

OFFERING MEMORANDUM · RESTAURANT & FOOD SERVICE SUITES FOR LEASE



A curated outdoor food court in the heart of Downtown
Tulare, built around shared seating, a full bar, and a
rotating bench of focused, no-overlap food concepts.

215 E. Kern Ave., Tulare, CA



Adrian Herrera
Broker | Owner | CCIM
(559) 684-2728
520 E King Ave Tulare, CA 93274



A.HERRERA REAL ESTATE

PROPERTY OVERVIEW

A food court built for focused concepts.

The Oasis is an outdoor food court in Downtown Tulare: shared seating, a full bar, and small, efficient kitchens. Three 320 SF suites are open now, joining two anchors that are already signed. You run a tight menu. The bar runs the dining room.

DEAL AT A GLANCE

Address	215 E. Kern Ave., Tulare, CA
Available	Units B, C & F — 320 SF each
All-in rent	\$2,800–\$3,000/month
Included in rent	Property tax, insurance, water, sewer, trash, WiFi, and common-area & restroom cleaning
Tenant pays	Electric and gas only (direct to utility)
Delivered with	12' commercial hood vent, 3-bay sink, hand sink, mop sink, grease interceptor
Lease term	3 years
Move-in	Expected delivery December 1, 2026
Concepts wanted	BBQ / Burgers · Asian / Fusion · Pizza
Broker co-op	Negotiable. Contact Adrian

ANCHORS ALREADY SIGNED

Open Container

UNITE · FULLBAR

The anchor. Handles all common-area cleanup plus restroom maintenance and stocking.

Chickadeez

UNITA · FOODSERVICE

Chicken sandwiches and chicken tenders. That lane is taken, so the open suites won't compete with it.

NO COMMON-AREA BURDEN

Food tenants don't clean up after customers or maintain shared space. The bar handles the dining area and restrooms, a real cut in labor and overhead versus a standalone restaurant lease.

AVAILABILITY & LEASE STRUCTURE

Units & all-in rent.

Unit	Size	Tenant / Concept	Status	All-in rent
Unit B	320 SF	Open	AVAILABLE	\$2,800–\$3,000/mo
Unit C	320 SF	Open	AVAILABLE	\$2,800–\$3,000/mo
Unit F	320 SF	Open	AVAILABLE	\$2,800–\$3,000/mo
Unit A	—	Chickadeez (chicken)	LEASED	—
Unit E	—	Open Container (bar)	LEASED	—

Final rate depends on unit selection and lease terms. Unit D is the shared restroom building, not a leasable suite.

One number, no surprises. Rent covers the costs a standalone restaurant pays on top of base rent: property tax, insurance, water, sewer, trash, WiFi, and common-area and restroom upkeep. Your only separate bills are electric and gas.

DELIVERED CONDITION

- ✓12' commercial hood vent — installed
- ✓3-bay sink — installed
- ✓Hand-washing sink — installed
- ✓Mop sink — installed
- ✓Grease interceptor — installed

TENANT RESPONSIBLE FOR

- Electric & gas, direct with utility
- Kitchen equipment
- Finishes
- Signage
- Any remaining improvements needed to operate

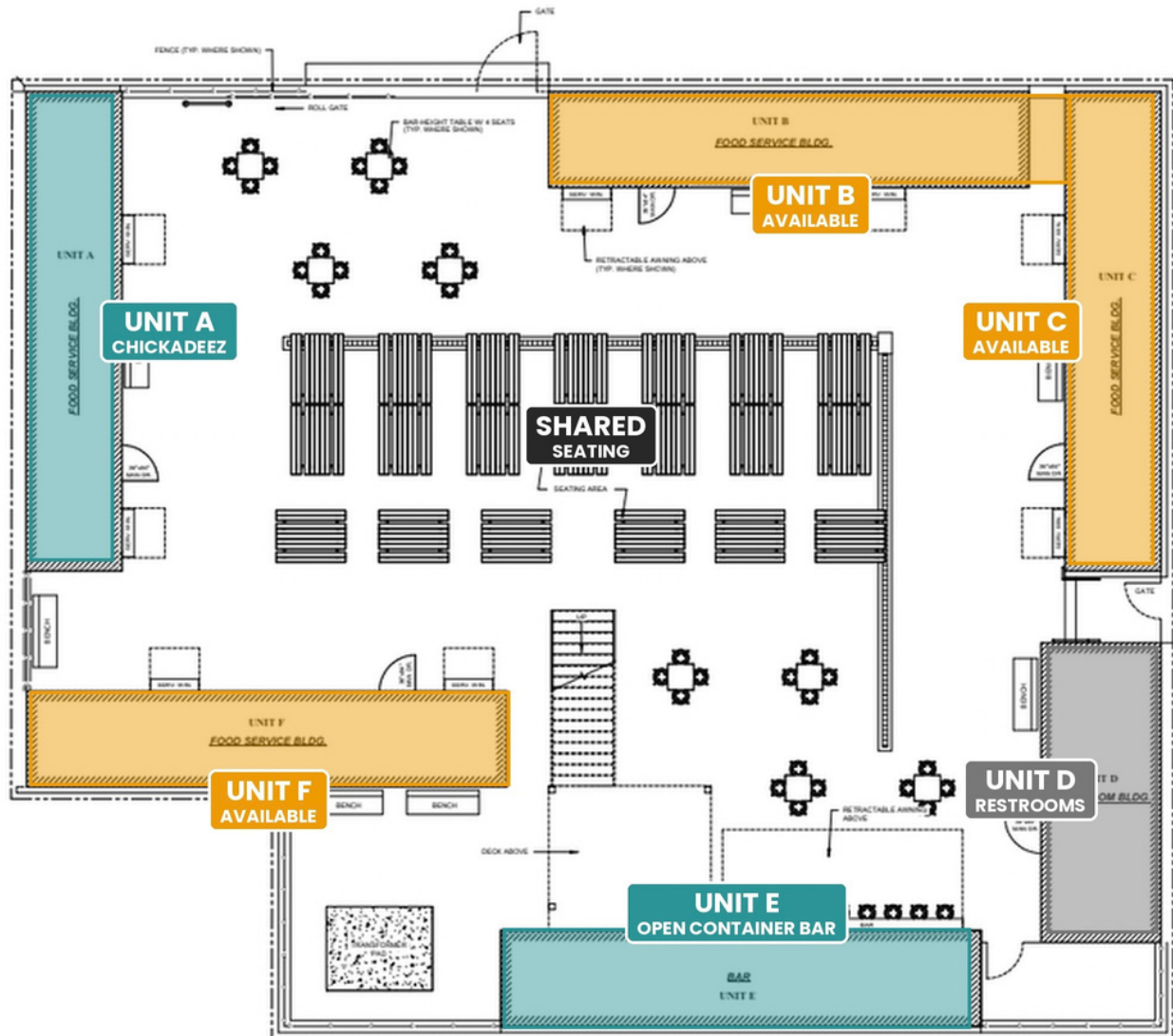
LEASE TERMS

3 years
5-year term
by mutual delivery
December 1, 2026
Bar - exclusive (Open Container) Security deposit Equal to first month's rent Free rent / TI allowance
Open 7 days Mon–Thu 3–10 pm • Tenant pays utility from 10 am–9 pm None
Grease interceptor
Installed
Parking
General downtown parking

SITE PLAN

Where everything sits.

Three opensuites frame the shared seating area, with the bar and Chickadeez rounding out the court. Guests order at the window and eat together in the middle.



PLOT PLAN
3/16" = 1'-0"



Units B, C & F
Available · 320SF each

Units A & E
Leased · Chickadeez · Open
Container bar

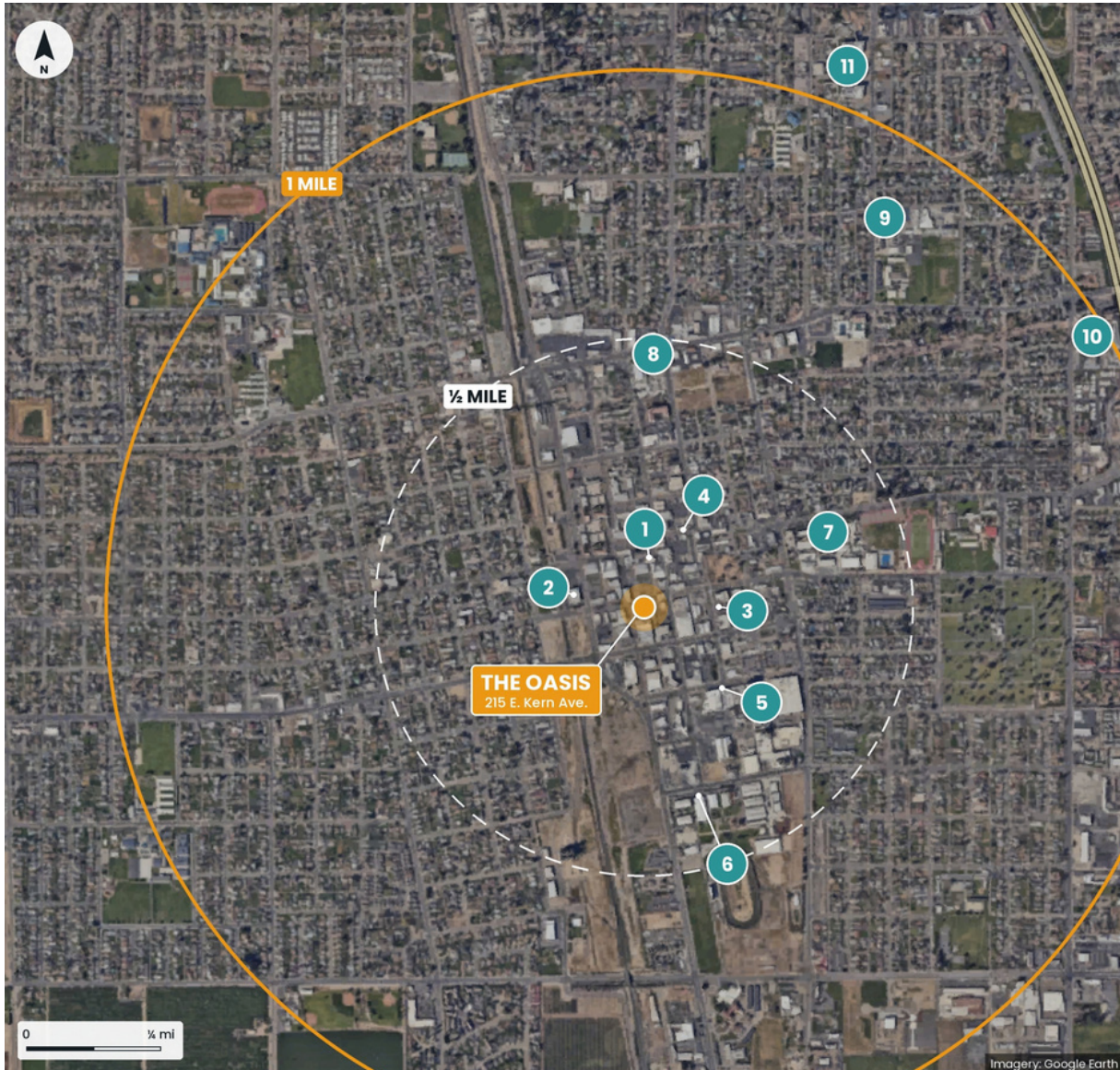
Unit D
Shared restroom building

Plan shows retractable awnings over the suite service windows and bar seating. Drawing by Lane Engineers Inc.

LOCATION & NEARBY EMPLOYERS

Surrounded by weekday lunch demand.

Adairyplant, Tulare's civiccenter,two school district offices,TulareUnionHighandtheCounty Fairgrounds, allwithin amile.That'sa built-in daytime crowd.



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|---|---|--|
| 1 Wells Fargo
State Foods Supermarket | 5 Land O'Lakes Dairy manufacturing · 0.2 mi | 9 Tulare City School District |
| 2 Grocery · 0.1 mi
City Hall & Police Dept. | 6 Tulare County Fair Events & fairgrounds · 0.4 mi | 10 Tulare Joint Union HSD |
| 3 Government · 0.1 mi | 7 Tulare Union High School Education · 0.4 mi | 11 Education — district office · 1.0 mi |
| 4 U.S. Post Office
Government · 0.2mi | 8 Tulare Public Library
Government · 0.5mi | Subject property
Hospital · 1.1 mi |

Distances are approximate straight-line from 215 E. Kern Ave. Rings show 1/2-mile and 1-mile radius. Imagery: Google Earth. **The Oasis — 215 E. Kern Ave.**

LEASING STRATEGY

Three lanes open. Pick yours.

The Oasis is leased for balance, not just occupancy. Every concept gets its own lane, so guests have a reason to order from more than one window.

ALREADY TAKEN

Full bar — Open Container

Chicken sandwiches & tenders — Chickadeez

- 1 BBQ / Burgers**
A grill-forward concept to pair with the bar. High-draw, familiar, built for a tight menu.
- 2 Asian / Fusion**
A distinct flavor lane: bowls, skewers, or a focused fusion menu.
- 3 Pizza**
By-the-slice or individual pies. The format fits 320 SF well.

No-overlap rule: chicken sandwiches and tenders belong to Chickadeez, so new concepts shouldn't make them a core item. Small menus win here: fewer items, faster tickets, faster turns at peak.

HOW TO GET IN

1 Tour the site

Walk the suites and seating area with Adrian.

2 Send your concept

Share your concept, a sample menu and your operating experience.

3 Sign an LOI

Pick your unit and lock in terms, then lease.

Adrian Herrera, CCIM

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Born and raised in Tulare, Adrian has completed more than 800 transactions since 2014 across commercial, residential, agricultural and investment property. He focuses on commercial leasing, investment and redevelopment, including a mixed-use redevelopment in downtown Tulare.

Brokers welcome. Co-op is negotiable. Call Adrian to discuss and register your client.