

SAITO COMPANY

OFFERING MEMORANDUM

20± AC of Development Opportunity

20± Vacant Land Available
Contact Broker for Details



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1803 E. Tulare Avenue
Tulare, CA 93274

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For Sale

Location, demographics and information on subject property is supplied by sources believed to be reliable. However, the Mark Saito Company cannot guarantee its accuracy and make no warranty or representations as to its veracity. It is presented herein with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and these may not represent current or future performance of the property. All Inquiries about content should be directed to the broker (BRE LIC# 00701227) Mark Saito and the Mark Saito Company. All rights reserved, 2025.

PROPERTY OVERVIEW

1803 Tulare Ave.

Property Overview

1803 Tulare Ave, a 20± acre land investment opportunity separated into two parcels. This expansive property offers 10± acres of retail space with a built-in retail pad. Another 10± acres designated for multi-family/single family residential use. Multiple access points with excellent Tulare Ave. frontage perfect for most business types. Just minutes from Tulare Shopping Center, 20± minutes from Visalia, and offers direct access to CA-137. Close proximity to other major retailers and local shops in Downtown Tulare.

Sale Offering

PRICE: Contact Broker for Details

AVAILABLE: 10± AC of Retail
10± AC of Multi-Family

LOT SIZE: 20± AC

PARCEL: 177-200-009-000

COUNTY: Tulare County

Highlights

- **Flat Topography**
- Close access to Highway 99 and CA-137
- Two ports within 200± miles
- Near new **Loves Truck Stop**
- Located in the largest dairy producer in the nation for milk and cheese processing
- Land Use for all soil classes (field crops, row crops)

HIGH VISIBILITY Excellent visibility along major intersections Laspina and Tulare Avenues

EXCELLENT PROXIMITY Few Minutes from **Downtown** Tulare and Tulare Outlets Shopping Center

FREEWAY ACCESS Nearby Access to Freeway 99 and CA-137

CONVENIENT ACCESS Multiple access points that suit all business types

VICINITY MAP

1803 E Tulare Ave.

Vicinity Map

TULARE
OUTLETS

Kaweah Health
MORE THAN MEDICINE. LIFE.

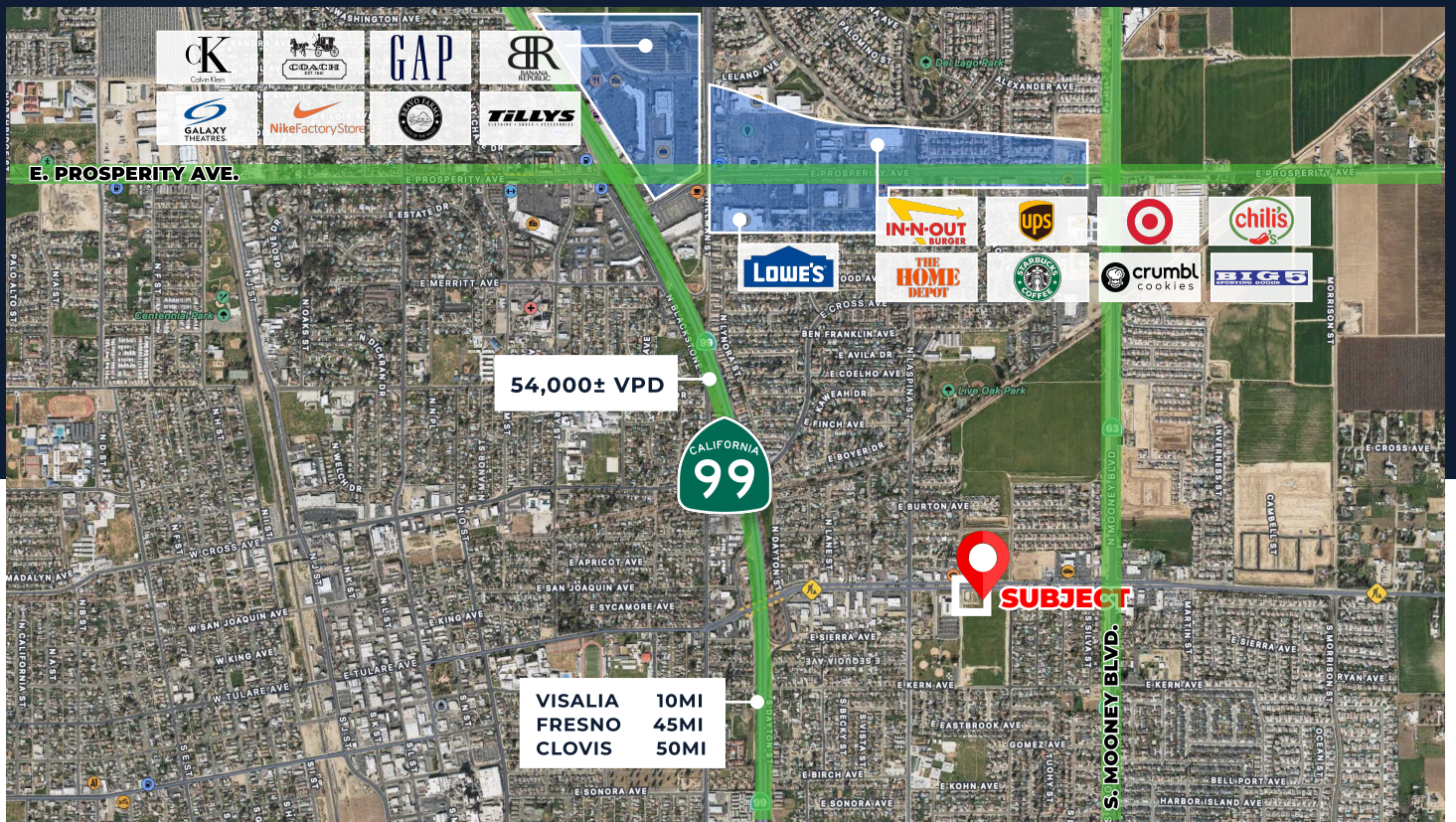
COS
COLLEGE OF THE SEQUOIAS

TARGET

Visalia Mall

Traffic Counts

Tulare Ave Eastbound	18,900± VPD
Laspina Ave Southbound	16,550± VPD
Total Traffic Counts	35,450± VPD



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LOCATION OVERVIEW

Tulare, CA.

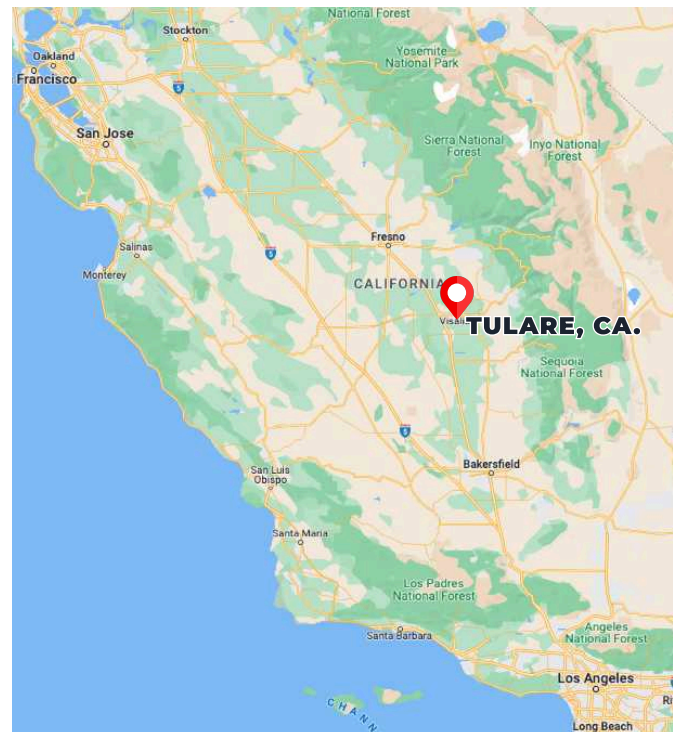
Location Overview

Tulare, California

TULARE, CA.

Tulare County is an essential hub in California's Central Valley, serving both residents and surrounding areas with a vibrant mix of retail and service options. Tulare is conveniently located between major cities like Visalia, Fresno, and Bakersfield, making it an accessible and attractive destination for retailers and consumers alike.

*Tulare's expanding population and economic growth have fueled a thriving retail sector. **Mooney Blvd** runs through Visalia, connecting historic neighborhoods with new commercial developments, bridging Tulare's established charm and growth. This destination has become a focal point entertainment, seeing substantial foot traffic daily, particularly from Tulare Shopping Center with major retailers such as Bravo Farms, Banana Republic, and Gong Cha. Nearby amenities include Target and Visalia Mall of which further strengthens its appeal as a retail and lifestyle destination, making it a prime area for businesses aiming to reach a broad, engaged consumer base.*



Population Counts

93724

MEDIAN INCOME: **\$60,000±**

POPULATION: **31,000±**

POPULATION GROWTH: **± 2.00% (2022)**

VISALIA

MEDIAN INCOME: **\$70,000±**

POPULATION: **145,000±**

POPULATION GROWTH: **±2.25% (2022)**