



## OFFICE / MEDICAL PROPERTY FOR LEASE

561 N. Alta Dinuba, CA #C/D

561 N ALTA AVE  
DINUBA, CA 93618



### OFFERING SUMMARY

Building SqFt	4,700 SqFt
Year Built	1972
Lot Size (SF)	30,938.00 SqFt
Parcel ID	014-340-030-000
Zoning Type	Commercial
County	Tulare
Frontage	0.00 Ft
Coordinates	36.550167,-119.395753

### PROPERTY OVERVIEW

Welcome clients to a professional and functional office suite featuring a welcoming reception area, private bathroom, and two private office spaces—ideal for attorneys, therapists, consultants, or any professional looking to establish or grow their business. This layout offers privacy, convenience, and a clean, professional environment ready for immediate occupancy.

### PROPERTY HIGHLIGHTS

- The space features a welcoming reception area, two spacious offices ideal for consultations or administrative tasks. The property is designed to support a variety of office needs while providing an efficient and professional environment for both staff and clients.

Electric Included in the Base Rent, Tenant Is responsible for all other utilities.



Marketing package created by [www.CREBuilder.com](http://www.CREBuilder.com)

A. Herrera Real Estate  
140 S. K St  
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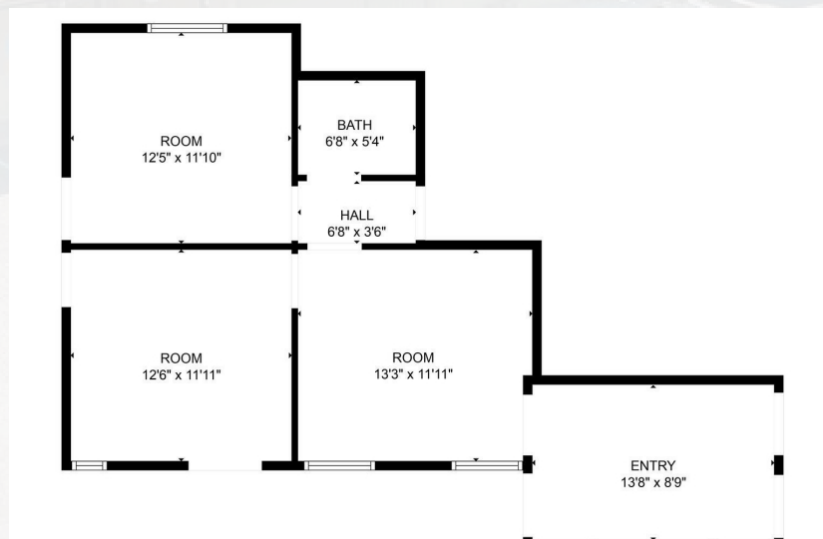


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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#C/D	Office - Electric Included	\$ 1.25 SF/Mo	MG	600 SF	1 - 5 Yrs



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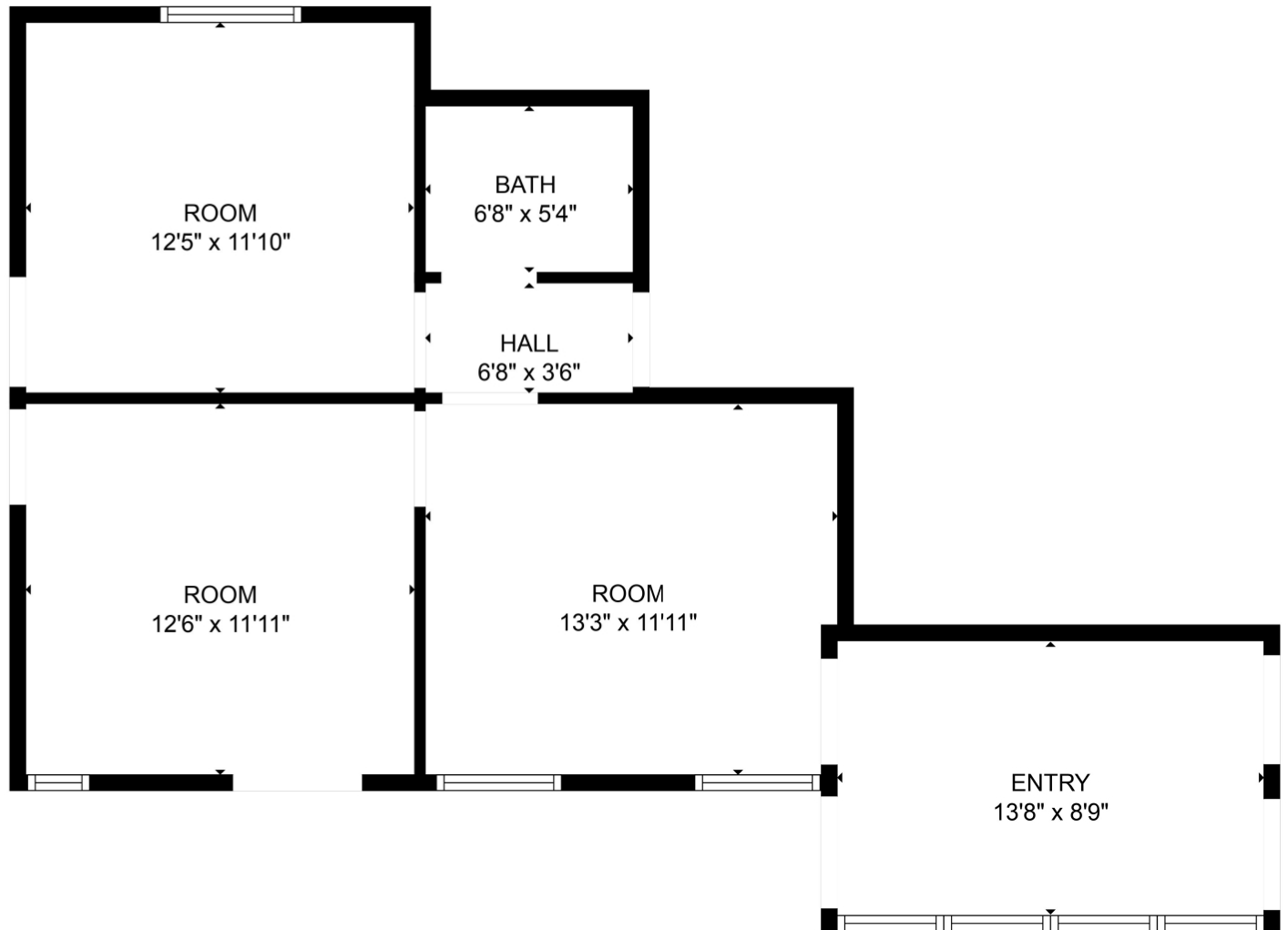


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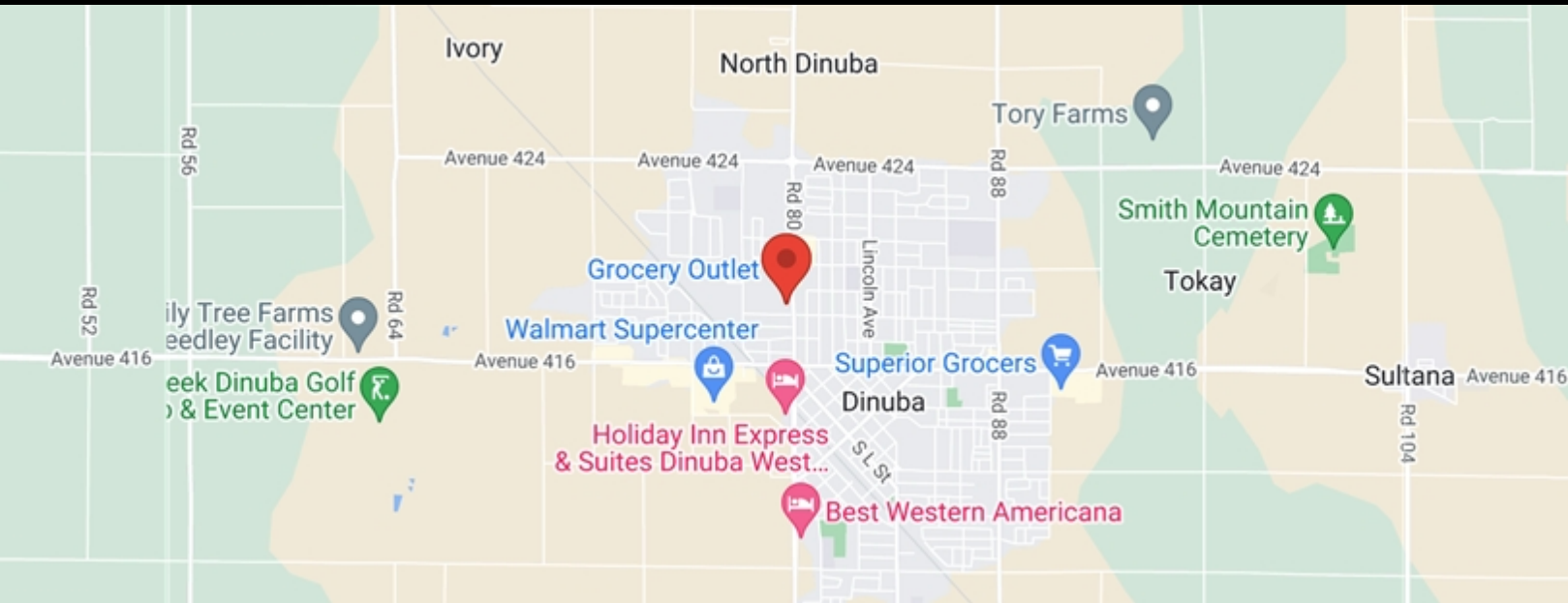
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,776	20,093	42,949
2010 Population	13,178	24,010	50,331
2025 Population	15,209	28,031	54,951
2030 Population	15,272	28,238	55,226
2025-2030 Growth Rate	0.08 %	0.15 %	0.1 %
2025 Daytime Population	14,750	26,845	50,571

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	443	866	1,556
\$15000-24999	313	621	1,075
\$25000-34999	232	497	1,199
\$35000-49999	496	942	1,994
\$50000-74999	542	942	2,236
\$75000-99999	767	1,265	2,187
\$100000-149999	969	1,562	2,904
\$150000-199999	376	627	1,253
\$200000 or greater	251	520	1,066
Median HH Income	\$ 79,166	\$ 75,760	\$ 70,615
Average HH Income	\$ 91,630	\$ 91,781	\$ 90,123

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,112	5,470	11,617
2010 Total Households	3,610	6,387	13,485
2025 Total Households	4,390	7,842	15,469
2030 Total Households	4,462	8,011	15,780
2025 Average Household Size	3.46	3.56	3.51
2025 Owner Occupied Housing	2,498	4,584	8,875
2030 Owner Occupied Housing	2,627	4,825	9,311
2025 Renter Occupied Housing	1,892	3,258	6,594
2030 Renter Occupied Housing	1,835	3,187	6,470
2025 Vacant Housing	159	300	589
2025 Total Housing	4,549	8,142	16,058



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