

FOR SALE

RetailNet
REAL ESTATE

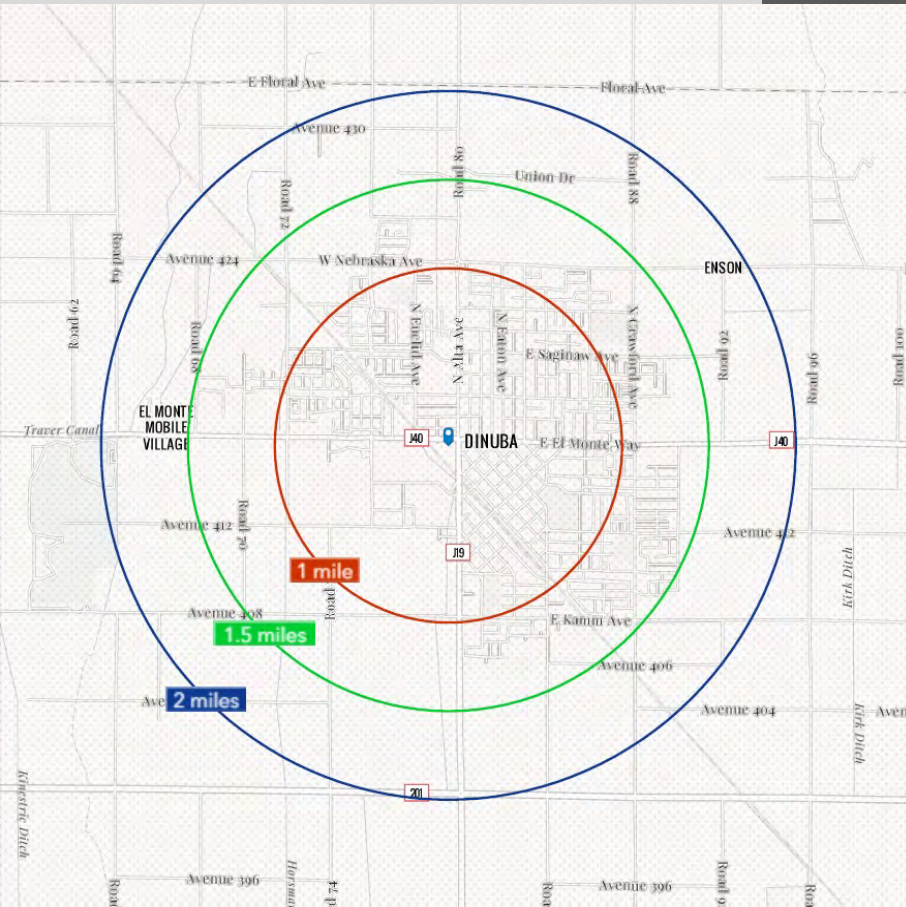
DINUBA, CA

Former *Walgreens* #10201

±14,820 SF | 1.4AC | C-3 | \$2.65MM

170 W EL MONTE WAY





Property Overview

- **Offering Price.** \$2,650,000
- **Delivery.** ‘As-Is’, Vacant (FF&E not included)
- **Property.** ±1.4 AC
- **Building.** ±14,820 SF + DT
- **Signage.** 2 pylons w/ electronic readers + building
- **Parcel ID.** 017040041 - [Property](#)
- **Access.** RI/RO on W El Monte Way & RI/RO on S Alta Ave
- **Zoning.** C-3, City of Dinuba - [Zoning map](#)
- **Deed Restriction.** Pharmacy

Location Overview

- **Location.** San Joaquin Valley between the Sierra National Forest and Interstate 5. ± 25 mi SE of Fresno.
- **Nearby Retailers Include.** Walmart, Wingstop, Chevron, IHOP, Starbucks, Burger King, KFC, and many others.
- **Nearby Major Employers Include:**
 - Ruiz Foods, leading frozen Mexican food manufacturer in the US and Tulare County’s largest private employer, has a 300,000 SF manufacturing facility ±1 mile from the subject property
 - Best Buy has a 1MM SF Regional Distribution Center servicing its stores in California, Nevada and Arizona ±1 mile from the subject property.

2025	1Mile	1.5 Mile	2 Miles
Population	16,343	25,507	26,818
Households	4,674	6,962	7,352
Avg. HH Inc.	\$75,400	\$77,557	\$79,095
W El Monte Way – Daily Traffic Count Estimate			16,400 VPD
S Alta Ave - Daily Traffic Count Estimate			13,470 VPD



W El Monte Way- 16,400 VPD

S Alta Ave- 13,470 VPD



Dinuba Memorial Building



CIRCLE K

The Habit
BURGER GRILL

Dutch Bros

PRIMO
WATER

W El Monte Way-16,400 VPD

S Alta Ave-13,470 VPD



Best Buy
Distribution Center

Walmart
Neighborhood Market

BURGER KING
STARBUCKS
SONIC

7-ELEVEN
SUBWAY

CIRCLE K

the Habit
BURGER GRILL

Dinuba Memorial
Building



W El Monte Way - 13470 VPD



S Alta Ave - 13,470 VPD

Dinuba Memorial Building

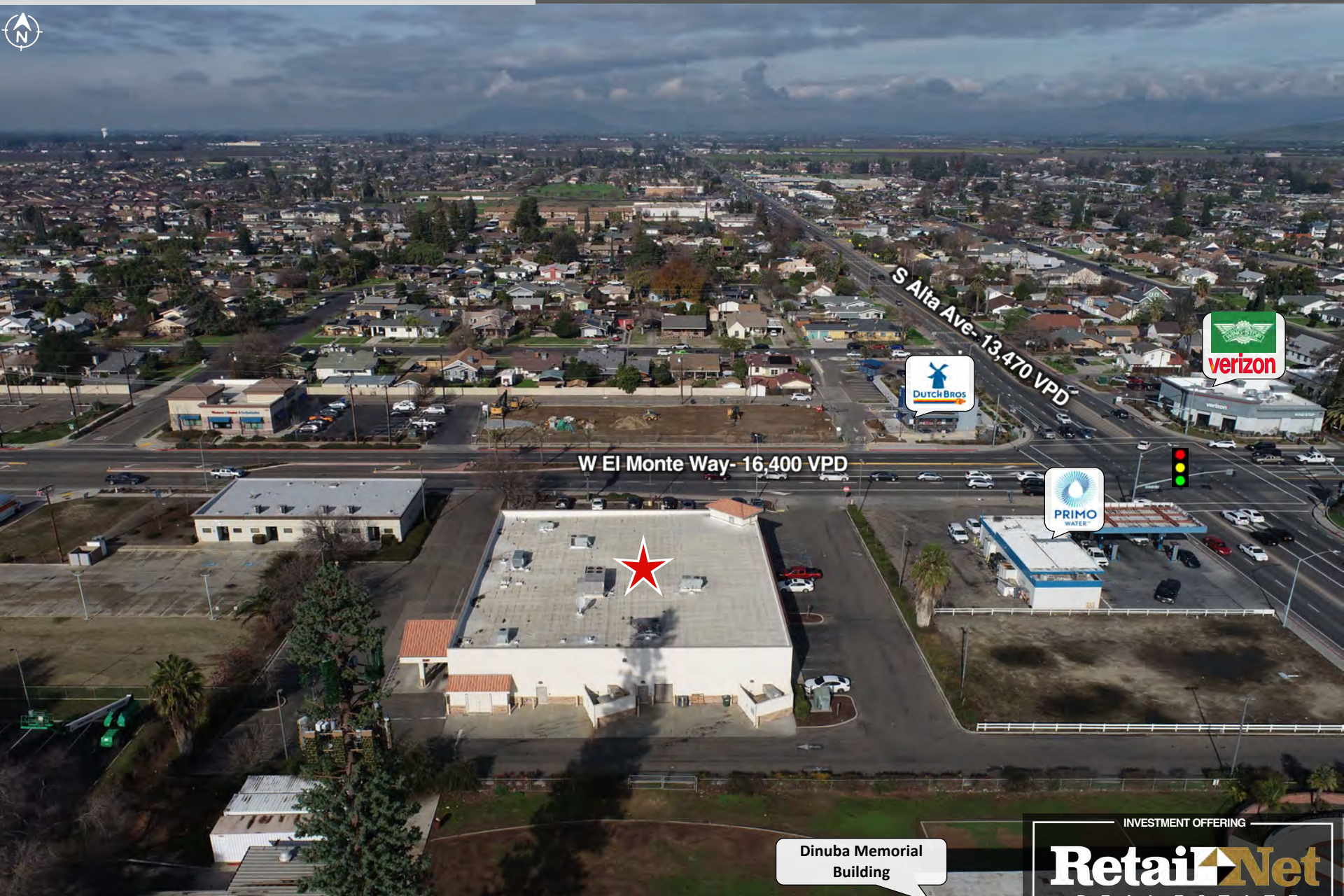


W El Monte Way - 16,400 VPD



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W El Monte Way - 16,400 VPD

S Alta Ave - 13,470 VPD



Dinuba Memorial Building

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170 W EL MONTE WAY



W El Monte Way-16,400 VPD

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S Alta Ave - 13,470 VPD

Dinuba Memorial Building



Drive-Thru

W El Monte Way - 16,400 VPD

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170 W EL MONTE WAY



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W El Monte Way- 16,400 VPD

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TERMS*

OFFERING PRICE	\$2,650,000
DELIVERY	Vacant (FF&E not included)
TERMS	'As-Is', No Financing Contingency
DEED RESTRICTION	Pharmacy
OFFERS EVALUATED AS RECEIVED	

****Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee***

CONTACT

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