

±1,400 SF of Office Space Available in Excellent Condition



Lease Rate

\$1.35
SF/MONTH
(MG)

OFFERING SUMMARY

Building Size:	6,215 SF
Available SF:	1,400 SF
Lot Size:	24,236 SF
Zoning:	PO: Professional Office
Market:	Visalia/Porterville
Submarket:	Dinuba
Cross Streets:	Alta Avenue & North Way
APN:	014-340-018

PROPERTY HIGHLIGHTS

- ±1,400 SF of Prime Office Space Available in Dinuba, CA
- Economical Space | Move-In Ready | New Finishes
- On-Site Parking and Abundant Street Parking
- High Speed Comcast Fiber Internet In Place
- Well-Known Freestanding Office Building + Private Parking
- Densely Populated Trade Area | Excellent N Alta Ave Exposure
- Highly Visible Intersection w/ Easy Access
- Private Offices, Open Rooms, Multiple Entrance Points
- Convenient Location Between CA-99 & CA-63
- Excellent Presence Surrounded with Quality Tenants
- Energy Efficient Improvements - Separately Metered Utilities

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Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

CentralCaCommercial.com

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PROPERTY DESCRIPTION

Prime office space well-located on Dinuba's busiest #1 retail destination corridor - Alta Avenue - historically, serving the vast majority of Dinuba and Reedley residents. Offers ±1,400 SF of office space which consists of (5) private offices, large conference room, reception area, & private restrooms. On site private parking lot (plus street) for various uses (ie. attorney practice, medical uses, professional office, and more). Easy access, abundant parking, spacious common restrooms, and direct signage/exposure to the newly upgraded Alta Avenue.

LOCATION DESCRIPTION

Attractive building ideally situated to provide excellent accessibility, strong demographics, and proximity to key traffic generators. Located at the corner of Alta Avenue and E North Way, just north of El Monte Way (Highway 168) and west of Road 80, with convenient access to major regional connectors including State Route 99 and Highway 198. Positioned in the heart of Dinuba's commercial corridor and surrounded by high-traffic retail centers, national tenants, and essential services. Features strong street visibility with professionally maintained grounds and consistent vehicular and pedestrian traffic. Strategically positioned within a densely populated trade area, supported by established residential neighborhoods, educational institutions, and key community assets.



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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,400 SF	Lease Rate:	\$1.35 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
531 N Alta Avenue	Available	1,400 SF	Modified Gross	\$1.35 SF/month

Office For Lease | 531 N Alta Ave Dinuba, CA 93618



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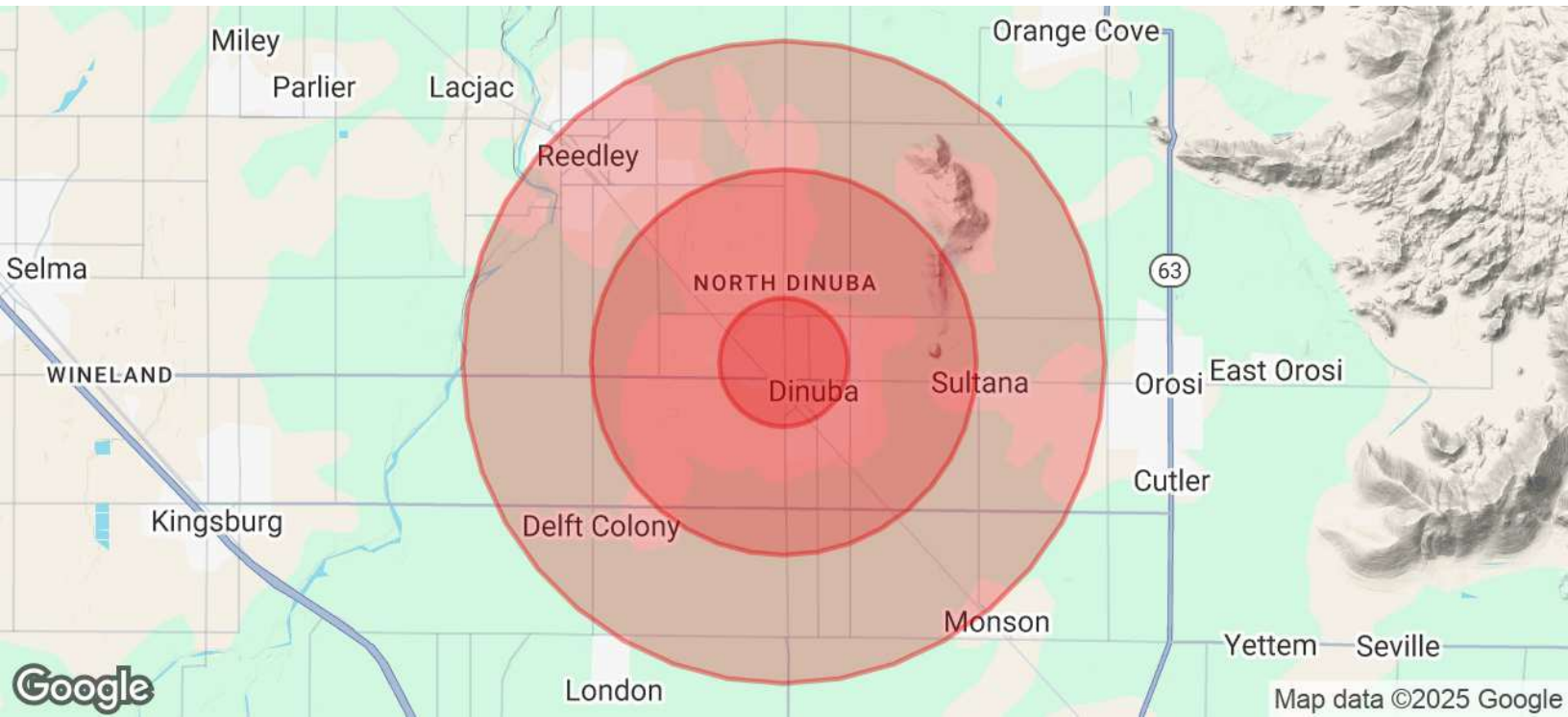
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,311	27,881	49,776
Average Age	34	34	35
Average Age (Male)	33	33	34
Average Age (Female)	35	34	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,329	7,637	13,596
# of Persons per HH	3.5	3.7	3.7
Average HH Income	\$79,954	\$78,512	\$80,041
Average House Value	\$356,098	\$358,390	\$357,190

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	87.1%	88.1%	85.4%