



Red Rock Plaza Shopping Center | Dinuba, CA

Property For Lease

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | **& ASSOCIATES**

Matt Graham
Lic# 01804235
www.mdgre.com

to learn more, visit: www.mdgre.com

PROPERTY DETAILS

Address	1401 W El Monte Way Cross Street - Road 72
TOTAL Shopping Center Sq. Ft.	43,700 +/- Sq. Ft.
AVAILABLE Square Footage	2 Separate Suites
Zoning	C-3 Commercial/Shopping Center
Lease Rate	\$1.25 Per Sq. Ft.
Lease Type	NNN

Additional Comments:

Highly visible retail shopping center on busy El Monte Way in Dinuba. Join tenants such as O'Reilly Auto Parts, Check Into Cash, Dollar Tree and many others. This is a high profile corner in Dinuba. Please call for further details.



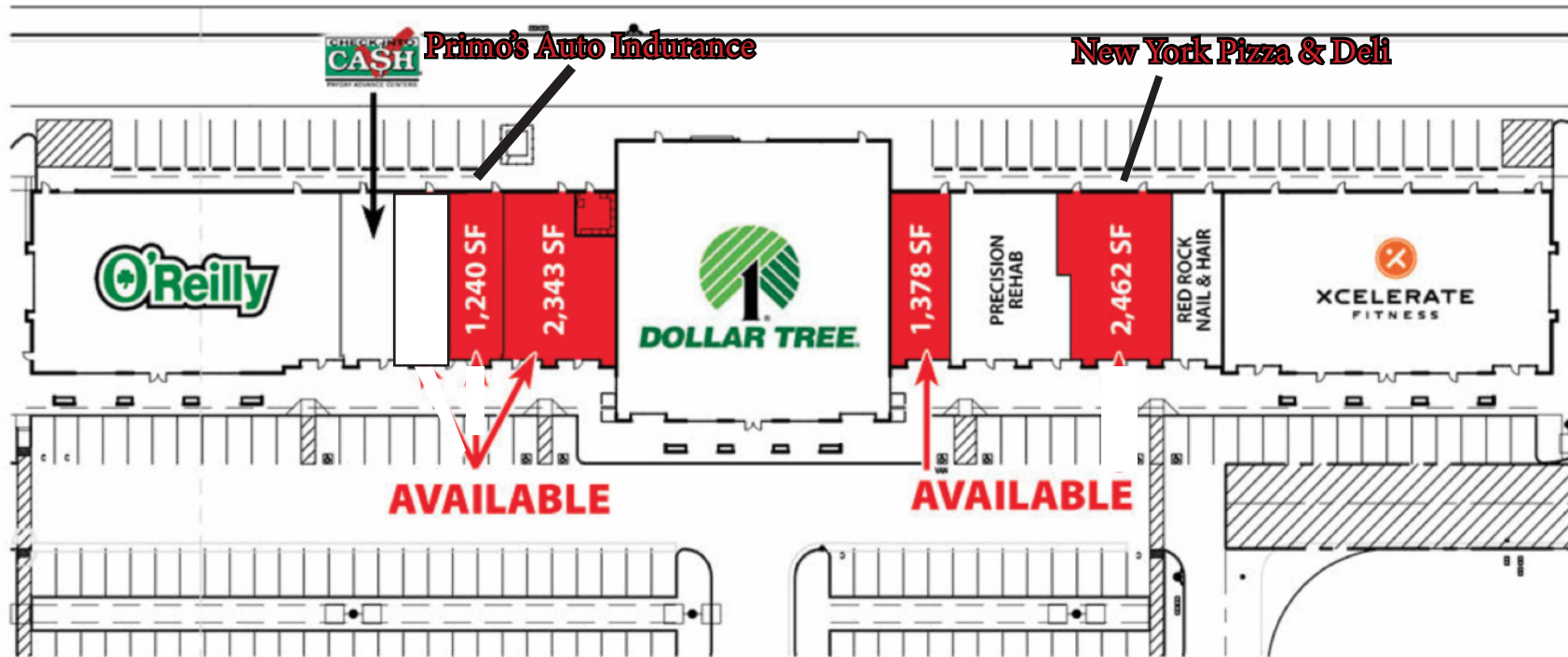
Contact Broker:
Matt Graham
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SITE PLAN



TRAFFIC COUNTS

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject
W el Monte Way	Rd 72	0.08 W	10,350	2017	0.05
Englehart Ave		0.00	2,640	2016	0.11
Ave 416	Rd 72	0.03 E	9,850	2016	0.15
Englehart Ave		0.00	1,460	2016	0.15
W el Monte Way	N Smith Ave	0.02 SE	10,990	2016	0.42
W el Monte Way	Euclid Ave	0.04 E	10,900	2017	0.66
W North Way	E North Way	0.03 E	1,200	2011	0.87
N Alta Ave	E North Way	0.03 N	13,440	2011	0.89
E North Way	N Alta Ave	0.02 W	1,880	2011	0.92
N Alta Ave	Saginaw	0.12 N	13,900	2017	0.93

NEARBY BUSINESS DATA

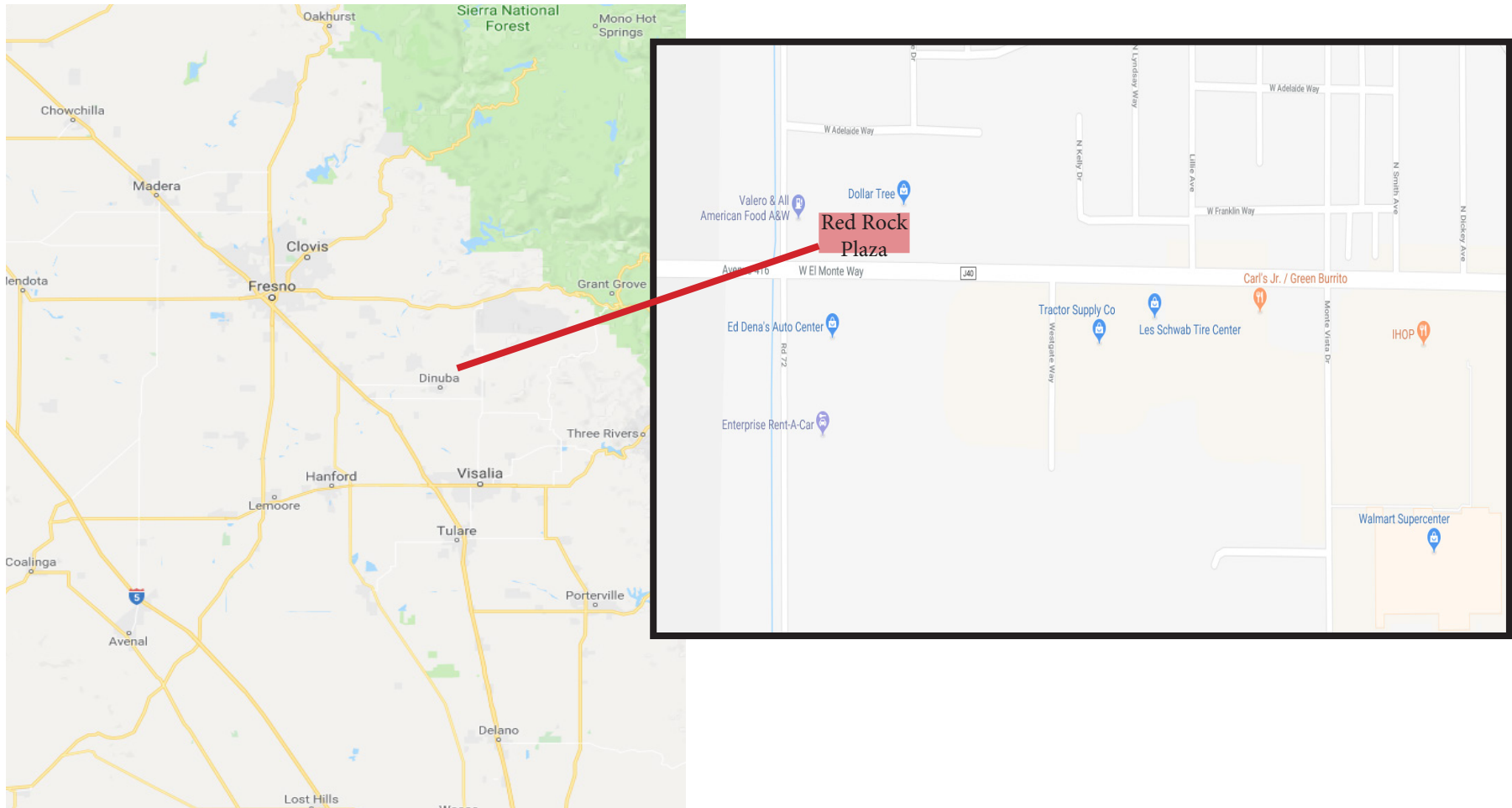
Business Employment By Type	# Businesses			# Employees			# Emp/Bus		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Total Businesses	218	717	1,496	3,334	9,468	16,683	15	13	11
Retail	43	120	243	427	1,078	1,938	10	9	8
Wholesale	7	42	89	326	1,638	2,462	47	39	28
Hospitality & Food Service	22	50	95	291	602	1,124	13	12	12
Real Estate, Renting, Leasing	11	36	63	40	168	271	4	5	4
Finance & Insurance	20	50	107	68	206	464	3	4	4
Information	7	16	28	28	117	185	4	7	7
Scientific & Technology Services	16	44	84	70	169	299	4	4	4
Management of Companies	0	0	0	0	0	0	0	0	0
Health Care & Social Assistance	51	131	314	194	610	2,014	4	5	6
Education Services	2	20	48	61	689	2,154	31	34	45
Public Administration & Sales	0	29	49	0	468	594	0	16	12
Arts, Entertainment, Recreation	1	9	17	1	105	149	1	12	9
Utilities	0	3	4	0	50	63	0	17	16
Admin Support & Waste Management	5	18	37	17	564	721	3	31	19
Construction	6	26	73	13	150	356	2	6	5
Manufacturing	3	18	32	1,705	1,834	2,178	568	102	68
Agriculture, Mining, Fishing	0	15	33	0	709	848	0	47	26
Other Services	24	90	180	93	311	863	4	3	5

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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	6,052	26,734	56,081
2023 Population:	6,337	27,639	58,033
Pop Growth 2018-2023:	4.71%	3.39%	3.48%
Average Age:	32.30	32.50	33.20
Households			
2018 Total Households:	1,574	7,159	15,225
HH Growth 2018-2023:	5.02%	3.59%	3.67%
Median Household Inc:	\$45,566	\$41,770	\$43,379
Avg Household Size:	3.90	3.80	3.70
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$161,118	\$173,804	\$188,897
Median Year Built:	1988	1980	1978

LOCATION MAP



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PROPERTY LAYOUT



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