

FOR LEASE

147 S K ST TULARE, CA 93274



INVESTMENT SUMMARY

We're thrilled to offer a unique basement space for lease in a beautifully remodeled historic building from 1921 in downtown Tulare. This shell-ready, fully ADA-accessible area via an elevator makes it a perfect blank canvas for your business ideas. With a ceiling height of 7'6", it's suitable for a kid-friendly arcade, an e-sports lounge, or a private party room for exclusive events. Looking for a creative space in a prime location? Contact us to schedule a viewing and bring your vision to life in downtown Tulare!

PROPERTY SUMMARY

Building SqFt	9,000 SqFt
Year Built	1900
Lot Size (acres)	0.17
Parcel ID	176-081-011-000
Zoning Type	Commercial/Mixed Use
County	Tulare
Frontage	0.00 Ft
Coordinates	36.207073,-119.346291

PROPERTY HIGHLIGHTS

- Ample parking available parking spaces for shoppers and employees.
- Signage opportunities visible along a high-traffic street.
- Glass Storefronts.
- Two Ingress/Egress Points.
- Synergistic co-tenancy.
- The area surrounding the subject property is developing at a rapid rate with many residential and commercial projects currently in progress.

A. Herrera Real Estate
140 S. K St
Tulare, CA 93274
Office: 559-684-2728

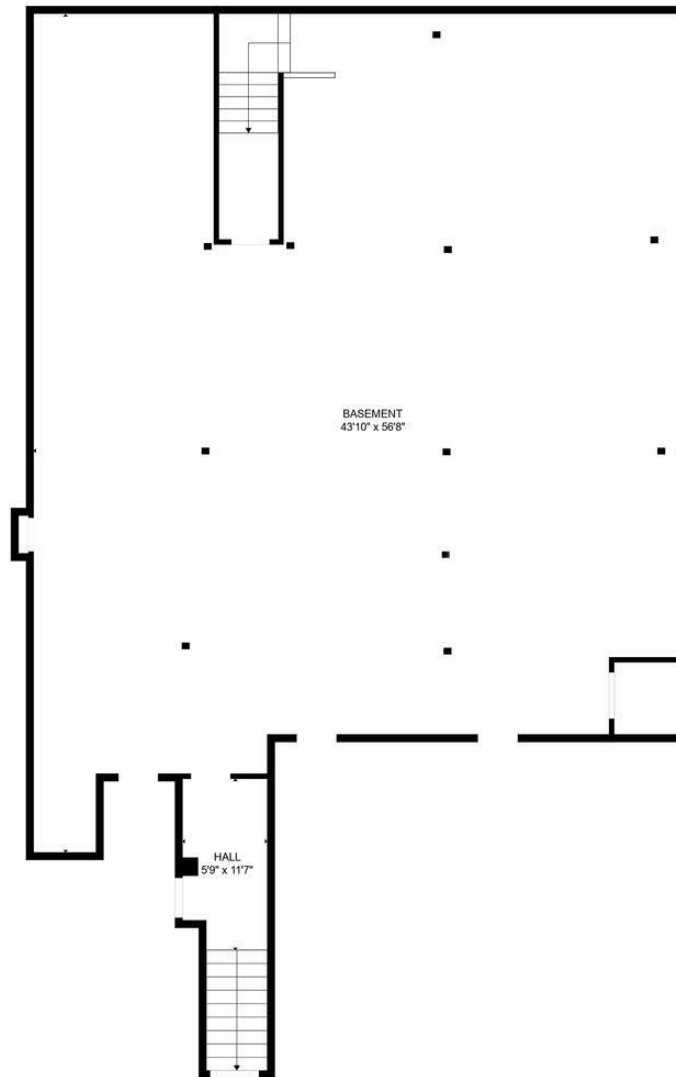
ADRIAN HERRERA

Broker-Associate

Mobile: 559-684-2728

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License #: 01960056



MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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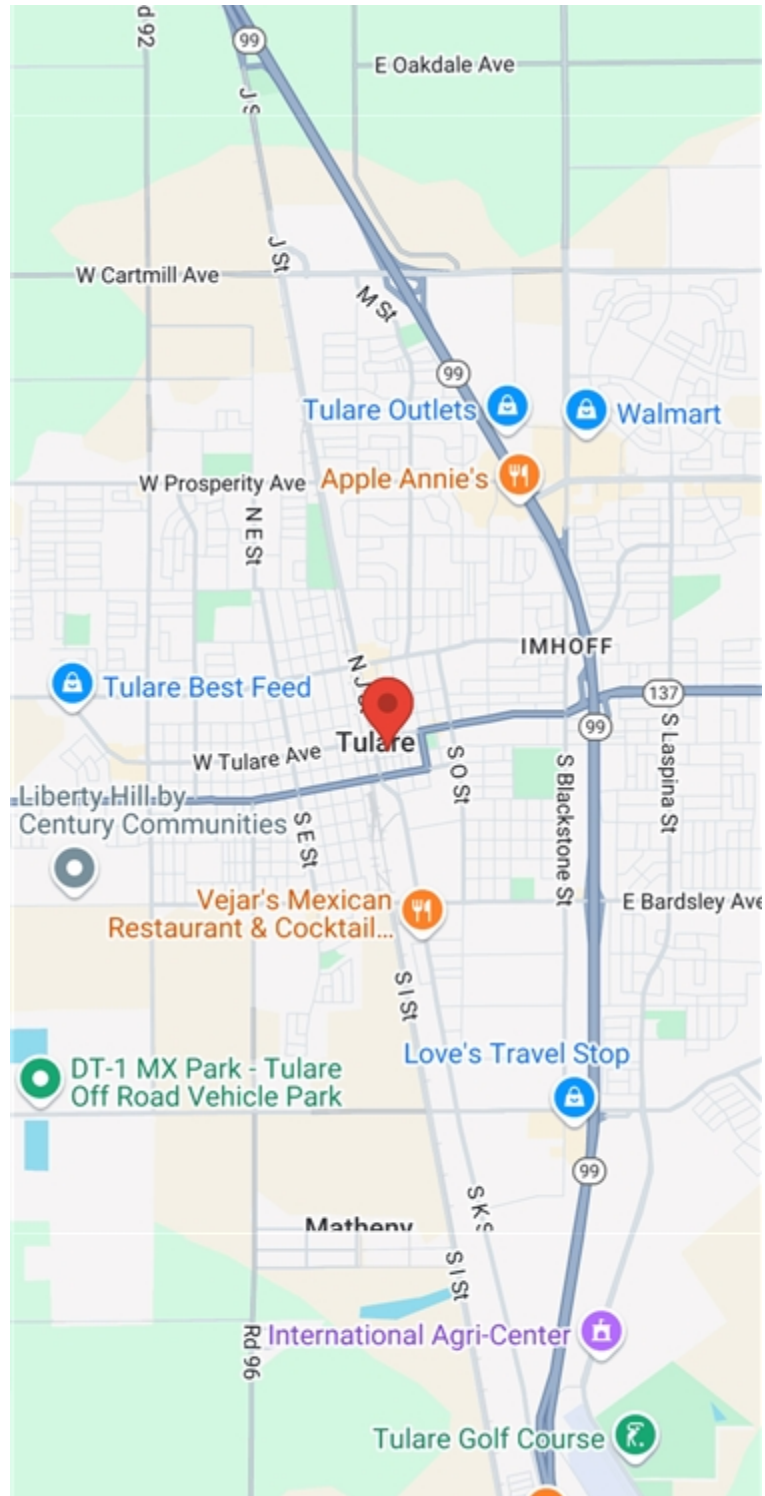
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2000 Population	16,076	48,300	51,675
2010 Population	16,564	61,565	65,363
2024 Population	17,184	72,159	77,314
2029 Population	17,310	73,691	78,919
2024-2029 Growth Rate	0.15 %	0.42 %	0.41 %
2024 Daytime Population	18,967	66,130	73,070

less than \$15000	605	1,533	1,612
\$15000-24999	538	1,358	1,447
\$25000-34999	559	1,808	1,895
\$35000-49999	945	2,596	2,752
\$50000-74999	1,030	4,495	4,773
\$75000-99999	454	2,508	2,679
\$100000-149999	607	4,216	4,521
\$150000-199999	309	1,481	1,682
\$200000 or greater	153	1,570	1,811
Median HH Income	\$ 48,978	\$ 67,515	\$ 68,674
Average HH Income	\$ 68,781	\$ 92,599	\$ 94,643

2000 Total Households	4,889	14,873	15,931
2010 Total Households	4,924	18,356	19,544
2024 Total Households	5,200	21,566	23,174
2029 Total Households	5,315	22,315	23,968
2024 Average Household Size	3.27	3.3	3.29
2024 Owner Occupied Housing	2,048	12,831	13,966
2029 Owner Occupied Housing	2,216	13,856	15,058
2024 Renter Occupied Housing	3,152	8,735	9,208
2029 Renter Occupied Housing	3,099	8,459	8,910
2024 Vacant Housing	242	885	968
2024 Total Housing	5,442	22,451	24,142



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CITY OF TULARE

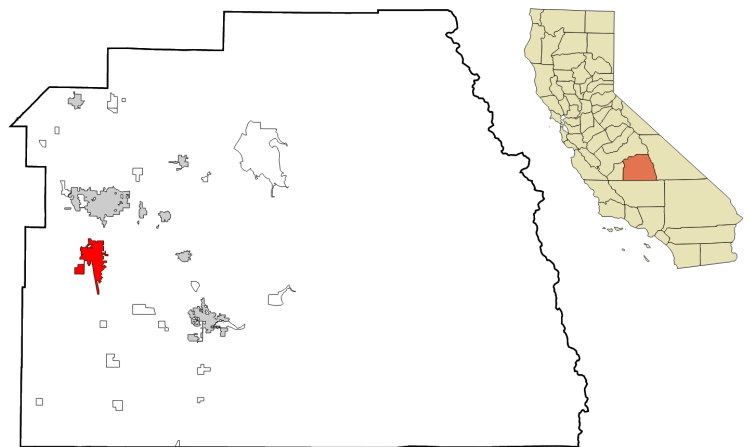
COUNTY	TULARE
INCORPORATED	4/4/1888

AREA

CITY	20.5 SQ MI
LAND	20.4 SQ MI
WATER	0.1 SQ MI
ELEVATION	289 FT

POPULATION

POPULATION	68,875
DENSITY	3,212.95 SQ MI



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