

OFFICE FOR LEASE

FULLY REMODELED 1ST CLASS OFFICE SPACES IN CENTRAL TULARE

446 N M St, Tulare, CA 93274



OFFERING SUMMARY

AVAILABLE SF:	1,305 SF
LEASE RATE:	\$1.50 SF/month (MG)
LOT SIZE:	1.424 Acres
BUILDING SIZE:	23,578 SF
RENOVATED:	2021
ZONING:	Commercial
PARKING:	2.5 Spaces/1,000 SF
MARKET:	Central Tulare
SUBMARKET:	Cross Ave Retail
DAILY TRAFFIC COUNT:	21,812

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY HIGHLIGHTS

- Interior Remodel Complete w/ High-End Finishes
- Class "A" Office Space: ±1,150 SF Available
- Various Sized Office Configurations w/ New Paint & Flooring
- High Traffic: 10,220 @ Cross Ave, 5,399 @ M St, & 6,193 @ N St
- Efficient Break-rooms & Executive Conference Rooms
- Move-In Ready Condition | 346' Frontage w/ 4 Curb Cuts
- Well-Known Freestanding Office Building + Parking
- Private Offices, Open Rooms, Multiple Entrance Points
- Parking On All Sides Of Building on ±1.424 Acres
- Convenient Location w/ Access to CA-99 and CA-137
- Excellent Presence Surrounded with Quality Tenants
- Energy Efficient Improvements - Low Cost Bulk Rate Utilities
- Near Downtown & Central District w/ Cross Ave Frontage

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740 W Alluvial Ave #102
Fresno, CA 93711

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PROPERTY OVERVIEW

±23,578 SF professional office complex offering fully remodeled "Class A" office suite of ±1,150 SF. Prime location next-door to the Tulare Public Library/Council Chambers, down the street from the Starbucks/Union Crossing and Heritage Place Shopping Centers. The unit has a dedicated actual street address, private entrance, private restrooms, signage, and ample parking on ±1.424 acres. Features/setups include high speed internet, ample power plugs, bright LED lighting, conference & break rooms, and various private offices. The first-class recent remodel includes brand-new hard-surface flooring throughout, clean and upgraded restrooms, modern moldings throughout, updated energy efficient features, LED lighting, fresh interior/exterior paint, secure solid core commercial doors inside/out, and lush landscaping. See Flyer Page 3 for unit size and Page 4 for floorplan. Additional TI's available.

LOCATION OVERVIEW

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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SPACE	LEASE RATE	SIZE (SF)	COMMENTS
419 E. Cross Ave	\$1.40 SF/month	1,150 SF	End cap unit w/ Cross frontage; Large open showroom/open area w/ (2) 12' x 12' offices, restroom, side roll-up door, & tall ceilings.
442 N M St	\$1.50 SF/month	1,305 SF	11' x 17' reception office, 13' x 25' open area, (3) 11' x 12' offices, break-room, & restroom.

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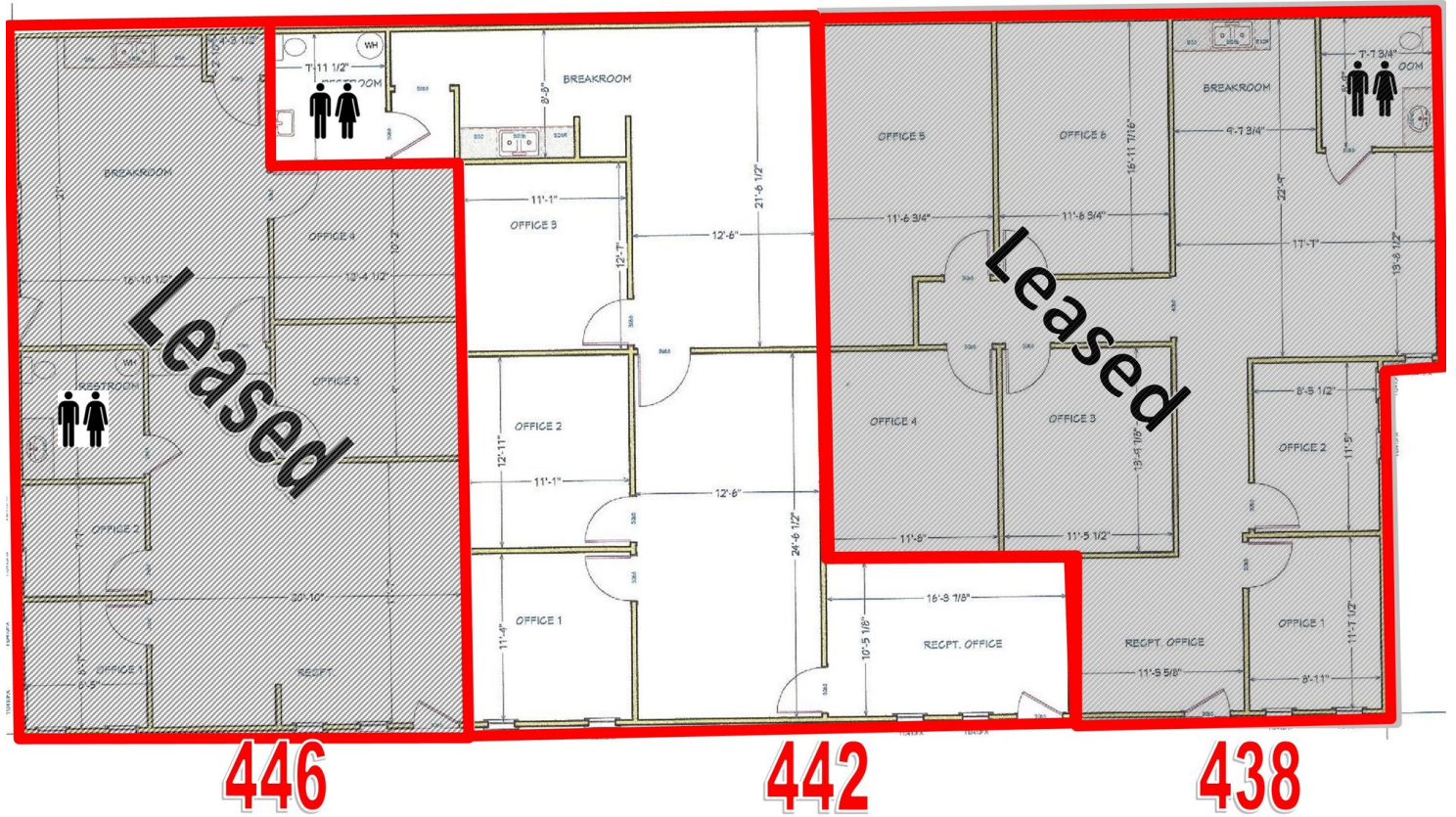
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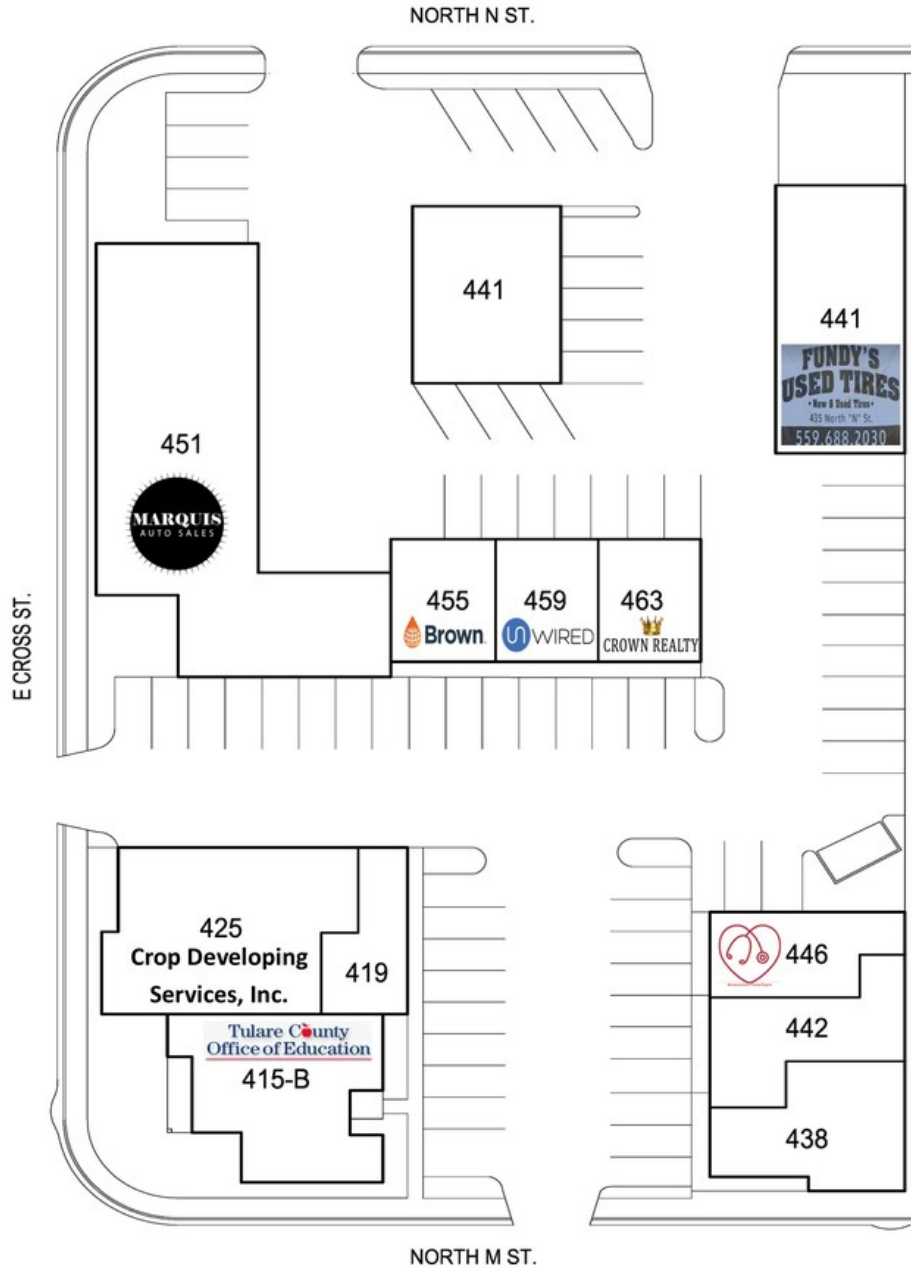
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#419 - Front Open Area



#419 - Rear Open Area w/ Rollup Door and 2nd Entrance/Exit



#419 - Office



ALL Units Restrooms



Parking Around Each Building



Aerial View Looking North

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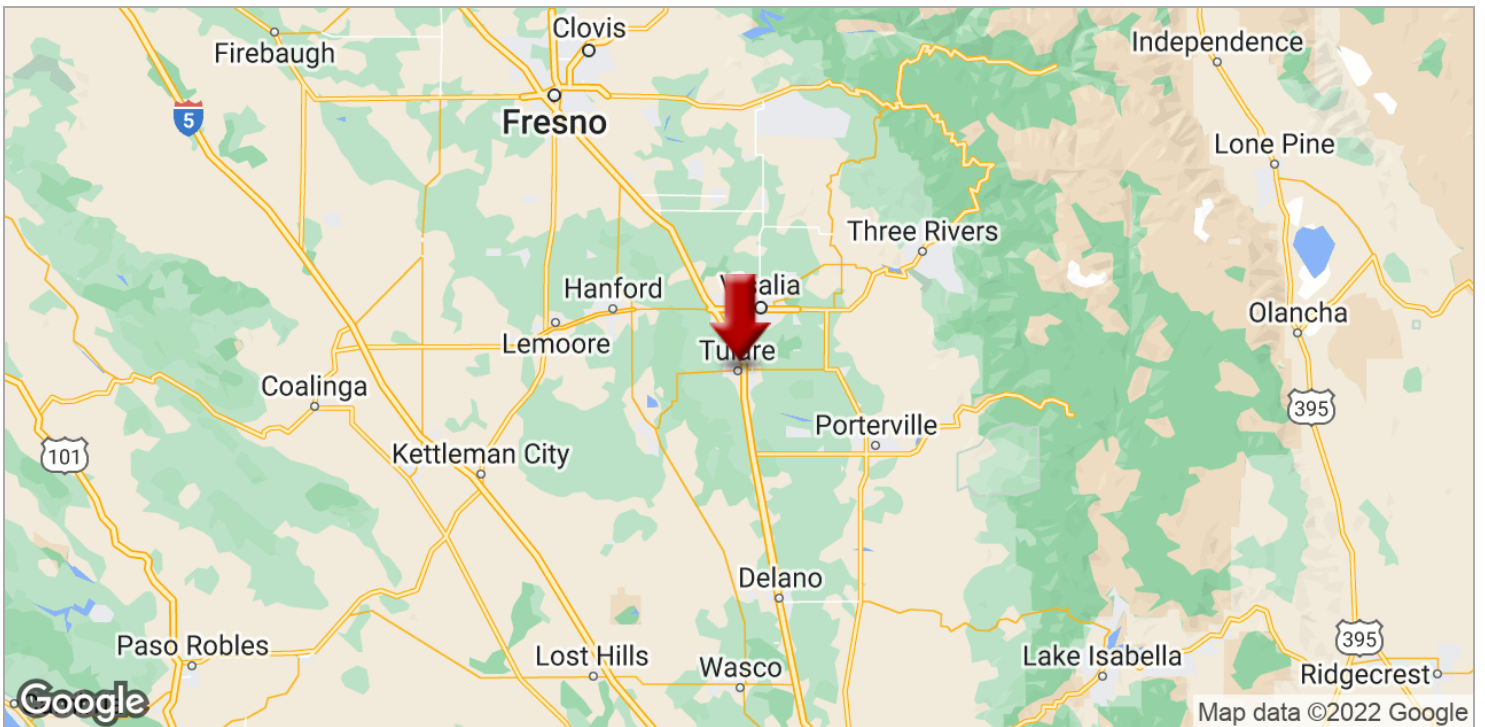
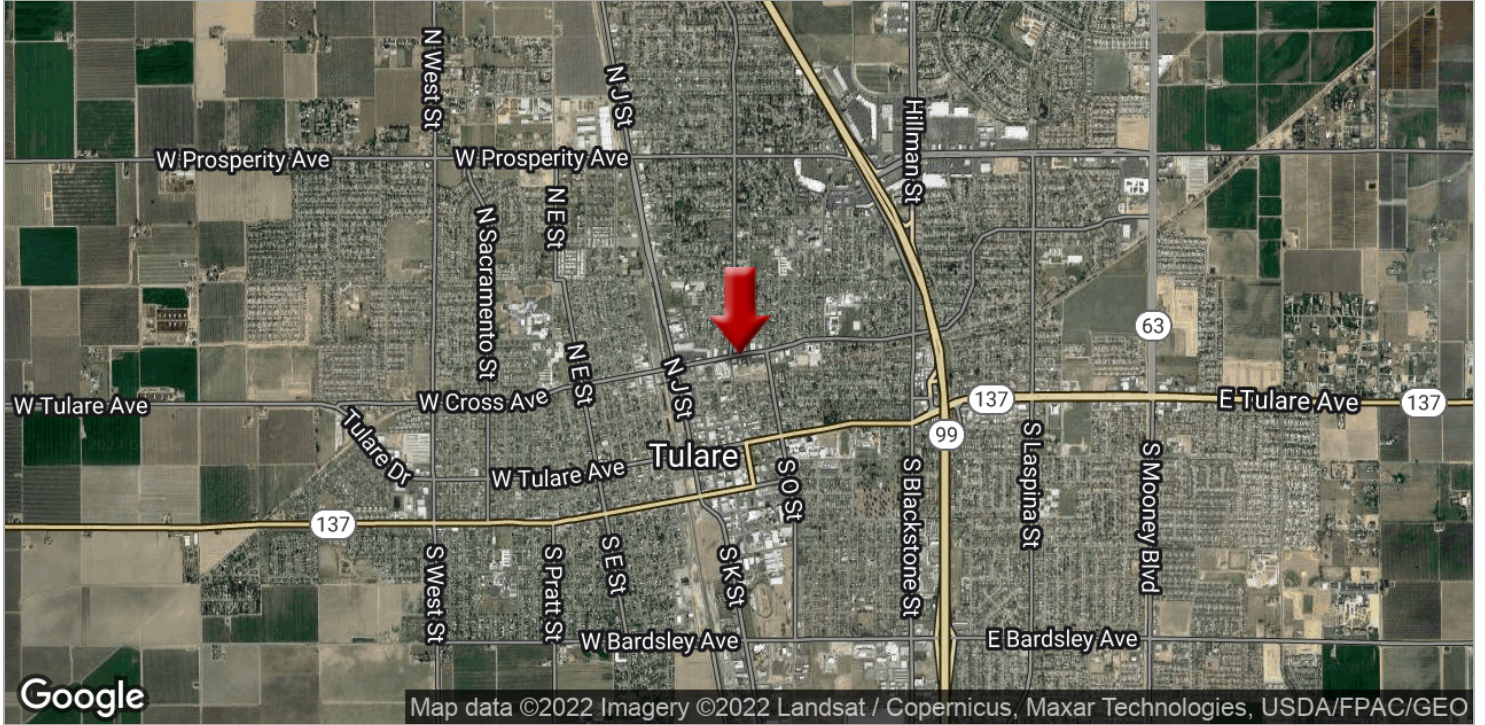
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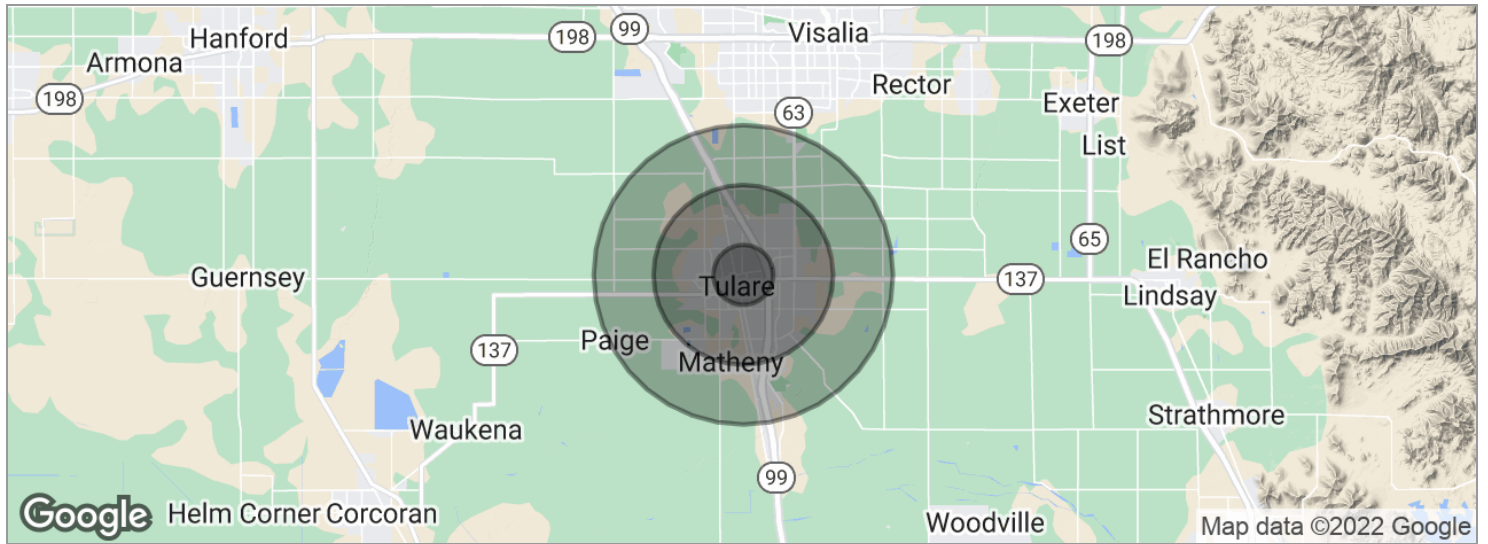
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,949	63,633	72,060
Median age	33.0	29.6	29.7
Median age (male)	31.0	28.7	28.9
Median age (Female)	34.6	30.4	30.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,577	19,061	21,614
# of persons per HH	3.0	3.3	3.3
Average HH income	\$56,107	\$54,505	\$55,765
Average house value	\$260,512	\$251,281	\$252,297
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	50.1%	56.6%	55.1%
RACE (%)	1 MILE	3 MILES	5 MILES
White	82.5%	78.5%	78.7%
Black	4.5%	4.5%	4.3%
Asian	2.3%	2.2%	2.5%
Hawaiian	0.0%	0.0%	0.1%
American Indian	0.6%	0.9%	0.8%
Other	7.8%	10.8%	10.6%

* Demographic data derived from 2010 US Census

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