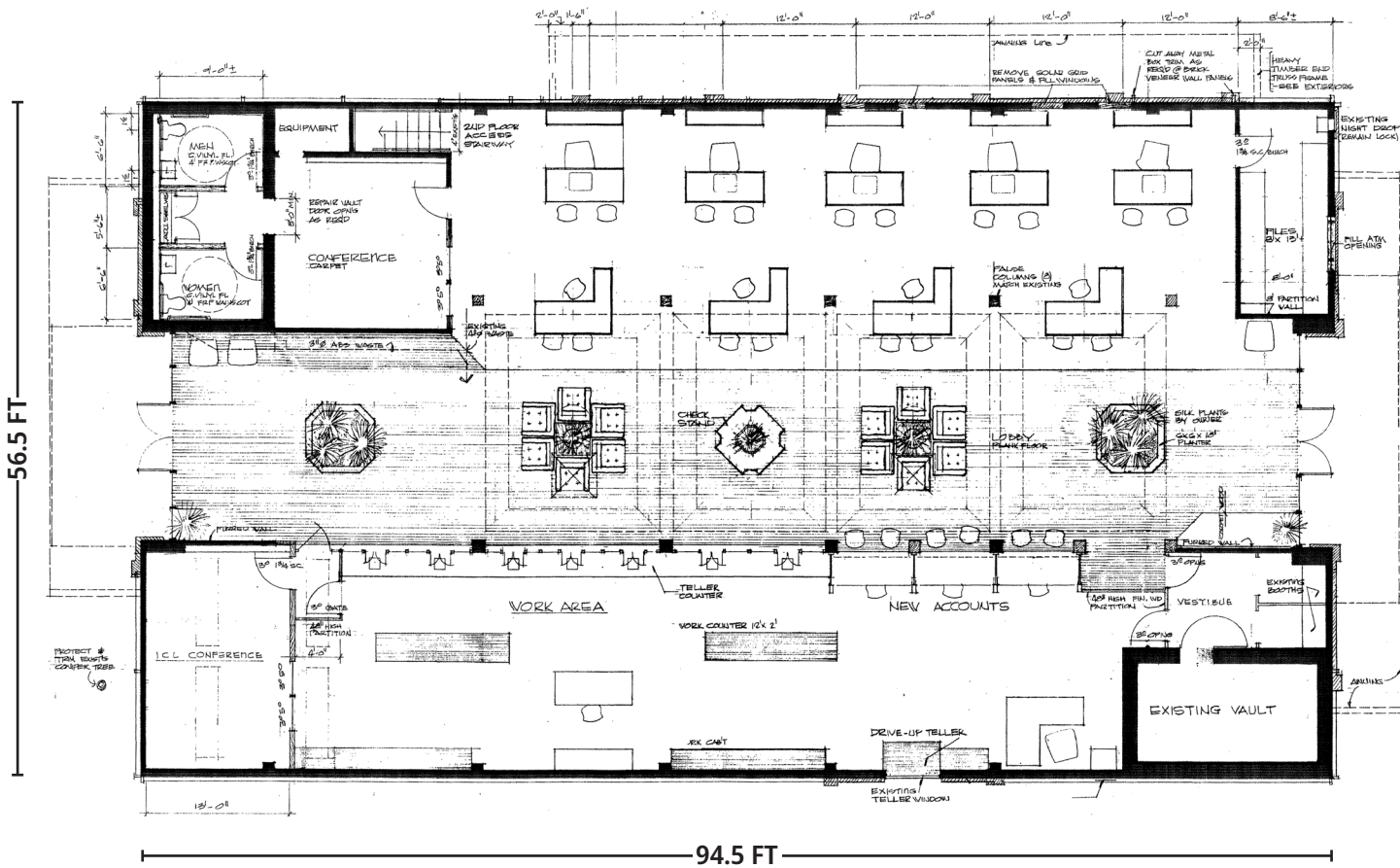


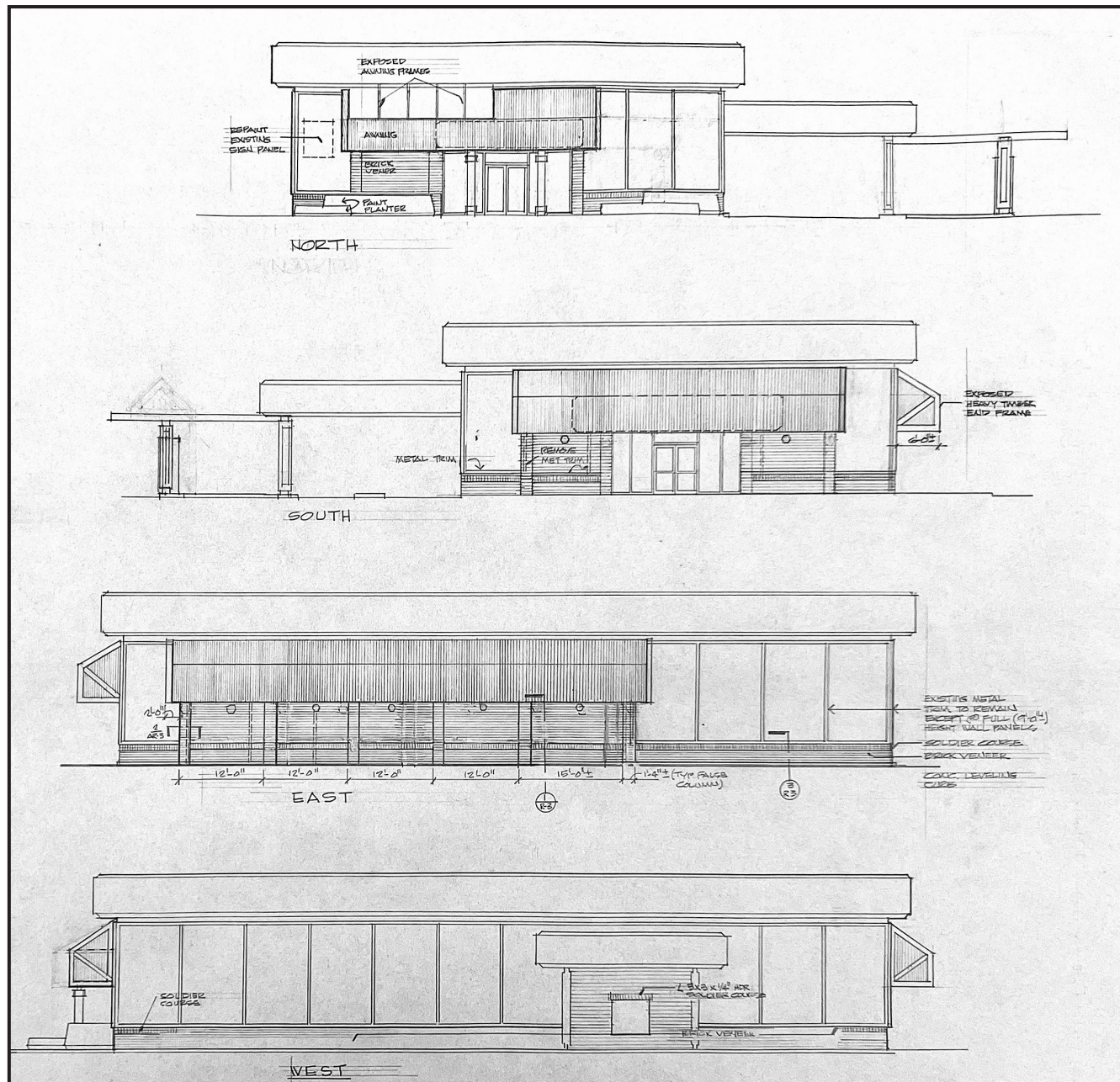


Mezzanine



Ground Floor





INTERIOR PHOTOS

246 E Tulare Ave, Tulare, CA 93274



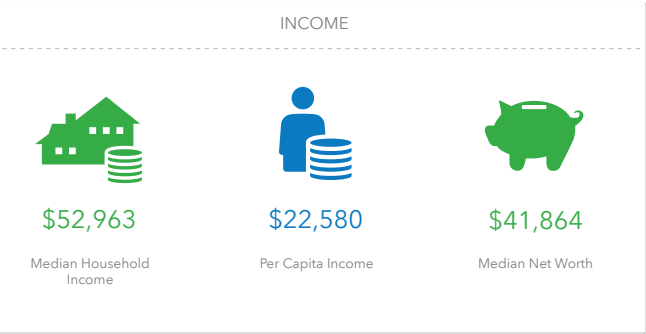
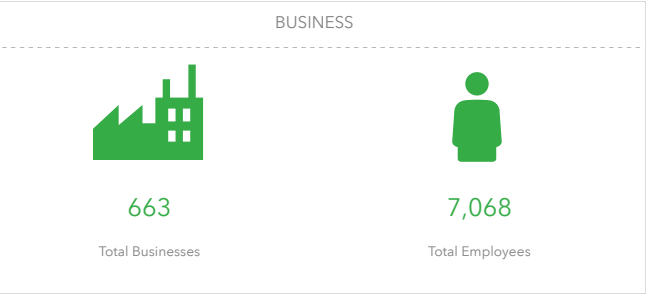
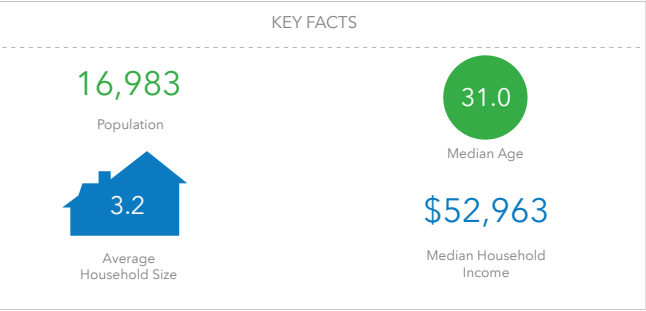
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DEMOGRAPHICS

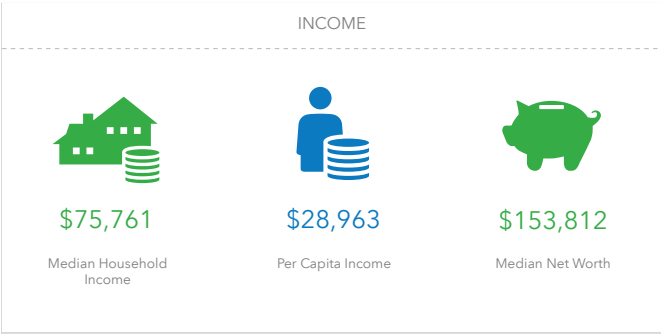
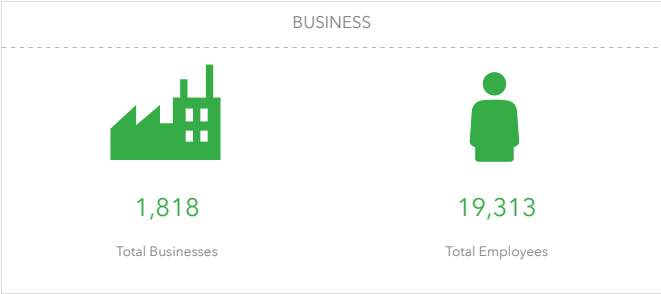
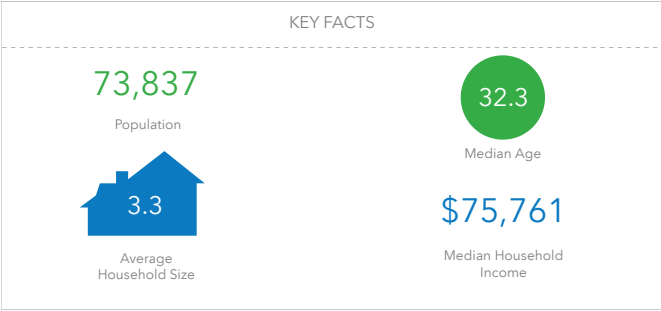
1, 3, & 5-Mile Radius from Subject Site

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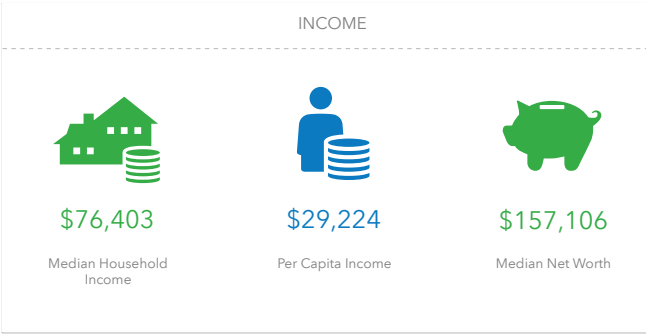
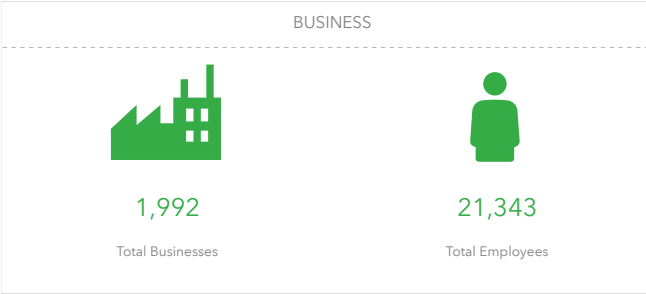
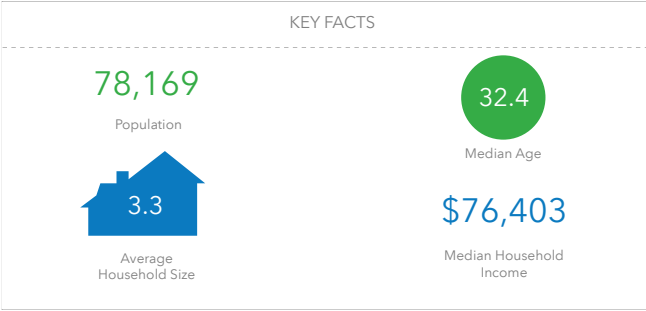
1-Mile Radius



3-Mile Radius



5-Mile Radius



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