

SAITO COMPANY

OFFERING MEMORANDUM

6801 Avenue 304

Office, Warehouse, and Potential Build to Suit
16,340± SF on 8± AC Lot Available



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6801 Avenue 304
Goshen, CA 93227

For Lease

Location, demographics and information on subject property is supplied by sources believed to be reliable. However, the Mark Saito Company cannot guarantee its accuracy and make no warranty or representations as to its veracity. It is presented hereon with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and these may not represent current or future performance of the property. All inquiries about content should be directed to the broker (BRE LIC# 00701227) Mark Saito and the Mark Saito Company. All rights reserved, 2025.

PROPERTY OVERVIEW

6801 AVENUE 304

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Property Overview

Located at the NEC of Road 68 and Avenue 304, this site offers exceptional frontage and exposure along CA-99, with approximately 1,000 ft of highway frontage and prominent monument signage. The property includes acres of potential build to suit and leasing options, featuring an existing storefront/office building and shops. This flexibility makes it ideal for a wide range of business types such as: logistics, distribution, and service-based operations.

Just minutes from a full interchange, the site provides direct access to key Central Valley markets such as Visalia, Fresno, and Madera, while also connecting efficiently to major regions like San Francisco and Los Angeles. With over 160,000± VPD passing through the interchange from all directions, the location is well-positioned for high-traffic commercial uses that benefit from regional reach and strong freeway exposure.

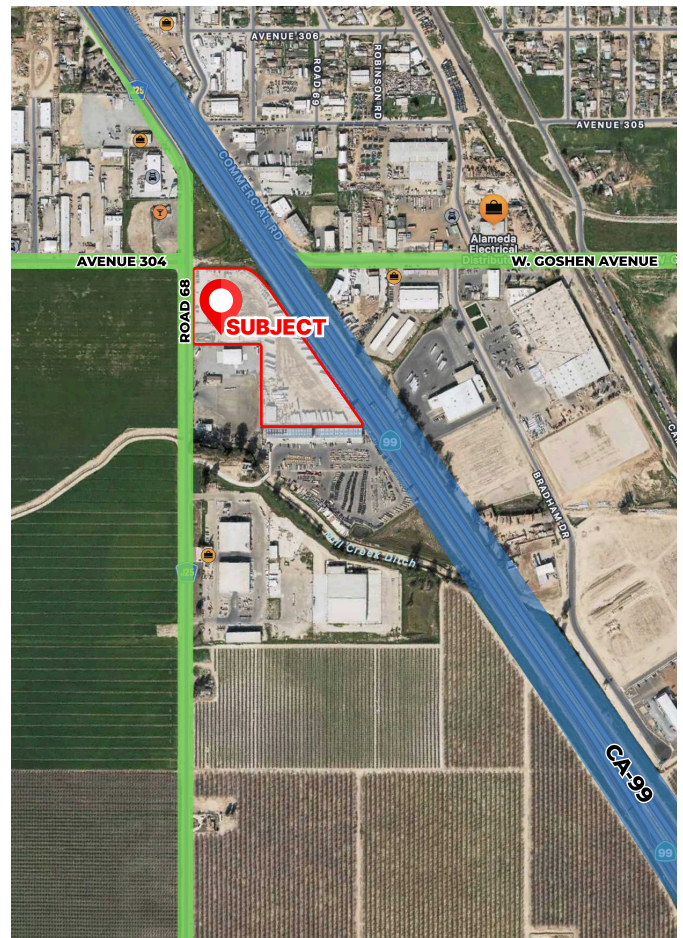
Situated in Goshen, CA—an unincorporated area of Tulare County is aligned with the growing demand for freeway-oriented commercial development. Goshen presents a strategic opportunity for businesses seeking visibility, access, and long-term growth in a well-connected Central Valley location.

Features

- Storefront I Office Building - approx. 4,800± sq. ft.
- Shop One - approx. 3,720± sq. ft. with four roll-up doors
- Shop Two - approx. 4,320± sq. ft. with four roll-up doors
- Shop Three - approx. 3,500± sq. ft. with two roll-up doors
- Large Monument Signage
- 1000± feet of Freeway Frontage

Lease Offering

LEASE TYPE:	Contact for Details
RBA:	16,340± sq. ft. total
LOT SIZE:	8.02± AC I 349,351± sq. ft.
TYPE:	Flex I Potential Build to Suit
ZONING:	M-1
COUNTY:	Tulare County



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SITE PLAN

6801 AVENUE 304

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Site Plan



TRAFFIC COUNTS

CA-99	65,000± VPD
CA-198	52,500± VPD
CA-63	12,800± VPD
Avenue 304	2,859± VPD
Road 68	1,500± VPD



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LOCATION OVERVIEW

Tulare County, CA.

Location Overview

Tulare County, CA.

Tulare County stands as a major economic driver in California's rich San Joaquin Valley. Located just 43 miles south of Fresno, 190 miles north of Los Angeles, and 230 miles southeast of San Francisco, the county offers convenient access to key markets across the state.

Known for its strong foundation in industrial services and agriculture, Tulare County supports a diverse and growing economy. This economic diversity fuels a robust job market and creates opportunities for a wide range of business sectors.

Goshen, CA—an unincorporated community within Tulare County—is quickly emerging as a strategic logistics and distribution hub in the Central Valley. Goshen has attracted major operators such as Sunbelt Rentals, Mor Furniture, and other regional distributors. Its location offers easy access to major highways, abundant industrial-zoned land, and a capable local workforce. As industrial development continues to expand in the area, Goshen is becoming an increasingly vital center for goods movement and commercial activity across California.

Population

Population of Tulare County, CA.

2023 POPULATION	479,468
2022 POPULATION	477,884
2021 POPULATION	477,054

