

144 S L St



Location: **Dinuba Cluster**
Dinuba Submarket
Tulare County
Dinuba, CA 93618

Developer: -
Management: -

Expenses: **2021 Tax @ \$0.49/sf**
Parcel Number: **017-122-015-000**

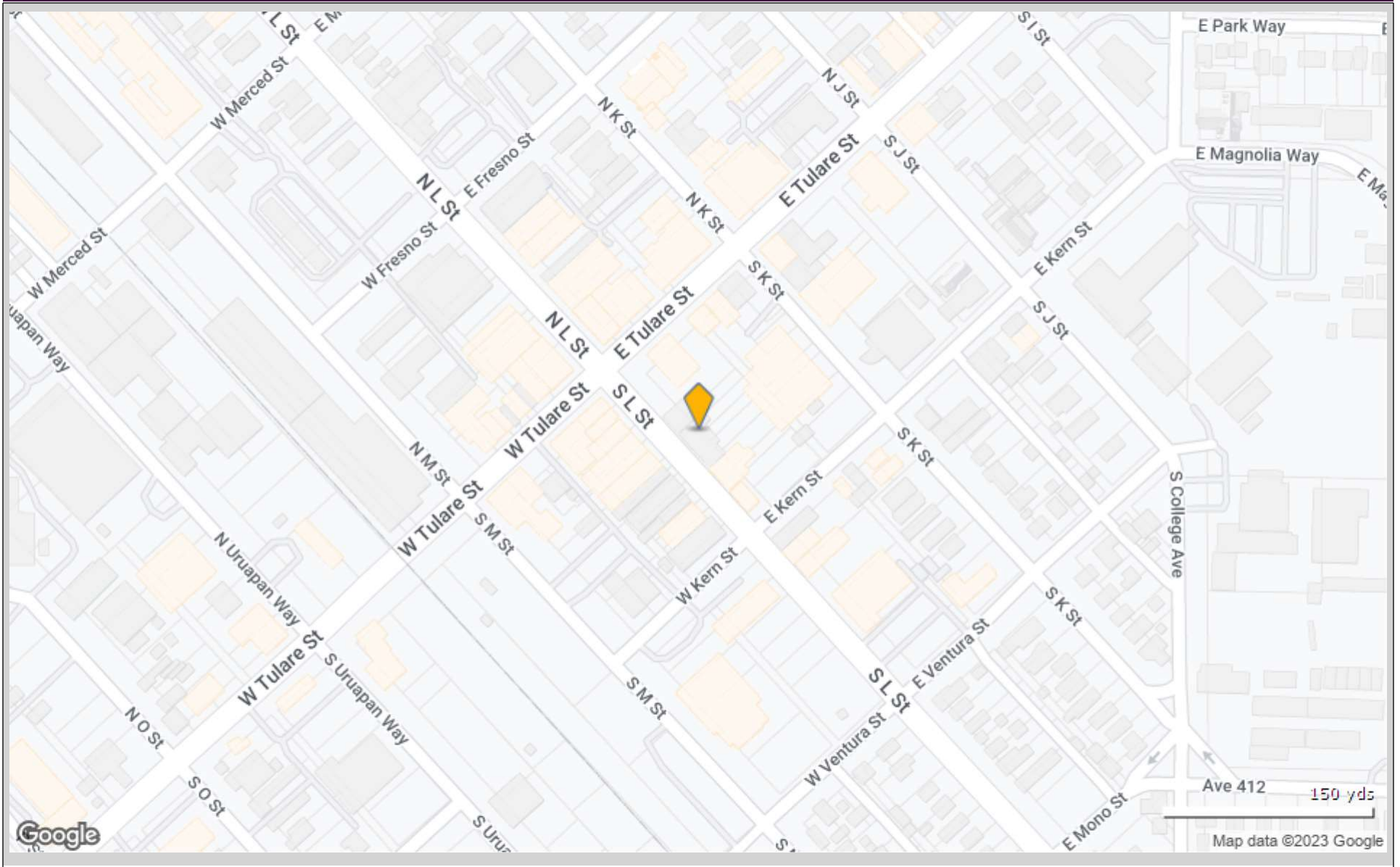
Building Type: **Class C Office**

Status: **Built 1920**
Stories: **1**
RBA: **6,000 SF**
Typical Floor: **6,000 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **100%**



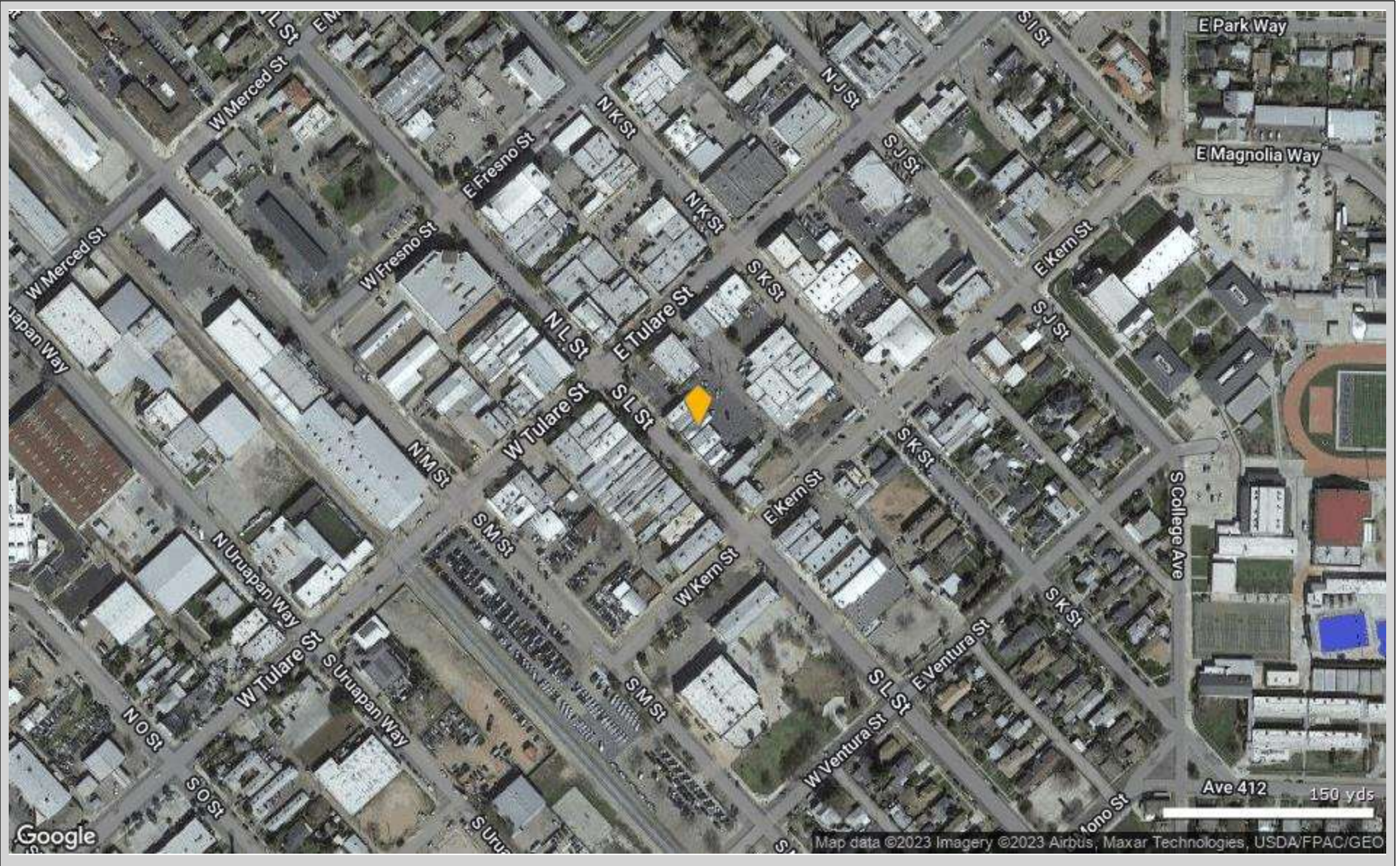
Aerial / Map Report

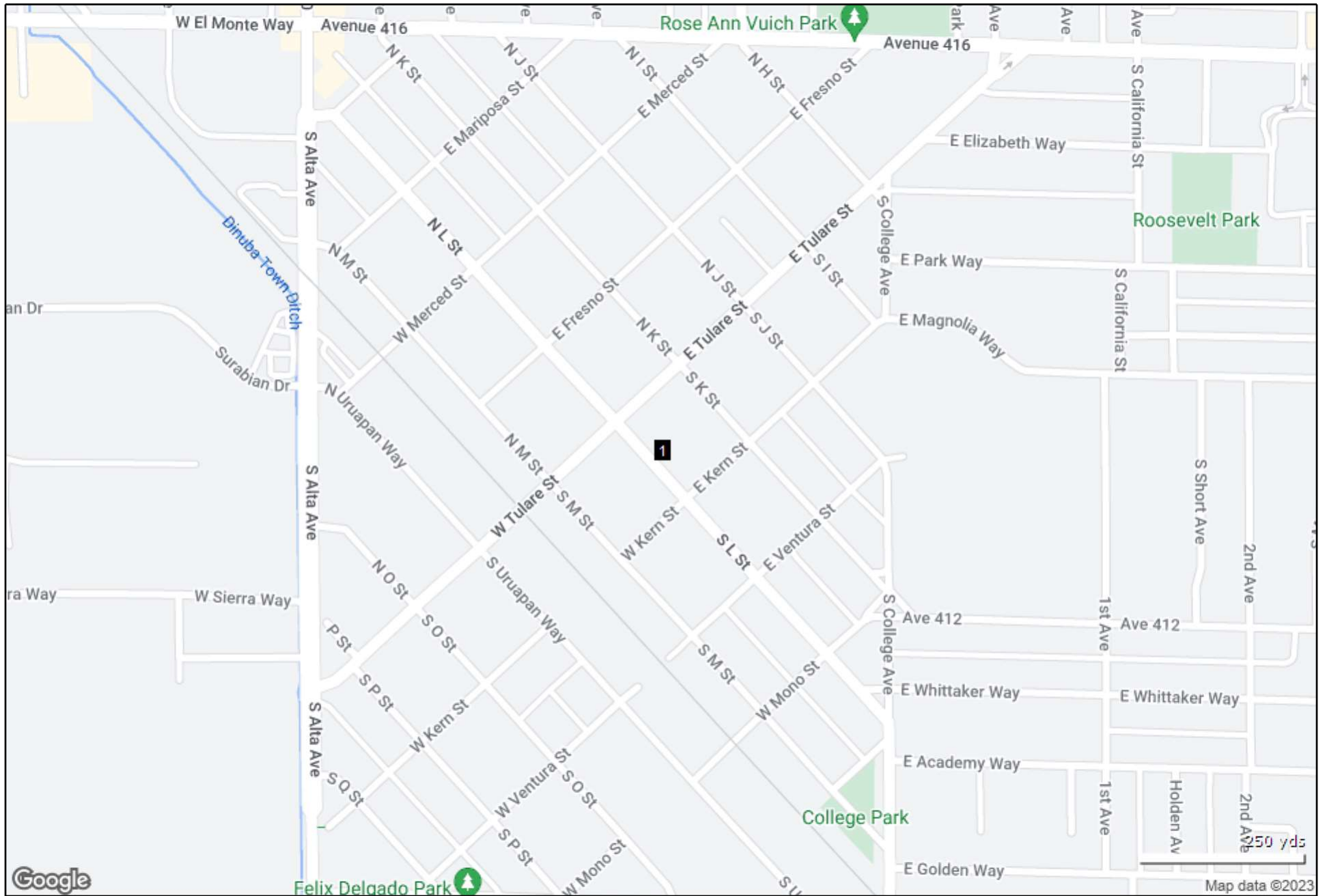
144 S L St - Dinuba, CA 93618



Aerial / Map Report

144 S L St - Dinuba, CA 93618





Demographic Detail Report

144 S L St, Dinuba, CA 93618

Building Type: **Class C Office**
 Class: **C**
 RBA: **6,000 SF**
 Typical Floor: **6,000 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	18,359	28,873	46,738
2023 Estimate	17,714	27,953	45,644
2010 Census	15,207	24,539	41,789
Growth 2023 - 2028	3.64%	3.29%	2.40%
Growth 2010 - 2023	16.49%	13.91%	9.22%
2023 Population by Age			
	17,714	27,953	45,644
Age 0 - 4	1,266 7.15%	1,984 7.10%	3,207 7.03%
Age 5 - 9	1,458 8.23%	2,282 8.16%	3,693 8.09%
Age 10 - 14	1,627 9.18%	2,551 9.13%	4,120 9.03%
Age 15 - 19	1,578 8.91%	2,482 8.88%	4,003 8.77%
Age 20 - 24	1,386 7.82%	2,178 7.79%	3,530 7.73%
Age 25 - 29	1,323 7.47%	2,063 7.38%	3,384 7.41%
Age 30 - 34	1,322 7.46%	2,045 7.32%	3,382 7.41%
Age 35 - 39	1,283 7.24%	1,986 7.10%	3,260 7.14%
Age 40 - 44	1,185 6.69%	1,850 6.62%	3,019 6.61%
Age 45 - 49	1,021 5.76%	1,610 5.76%	2,651 5.81%
Age 50 - 54	908 5.13%	1,439 5.15%	2,383 5.22%
Age 55 - 59	828 4.67%	1,322 4.73%	2,183 4.78%
Age 60 - 64	740 4.18%	1,192 4.26%	1,951 4.27%
Age 65 - 69	606 3.42%	994 3.56%	1,612 3.53%
Age 70 - 74	464 2.62%	775 2.77%	1,267 2.78%
Age 75 - 79	318 1.80%	534 1.91%	878 1.92%
Age 80 - 84	203 1.15%	341 1.22%	565 1.24%
Age 85+	197 1.11%	322 1.15%	554 1.21%
Age 65+	1,788 10.09%	2,966 10.61%	4,876 10.68%
Median Age	30.80	31.10	31.30
Average Age	33.10	33.40	33.60

Demographic Detail Report

144 S L St, Dinuba, CA 93618

Radius	1 Mile	3 Mile	5 Mile
2023 Population By Race	17,714	27,953	45,644
White	16,439 92.80%	25,793 92.27%	41,751 91.47%
Black	245 1.38%	340 1.22%	562 1.23%
Am. Indian & Alaskan	328 1.85%	523 1.87%	923 2.02%
Asian	337 1.90%	689 2.46%	1,353 2.96%
Hawaiian & Pacific Island	40 0.23%	55 0.20%	73 0.16%
Other	326 1.84%	554 1.98%	983 2.15%
Population by Hispanic Origin	17,714	27,953	45,644
Non-Hispanic Origin	1,783 10.07%	3,579 12.80%	6,516 14.28%
Hispanic Origin	15,931 89.93%	24,375 87.20%	39,129 85.73%
2023 Median Age, Male	30.80	30.80	31.10
2023 Average Age, Male	32.80	33.00	33.20
2023 Median Age, Female	30.80	31.30	31.60
2023 Average Age, Female	33.50	33.90	34.00
2023 Population by Occupation Classification	13,048	20,639	33,823
Civilian Employed	7,504 57.51%	12,030 58.29%	19,286 57.02%
Civilian Unemployed	807 6.18%	1,182 5.73%	1,997 5.90%
Civilian Non-Labor Force	4,716 36.14%	7,406 35.88%	12,470 36.87%
Armed Forces	21 0.16%	21 0.10%	70 0.21%
Households by Marital Status			
Married	2,587	4,310	7,141
Married No Children	1,050	1,814	2,965
Married w/Children	1,538	2,496	4,176
2023 Population by Education	11,039	17,562	28,568
Some High School, No Diploma	4,156 37.65%	5,959 33.93%	10,198 35.70%
High School Grad (Incl Equivalency)	3,120 28.26%	4,721 26.88%	6,936 24.28%
Some College, No Degree	2,305 20.88%	4,165 23.72%	7,059 24.71%
Associate Degree	641 5.81%	1,088 6.20%	1,478 5.17%
Bachelor Degree	603 5.46%	1,171 6.67%	2,168 7.59%
Advanced Degree	214 1.94%	458 2.61%	729 2.55%

Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation	14,002		22,475		36,343	
Real Estate & Finance	145	1.04%	270	1.20%	468	1.29%
Professional & Management	1,826	13.04%	3,404	15.15%	4,965	13.66%
Public Administration	165	1.18%	408	1.82%	697	1.92%
Education & Health	1,278	9.13%	2,335	10.39%	3,781	10.40%
Services	1,172	8.37%	2,044	9.09%	3,297	9.07%
Information	74	0.53%	108	0.48%	158	0.43%
Sales	1,224	8.74%	1,857	8.26%	2,866	7.89%
Transportation	41	0.29%	109	0.48%	169	0.47%
Retail	807	5.76%	1,184	5.27%	1,796	4.94%
Wholesale	482	3.44%	692	3.08%	975	2.68%
Manufacturing	700	5.00%	1,100	4.89%	1,575	4.33%
Production	1,497	10.69%	2,416	10.75%	3,581	9.85%
Construction	537	3.84%	884	3.93%	1,445	3.98%
Utilities	376	2.69%	497	2.21%	804	2.21%
Agriculture & Mining	1,750	12.50%	2,481	11.04%	4,870	13.40%
Farming, Fishing, Forestry	1,613	11.52%	2,124	9.45%	4,148	11.41%
Other Services	315	2.25%	562	2.50%	748	2.06%
2023 Worker Travel Time to Job	7,364		11,686		18,726	
<30 Minutes	4,933	66.99%	8,097	69.29%	12,731	67.99%
30-60 Minutes	2,218	30.12%	3,220	27.55%	5,275	28.17%
60+ Minutes	213	2.89%	369	3.16%	720	3.84%
2010 Households by HH Size	3,924		6,487		10,933	
1-Person Households	486	12.39%	822	12.67%	1,357	12.41%
2-Person Households	759	19.34%	1,305	20.12%	2,198	20.10%
3-Person Households	634	16.16%	1,054	16.25%	1,735	15.87%
4-Person Households	669	17.05%	1,157	17.84%	1,922	17.58%
5-Person Households	631	16.08%	1,024	15.79%	1,737	15.89%
6-Person Households	329	8.38%	517	7.97%	903	8.26%
7 or more Person Households	416	10.60%	608	9.37%	1,081	9.89%
2023 Average Household Size	3.80		3.80		3.80	
Households						
2028 Projection	4,856		7,789		12,435	
2023 Estimate	4,670		7,519		12,114	
2010 Census	3,924		6,488		10,934	
Growth 2023 - 2028	3.98%		3.59%		2.65%	
Growth 2010 - 2023	19.01%		15.89%		10.79%	

Demographic Detail Report

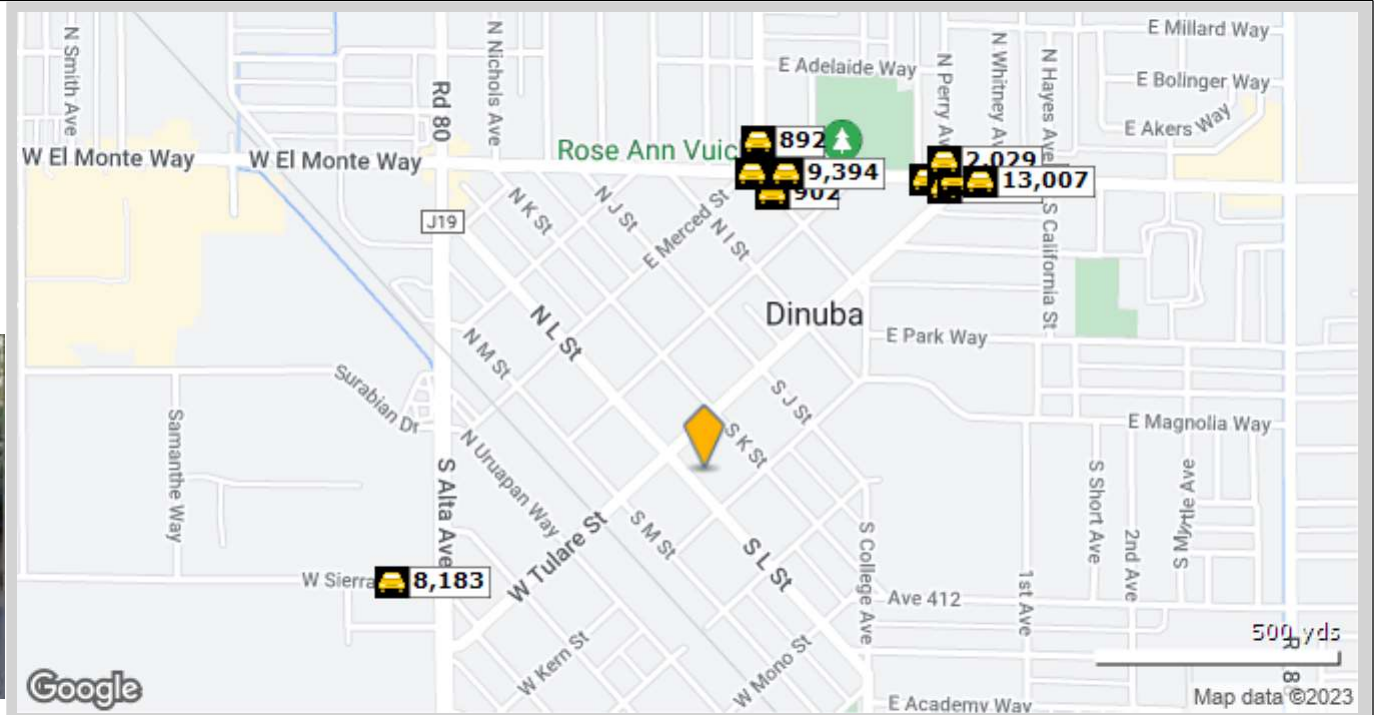
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Radius	1 Mile		3 Mile		5 Mile	
2023 Households by HH Income	4,671		7,519		12,115	
<\$25,000	1,067	22.84%	1,443	19.19%	2,523	20.83%
\$25,000 - \$50,000	1,386	29.67%	1,981	26.35%	3,171	26.17%
\$50,000 - \$75,000	867	18.56%	1,538	20.45%	2,399	19.80%
\$75,000 - \$100,000	415	8.88%	784	10.43%	1,279	10.56%
\$100,000 - \$125,000	444	9.51%	763	10.15%	1,166	9.62%
\$125,000 - \$150,000	202	4.32%	358	4.76%	555	4.58%
\$150,000 - \$200,000	249	5.33%	538	7.16%	824	6.80%
\$200,000+	41	0.88%	114	1.52%	198	1.63%
2023 Avg Household Income	\$62,225		\$69,361		\$68,214	
2023 Med Household Income	\$46,858		\$55,875		\$53,657	
2023 Occupied Housing	4,670		7,519		12,114	
Owner Occupied	2,466	52.81%	4,295	57.12%	6,821	56.31%
Renter Occupied	2,204	47.19%	3,224	42.88%	5,293	43.69%
2010 Housing Units	4,783		7,608		12,228	
1 Unit	3,725	77.88%	5,973	78.51%	9,556	78.15%
2 - 4 Units	552	11.54%	694	9.12%	1,137	9.30%
5 - 19 Units	359	7.51%	758	9.96%	1,224	10.01%
20+ Units	147	3.07%	183	2.41%	311	2.54%
2023 Housing Value	2,467		4,294		6,822	
<\$100,000	150	6.08%	203	4.73%	425	6.23%
\$100,000 - \$200,000	777	31.50%	1,037	24.15%	1,590	23.31%
\$200,000 - \$300,000	880	35.67%	1,700	39.59%	2,509	36.78%
\$300,000 - \$400,000	215	8.72%	469	10.92%	913	13.38%
\$400,000 - \$500,000	134	5.43%	397	9.25%	749	10.98%
\$500,000 - \$1,000,000	311	12.61%	471	10.97%	565	8.28%
\$1,000,000+	0	0.00%	17	0.40%	71	1.04%
2023 Median Home Value	\$234,829		\$253,352		\$255,639	
2023 Housing Units by Yr Built	4,885		7,952		12,779	
Built 2010+	759	15.54%	1,196	15.04%	1,465	11.46%
Built 2000 - 2010	497	10.17%	1,062	13.36%	1,851	14.48%
Built 1990 - 1999	569	11.65%	1,083	13.62%	1,534	12.00%
Built 1980 - 1989	493	10.09%	904	11.37%	1,567	12.26%
Built 1970 - 1979	652	13.35%	1,154	14.51%	1,962	15.35%
Built 1960 - 1969	652	13.35%	908	11.42%	1,485	11.62%
Built 1950 - 1959	621	12.71%	776	9.76%	1,298	10.16%
Built <1949	642	13.14%	869	10.93%	1,617	12.65%
2023 Median Year Built	1977		1982		1979	



Traffic Count Report

144 S L St, Dinuba, CA 93618

Building Type: **Class C Office**
 Class: **C**
 RBA: **6,000 SF**
 Typical Floor: **6,000 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N H St	N Lincoln Ave	0.03 NW	2022	902	MPSI	.34
2	E el Monte Way	E Merced St	0.00 W	2022	10,419	MPSI	.36
3	E el Monte Way	el Monte Park	0.03 E	2022	9,394	MPSI	.37
4	W Sierra Way	S Alta Ave	0.06 E	2018	8,183	MPSI	.39
5	N Lincoln Ave	N H St	0.04 S	2022	892	MPSI	.40
6	E el Monte Way	el Monte Park	0.01 W	2022	10,598	MPSI	.44
7	S Perry Ave	E Tulare St	0.01 S	2022	4,322	MPSI	.45
8	E el Monte Way	N Perry Ave	0.01 W	2022	12,331	MPSI	.46
9	N Perry Ave	E el Monte Way	0.02 S	2022	2,029	MPSI	.47
10	E el Monte Way	E Tulare St	0.02 W	2022	13,007	MPSI	.48