

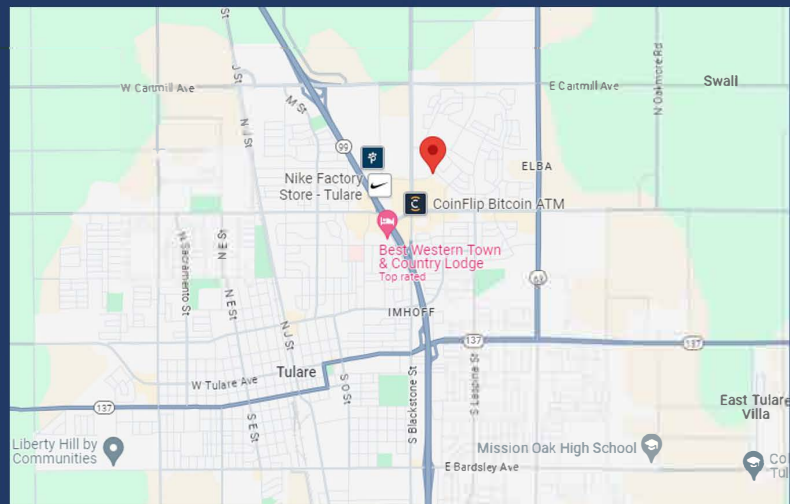
**AVAILABLE FOR LEASE | TULARE, CA**



## **APPROX. 5,067-SF | MEDICAL OR GENERAL OFFICE**

### **1186 Leland Avenue, Tulare CA**

- 5,067-SF suitable for Medical or General Office located in the Del Lago Professional Center
- Fully Built out with Reception Area, Waiting Room, (15) Exam Rooms with Sinks, (5) Restrooms, (2) Offices, a Nurses Station, Records Room, Break Room and an IT Room/Data Closet (See floor plan on following page)
- Desirable East Tulare location offers direct proximity to Tulare's most desirable residential submarkets, major shopping centers, and Highway 99
- Potential FQHC Location – HPSA Scores: Mental Health 16, Primary Care 17
- Rate and Term Negotiable; Contact Agent for More Information



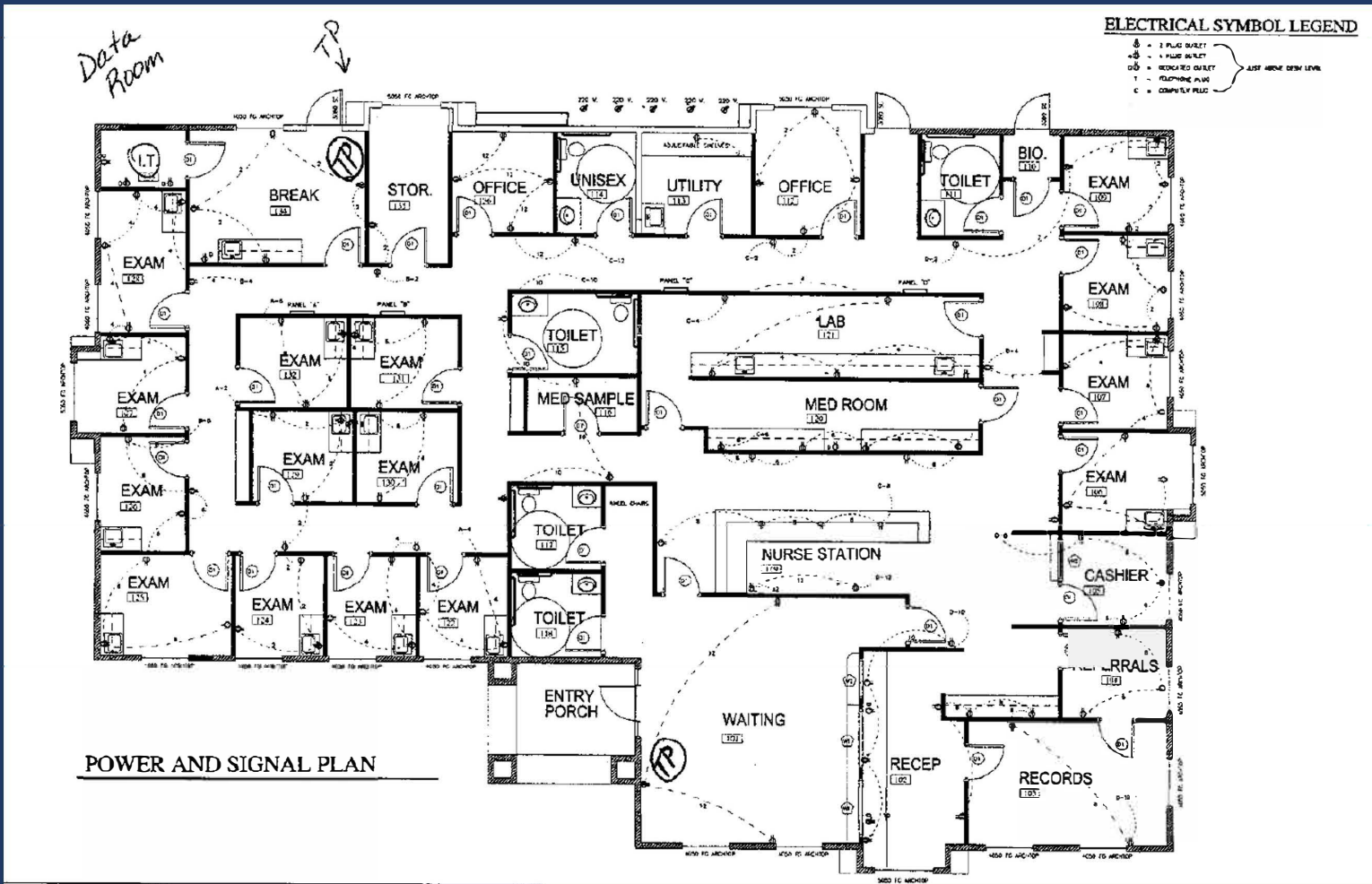
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### FLOOR PLAN



### DEMOGRAPHICS

	1 Mile	5 Mile	10 Mile
2023 Population	9,549	76,508	213,100
Daytime Employees	5,739	24,261	73,318
Owner Occupied Households	68%	61%	61%
Average Household Income	\$99,890	\$79,360	\$84,560
Median Home Value	\$288,366	\$250,352	\$264,135
Educational Attainment (Bachelor's Degree or higher)	20%	13%	17%

### TRAFFIC COUNTS

Hillman Street (2022)	19,235 Vehicles Per Day
Prosperity Avenue (2022)	33,702 Vehicles Per Day