

PROPERTY DETAILS

- **ASKING PRICE:** ~~\$750,000.00~~ \$720,000.00
 - **PRICE REDUCTION!**
- **SPACE AVAILABLE:** +/- 6,416 SF
 - GROUND FLOOR: +/- 5,265 SF
 - MEZZANINE: +/- 1,151 SF
- **LOT SIZE:** +/- 26,337 SF
- **# OF PARKING SPACES:** 33
- **FREESTANDING BUILDING WITH DRIVE-THRU**
- **CLOSE PROXIMITY TO CA-137 & CA-99 FREEWAYS**
- **CENTRAL DOWNTOWN TULARE LOCATION**
- **ZONING: C-3 (RETAIL COMMERCIAL) CITY OF TULARE**
- **PREVIOUS USE: BANK OF THE SIERRA**

MOTIVATED SELLER!



OLIVIERI COMMERCIAL GROUP

9810 Brimhall Road
Bakersfield, CA 93312
www.oliviericommercial.com

For additional information please contact:

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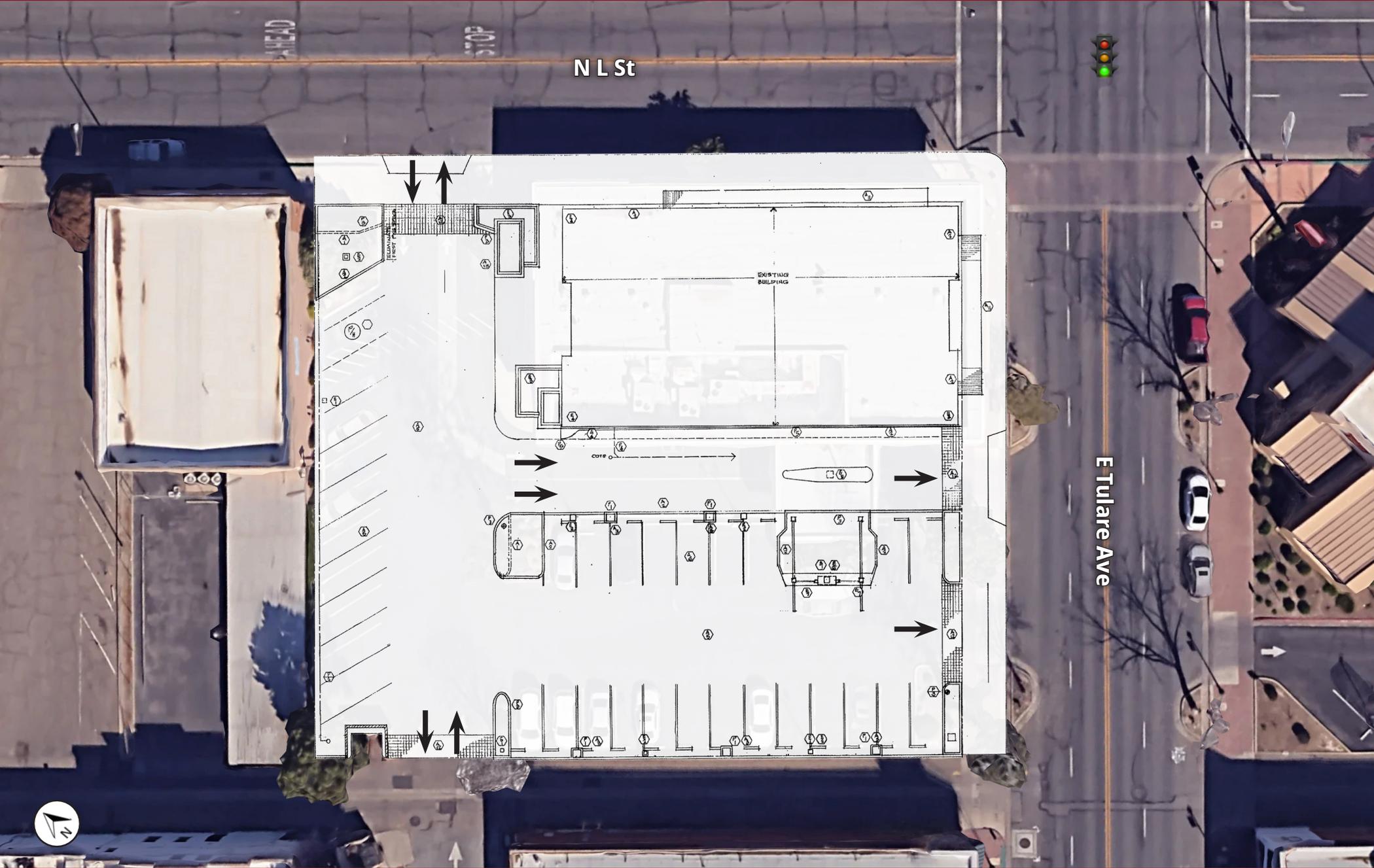
jpmasuda@oliviericommercial.com



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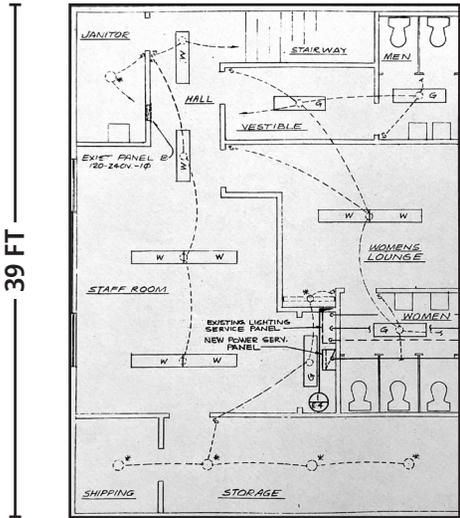


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Mezzanine

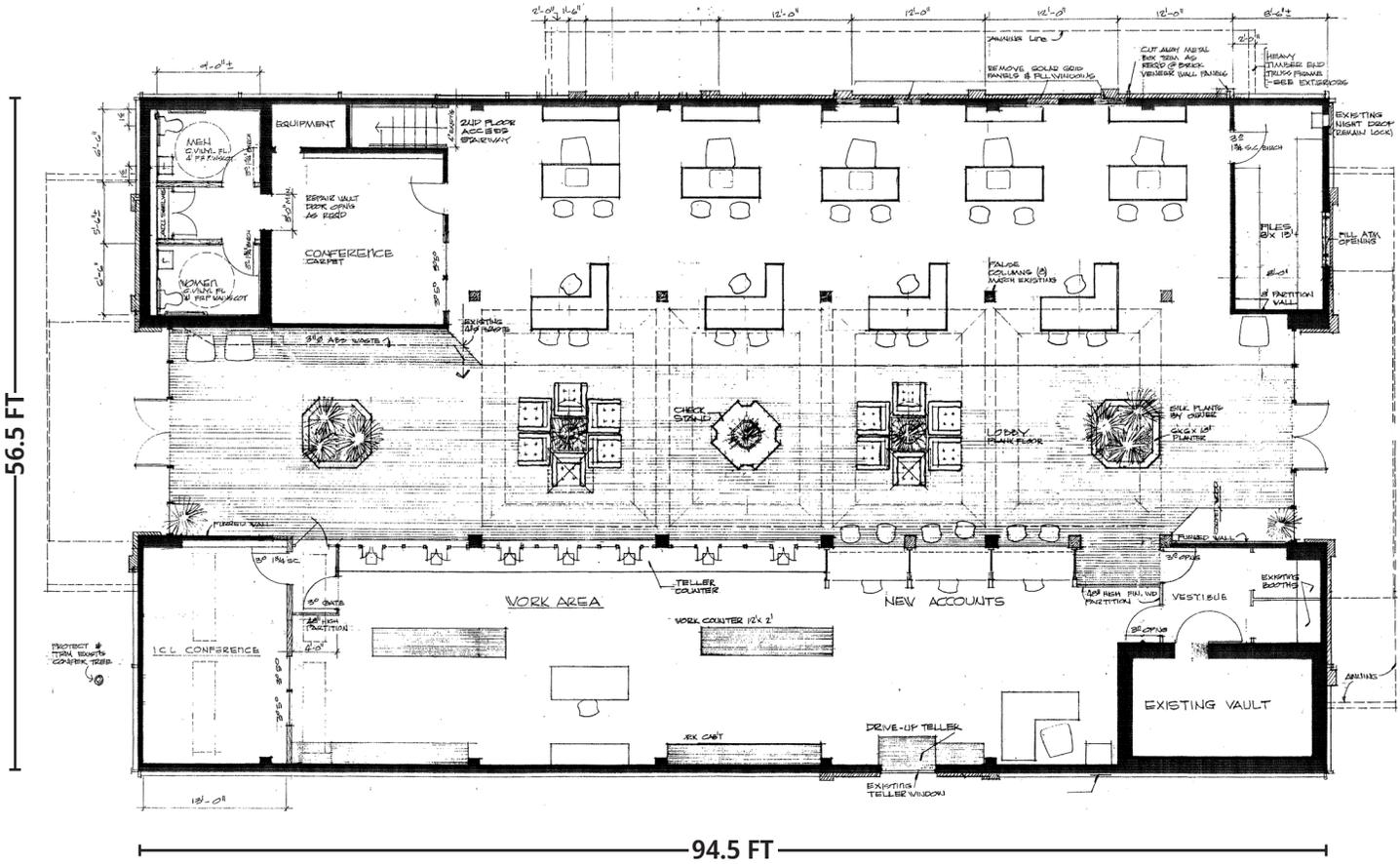


39 FT

29.5 FT



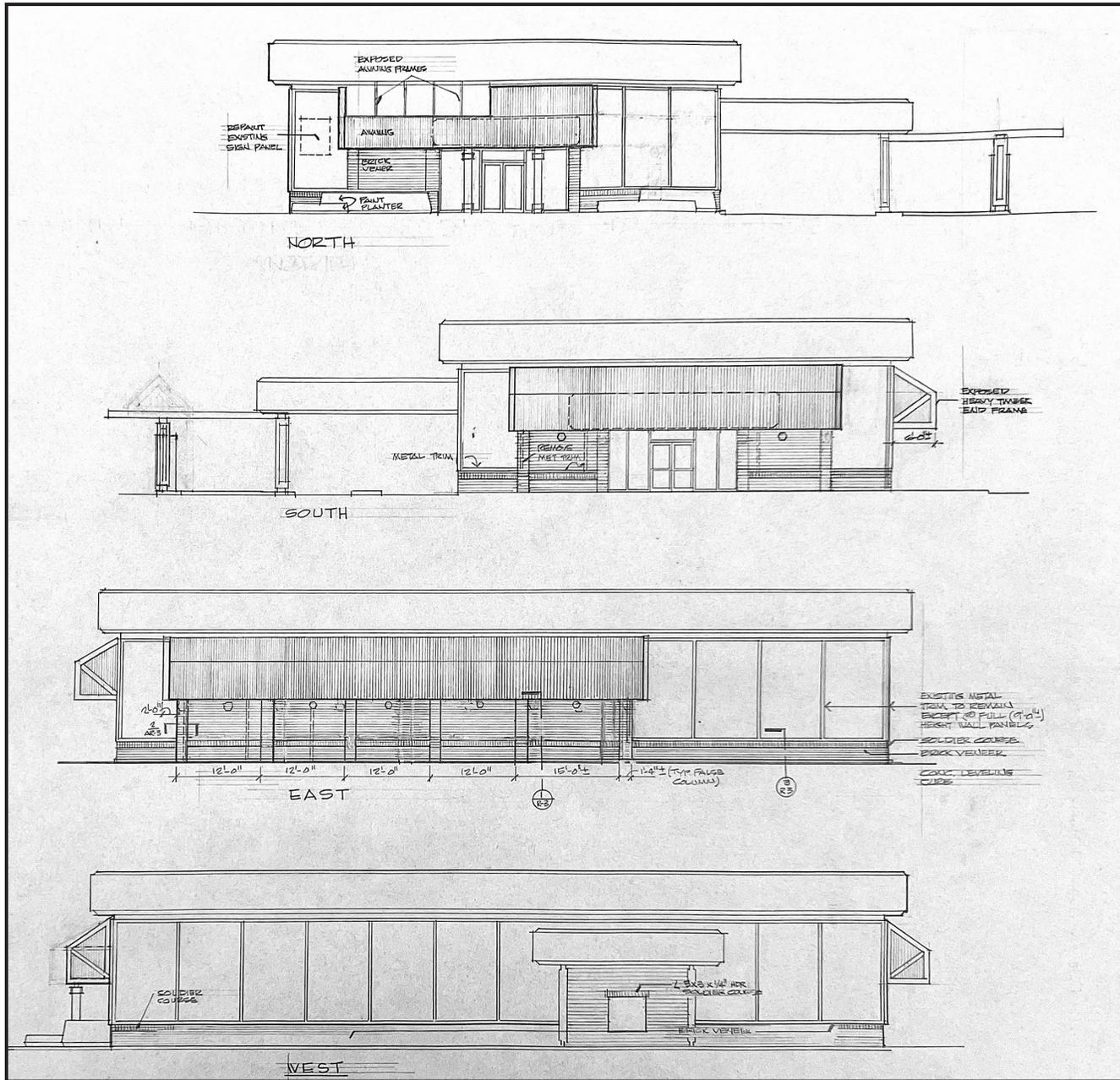
Ground Floor

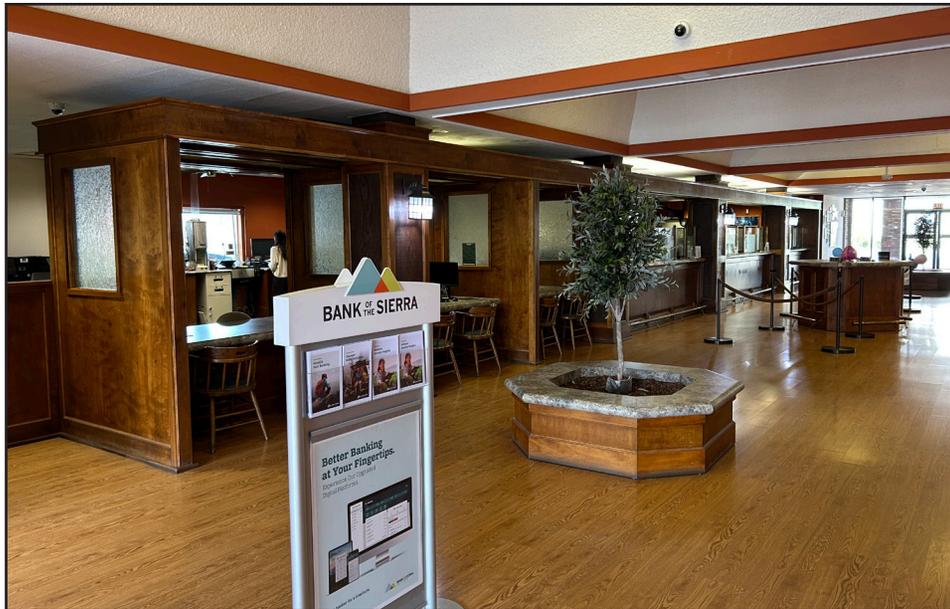


56.5 FT

94.5 FT

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DEMOGRAPHICS

1, 3, & 5-Mile Radius from Subject Site

246 E Tulare Ave, Tulare, CA 93274

1-Mile Radius

KEY FACTS

16,983

Population

31.0

Median Age



Average Household Size

\$52,963

Median Household Income

BUSINESS



663

Total Businesses



7,068

Total Employees

INCOME



\$52,963

Median Household Income



\$22,580

Per Capita Income



\$41,864

Median Net Worth

3-Mile Radius

KEY FACTS

73,837

Population

32.3

Median Age



Average Household Size

\$75,761

Median Household Income

BUSINESS



1,818

Total Businesses



19,313

Total Employees

INCOME



\$75,761

Median Household Income



\$28,963

Per Capita Income



\$153,812

Median Net Worth

5-Mile Radius

KEY FACTS

78,169

Population

32.4

Median Age



Average Household Size

\$76,403

Median Household Income

BUSINESS



1,992

Total Businesses



21,343

Total Employees

INCOME



\$76,403

Median Household Income



\$29,224

Per Capita Income



\$157,106

Median Net Worth

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