

# INDUSTRIAL FOR LEASE

LIKE-NEW FREESTANDING INDUSTRIAL BUILDINGS - CENTRAL TULARE

451 E Cross Ave, Tulare, CA 93274



## OFFERING SUMMARY

Lease Rate:	\$0.70 SF/month (MG)
Building Size:	23,578 SF
Available SF:	4,670 - 5,600 SF
Lot Size:	1.424 Acres
Year Built:	1983
Renovated:	2020
Zoning:	Commercial
Market:	Central Tulare
Submarket:	Cross Ave Retail
Traffic Count:	21,812
APN:	170-231-006 & 170-231-005

## PROPERTY HIGHLIGHTS

- $\pm 4,670$  SF to  $\pm 5,600$  SF of Clear Span Freestanding Space
- $\pm 4,070$  SF to  $\pm 5,000$  SF Warehouse &  $\pm 600$  SF Office
- 480/277 Volt, 3-Phase 4-Wire 400 Amp Electric Service
- Fully Fenced Paved Lot | 18' Clear Height | Easy Semi Access
- Cross Ave Exposure | Clean & Quite Location | Flexible Zoning
- Over-sized Ground Level Doors w/ Concrete Apron
- Building Equipped w/ HVAC In Office | Ample Parking
- High Traffic: 10,220 @ Cross Ave, 5,399 @ M St, & 6,193 @ N St
- Densely Populated Trade Area w/ 98% of the Population within 3-Miles
- Parking On All Sides Of Building on  $\pm 1.424$  Acres
- Near Downtown & Central District w/ Cross Ave Frontage
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic

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## PROPERTY DESCRIPTION

±4,670 SF to ±5,600 SF clear-span freestanding Industrial building on a ±1/2 AC fully fenced lot. Fully remodeled offering up to a ±5,000 SF warehouse (±4,070 SF east & ±930 SF west), ±600 SF office consisting of a front reception area, oversized private office, large open room/showroom, 2 restrooms, and 2 separate entrances. Warehouse is wide open with 20' ceiling height (18' at eaves), (2) 10' x 14' rollup doors on the east side plus 2 pull-thru bays (4 rollup doors @ 8' x 16') on the west side, fully fenced rear yard, abundant signage facing the newly upgraded Cross Ave, 400 amps 3-phase 120/280 power, semi access available, sky lights, and economical city utility services. City is flexible with the allowed uses; existing CUP for vehicle sales in place. The first-class recent office remodel includes brand-new hard-surface flooring throughout, new HVAC, clean and upgraded restrooms, modern moldings throughout, updated energy efficient features, LED lighting, fresh interior/exterior paint, high speed Fiber internet, and ample power plugs. Near Freeway 99 and "J" Street creating convenient access to CA-99. Flexible Zoning also allows for many uses allowed in this desired Tulare Industrial Center. Additional TI's available.

## LOCATION DESCRIPTION

Visible location in the heart of Tulare, CA on the entire city block/corner of E Cross Ave between N "M" St and N "N" St. Just west of CA-99, north of CA-137, east of N "J" St, south of Prosperity Ave. Located across from the DMV, O'Reilly, Starbucks, Deli Delicious, AT&T, Grocery Outlet, McDonalds, Fit Republic, Round Table Pizza, Little Caesar's Pizza, Walgreens, Carl's Jr., Subway, Valero, Aarons, Cricket, Round Table Pizza, TNT Quick Lube, Coco Loco, the Public Library, many Schools, National Tenants, and Government Buildings, and more

Tulare is a city in Tulare County, California. The population was 59,278 at the 2010 census. Tulare is located in the heart of the San Joaquin Valley, eight miles south of Visalia and sixty miles north of Bakersfield. The city is named for the currently dry Tulare Lake, once the largest freshwater lake west of the Great Lakes. The city's mission statement is: "To promote a quality of life making Tulare the most desirable community in which to live, learn, play, work, worship and prosper." The Stockton seaport is 170 miles (270 km) away, and the Sacramento port is 207 miles (333 km) away. The Los Angeles and San Francisco ports are each approximately 200 miles (320 km) away, making Tulare a hub or central location for product movement.



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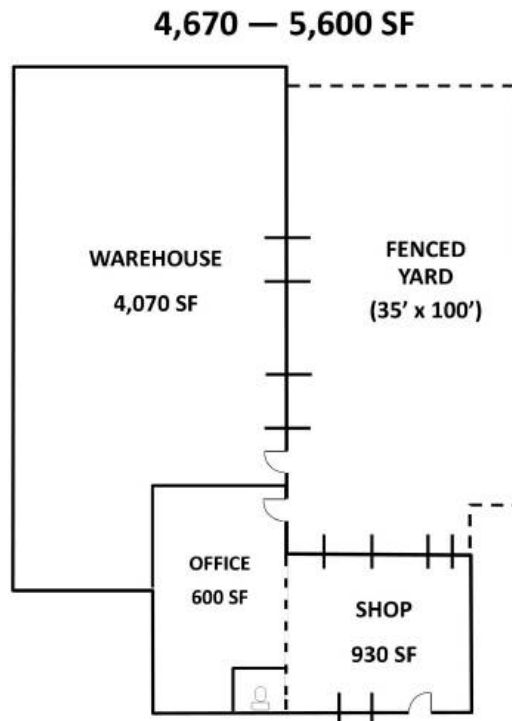
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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	4,670 - 5,600 SF	Lease Rate:	\$0.70 SF/month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
451 E Cross	Available	4,670 - 5,600 SF	Modified Gross	\$0.70 SF/month	±5,600 SF Freestanding warehouse building with a ±5,000 SF warehouse (±4,070 SF east & ±930 SF west), ±600 SF office of open reception, oversized private office, large open room/showroom, 2 restrooms, 20' clear height, multiple roll up doors, fully fenced yard, 400 amps at 3-phase 120/280 power

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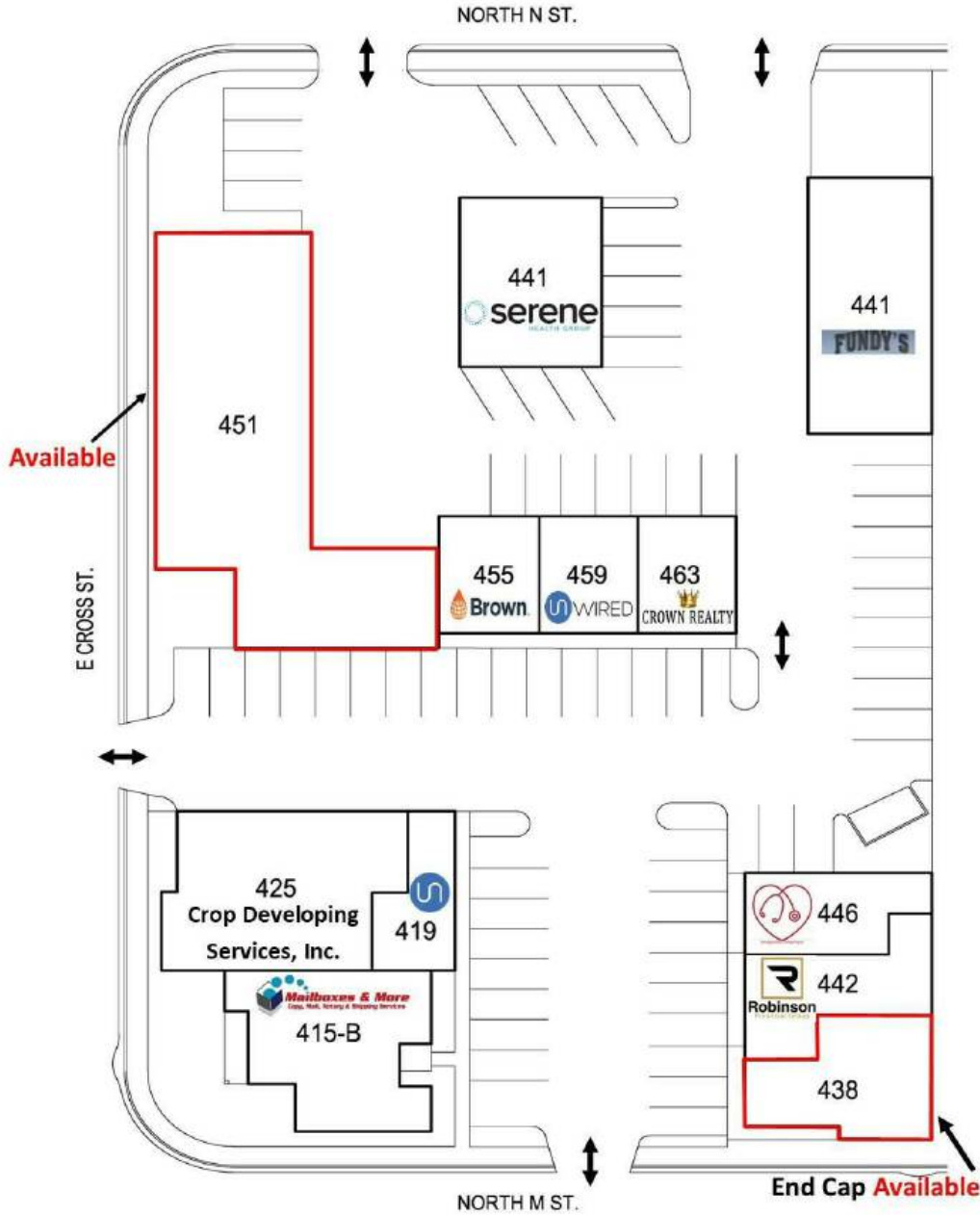
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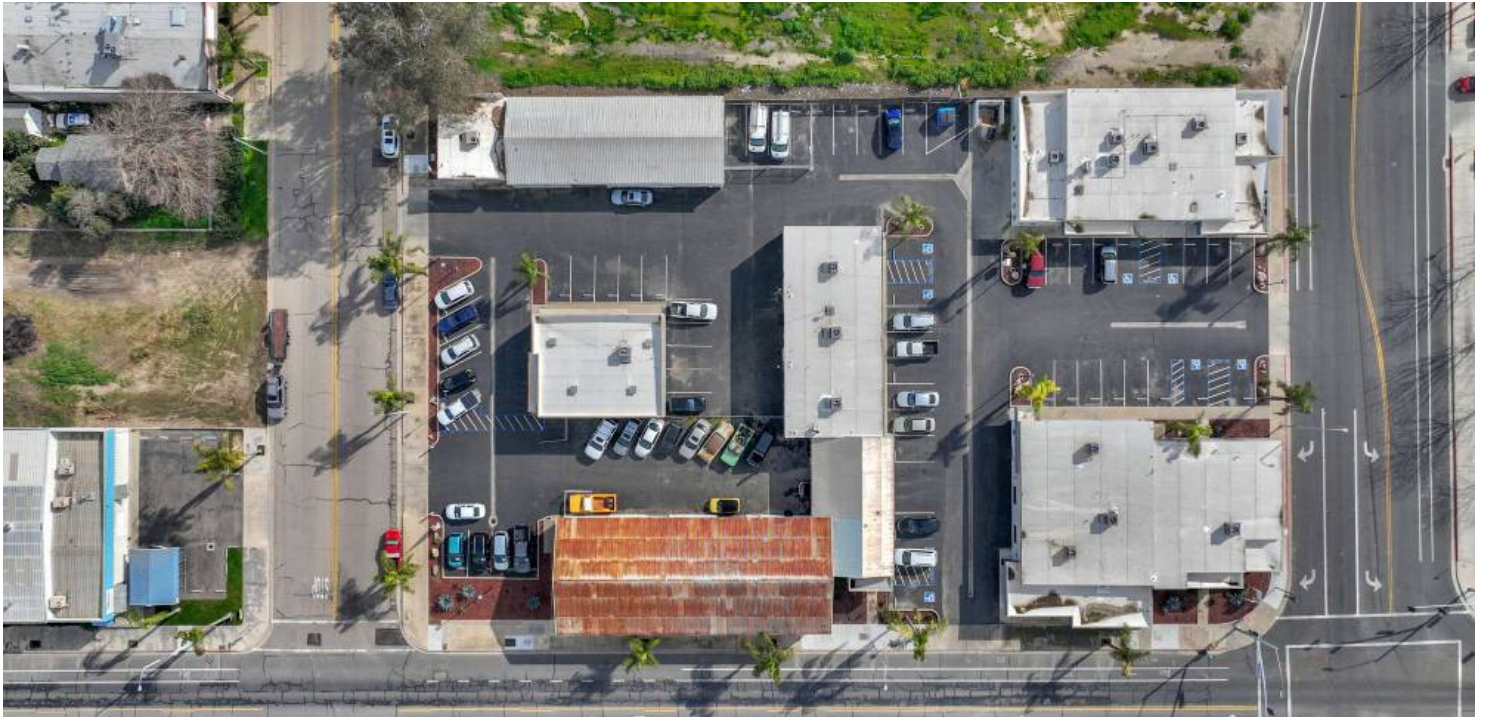
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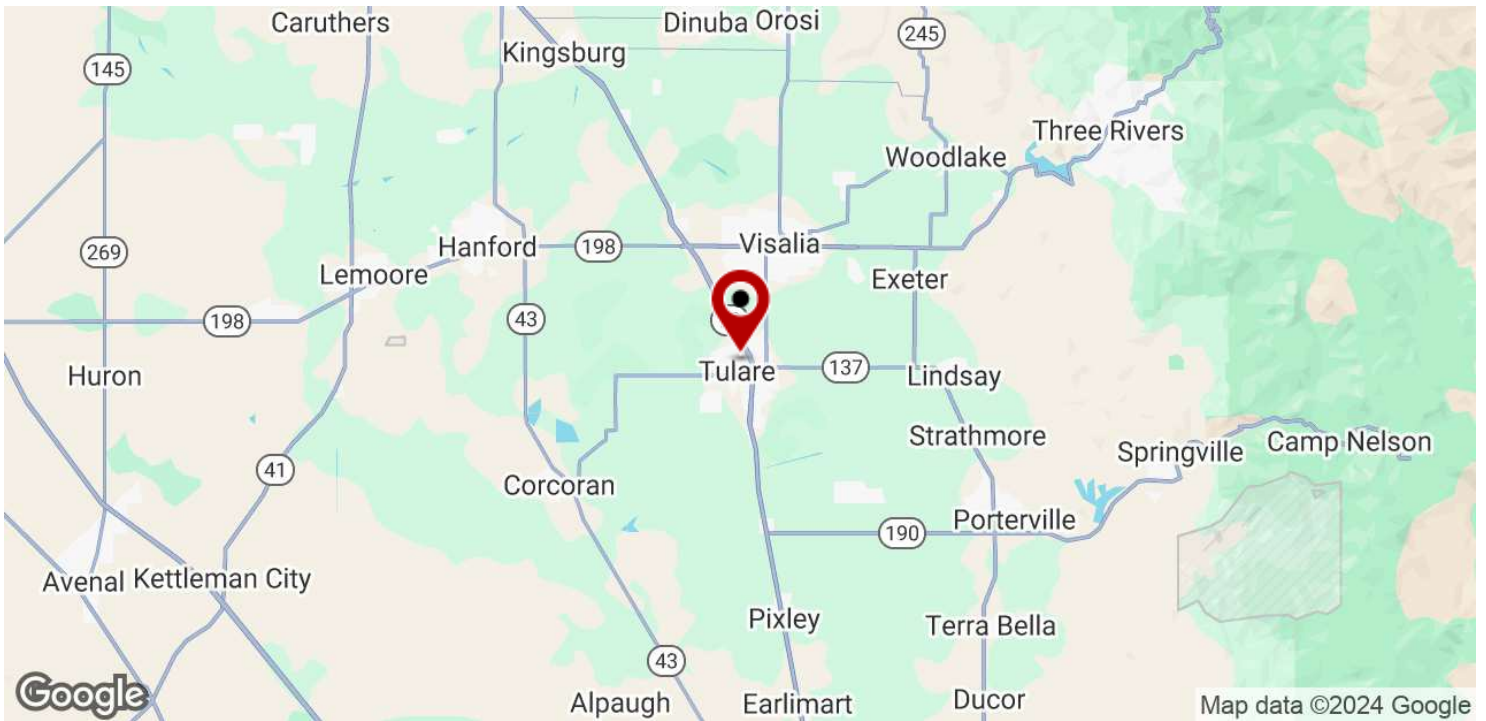
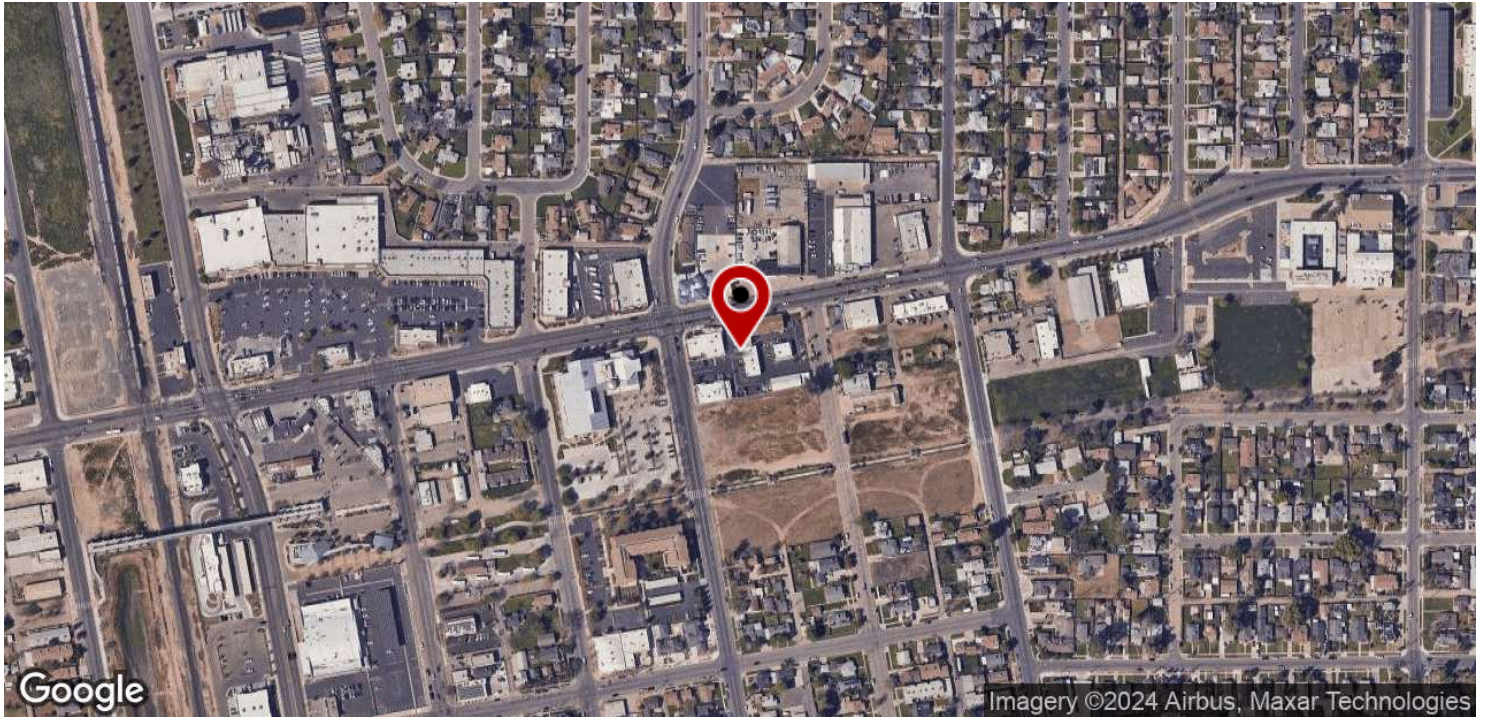
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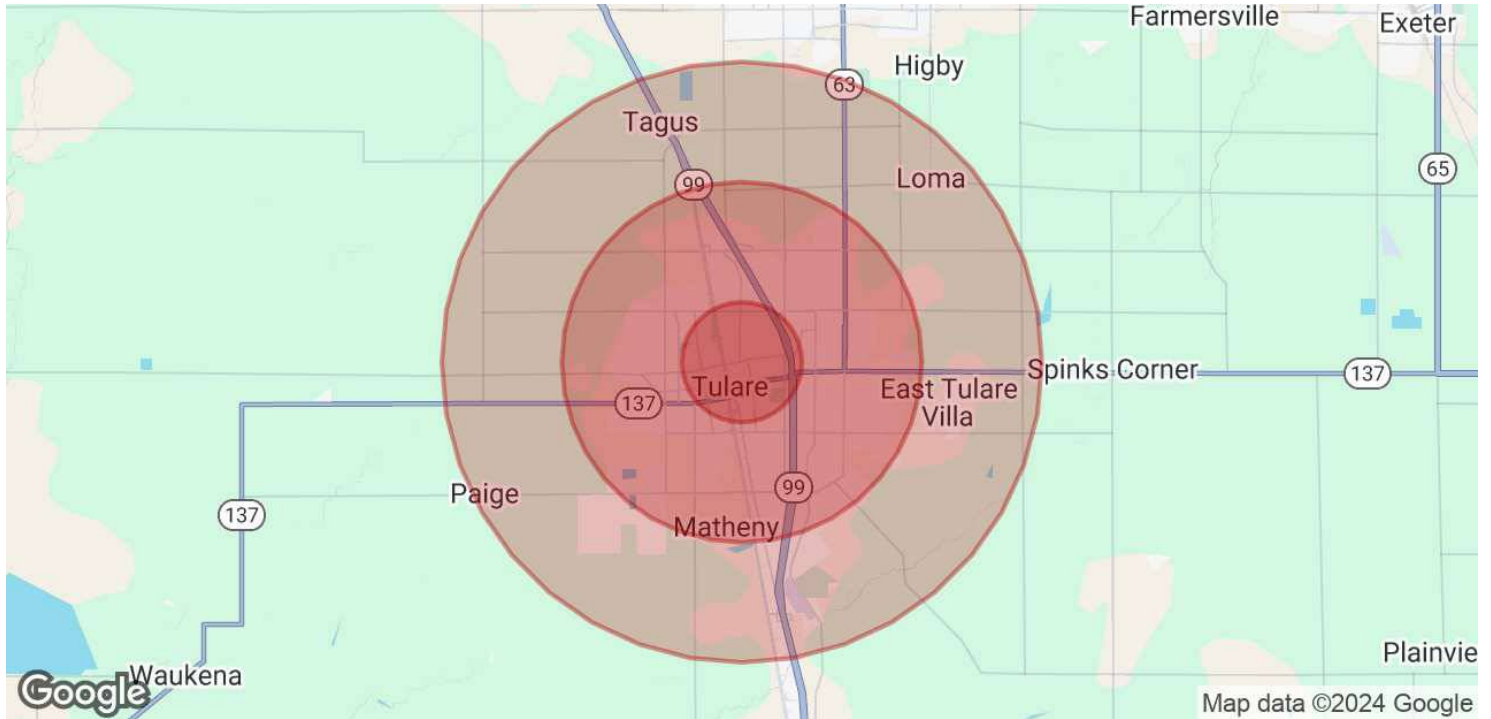
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,831	63,876	71,916
Average Age	33.0	29.5	29.7
Average Age (Male)	31.0	28.7	28.9
Average Age (Female)	34.6	30.3	30.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,545	19,050	21,605
# of Persons per HH	3.0	3.4	3.3
Average HH Income	\$55,986	\$54,319	\$55,783
Average House Value	\$260,754	\$250,283	\$252,528
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	50.1%	57.1%	54.9%

2020 American Community Survey (ACS)

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