

**FOR LEASE**

**1,362 +/- S.F**

**1969 Hillman St, Tulare CA. 93274**

**Manuel Ortiz**  
*Diversified Real Estate*



**Ph. 559.972.0909**



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## Prime Commercial Space for Lease

Position your business for success in one of Tulare's most active commercial hubs. **1969 Hillman Street** offers a **1,362 sq. ft.** office suite designed to elevate your brand and support your growth from day one.

**Lease Rate:** \$2,315.00 per month / \$1.70 s.f Monthly

**Annual Increases:** 2% in Year Two, 3% in Year Three; 3% in Year Four and 3% in Year Five 3%.

**Zoning:** C-3 (commercial)

- **This well appointed space features:**
- Private offices Professional reception area
- **Flexible layout ideal for medical, professional services, retail, or small business operations**
- **Lease type: Modified gross**

Located in a thriving **professional business park**, the property is surrounded by established, high traffic tenants including **Headlines Salon, Suites, First American Title, Chicago Title, Adventist Health Medical Office**, and multiple real estate offices, drawing consistent daily foot and vehicle traffic.

Boost your exposure with **monument and building signage**, ensuring your business stands out to the steady flow of visitors commuting along Hillman Street, one of Tulare's key commercial corridors. This strategic location has easy access to **Highway 99**, major retailers, supermarkets, and Planet Fitness, making it a natural stop for customers already in the area.

Set in the sought after **Northeast Tulare** neighborhood, this property sits at the heart of a vibrant suburban community known for its strong professional services, and continuous growth making it the perfect spot to capture both local and regional clientele.

**Whether you're expanding, relocating, or launching your business, 1969 Hillman Street gives you the visibility, convenience, and professional environment you need to thrive.**

# Aerial View



# Front Entrance



# Front Desk



# Main Office Floor



# Glass Office



# Storage Room & Bathroom

