

AVAILABLE FOR SALE
SINGLE TENANT NNN INVESTMENT PROPERTY

49 W. TULARE AVENUE

TULARE, CA

PRICE REDUCTION!



For information, please contact:

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MCKENNEY
Investment Properties

Independently Owned and Operated | Corporate License #00020875

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FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200

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PROPERTY INFORMATION

Building Size:	14,490± SF
Lot Size:	1.56± Acres
Tenancy:	Single, State Foods Supermarket
NOI:	\$240,000.00
Lease:	10 Year NNN Lease
Cap Rate:	6.25%
Zoning:	C-4 (Service Commercial)
APN:	176-100-015-000 (Tulare County)
Price:	\$4,000,000 \$3,840,000

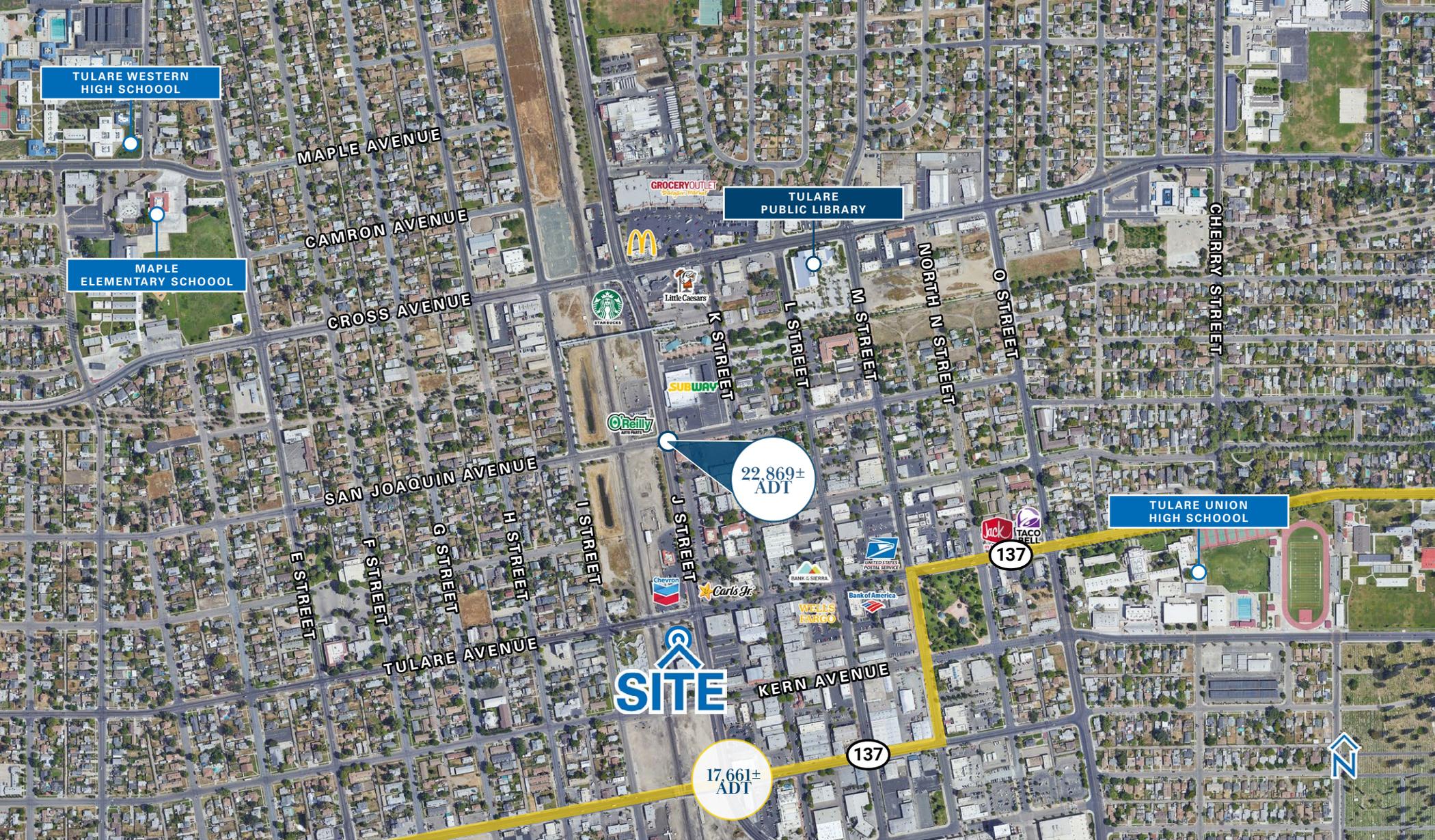
DEMOGRAPHICS
(Based Near Property Site)

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	
POPULATION	2030 Projection	17,087	72,528	76,555
	2025 Estimate	17,293	71,425	75,356
	Growth 2025-2030	-1.19%	1.54%	1.59%
	Growth 2020-2025	3.88%	7.26%	6.22%
	Growth 2010-2020	-0.34%	16.53%	10.65%
HOUSEHOLDS	2030 Projection	5,152	21,397	22,734
	2025 Estimate	5,193	21,076	22,358
	Growth 2025-2030	-0.80%	1.52%	1.68%
	Growth 2020-2025	5.36%	6.85%	6.01%
	Growth 2010-2020	-0.47%	13.50%	9.06%
	2025 Est. Average HH Income	\$65,652	\$89,308	\$90,640

Source: Claritas 2025

PROPERTY DESCRIPTION

49 W Tulare Ave is a single-tenant retail property comprising approximately 14,490 square feet on a 1.56-acre lot, leased to State Foods Supermarkets. The tenant recently signed a 10-year NNN lease with options to extend. The property generates a stable net operating income of \$240,000 annually, representing a 6.25% cap rate. As an added layer of security, the lease is personally guaranteed by both the CEO and CFO of State Foods Supermarkets, Inc. State Foods operates 10 locations throughout California’s Central Valley, reflecting a strong regional presence and operational stability. This well-located asset benefits from strong visibility, ample parking, and consistent consumer traffic, making it an attractive, low-risk investment opportunity with long-term income stability.



TRAFFIC COUNTS

Source: Kalibrate TrafficMetrix 2025

22,869± ADT

J Street at San Joaquin Avenue
(All Directions)

17,661± ADT

J Street at Highway 137
(Eastbound & Westbound)

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