

# FOR SALE

2309 E TULARE | TULARE, CA



FOR SALE | \$2,200,000

1411 G STREET  
MODESTO, 95336



2309 TULARE RD  
TULARE, CA



\$2,200,000



16,168 SQFT  
1.22 ACRES



**THOMAS SOLOMON**  
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2020 Standiford Ave, Bldg A  
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[www.CoSol.net](http://www.CoSol.net)

CoSol Commercial Real Estate License: 00713735



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CoSol Commercial Real Estate is a highly focused brokerage company and prides itself on outstanding customer service and developing long term relationships to retailers, property owners, and investors. With experienced principals and strong regional market knowledge, CoSol Commercial Real Estate provides full-service capabilities catered to the needs of its clients.

### THOMAS SOLOMON

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# FOR SALE

2309 E TULARE AVE | TULARE CA

## Overview:

Located directly between Fresno and Bakersfield in the heart of the San Joaquin Valley. We're located on East Tulare Ave, a quick drive from downtown, at the intersection of E Tulare Ave and S Mooney.

- Showroom / Warehouse Property
- Concrete Tilt / Metal Construction
- Built 2006
- 3,500 SF Show Room
- 12,000 SF Warehouse
- 1,000 SF Office
- 1 GL Door

## PROPERTY OVERVIEW

ADDRESS:	2309 Tulare Ave. Tulare, CA 93274
SIZE:	+16,168 SF
PRICE:	\$2,200,000
COUNTY:	Tulare County
ZONING:	C4 Service Commercial City Of Tulare
APN:	172-060-016-000

Aerial View



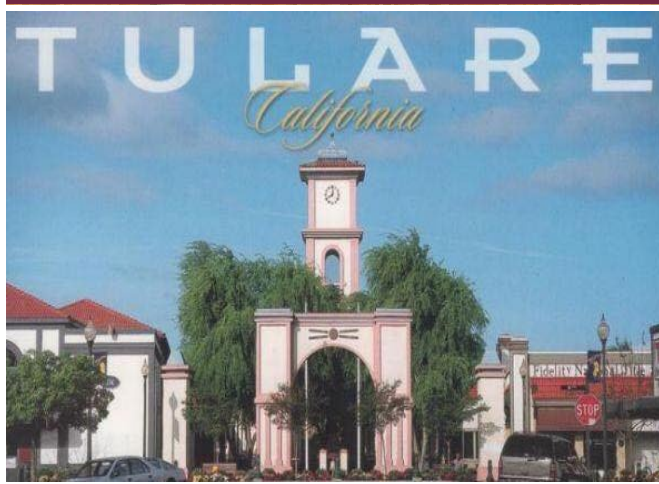
# PARKING





## TULARE, CA

Tulare, located in Tulare County, California, is a vibrant city at the heart of the San Joaquin Valley, with a population of 71,279 as of the 2024 census. Positioned 8 miles south of Visalia and 60 miles north of Bakersfield, Tulare takes its name from the historic Tulare Lake, once the largest freshwater lake west of the Great Lakes. Strategically located along Highway 99, Tulare is just 45 miles south of Fresno, offering convenient access for businesses and residents alike. This central location provides businesses with same-day access to key California markets and residents with abundant recreational opportunities. From the majestic Sierra Nevada Mountains to the east to the stunning California coastline to the west, Tulare is ideally situated for both work and play.



# 2309 E TULARE AVE

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