

**Commercial Retail Parcel Available Off HWY-99 in Tulare, CA**



<b>Sale Price</b>	<b>\$740,000</b>
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**OFFERING SUMMARY**

<b>Available SF:</b>	±46,174 SF
<b>Lot Size:</b>	1.06 Acres
<b>Zoning:</b>	Commercial - Retail
<b>Market:</b>	South East Tulare
<b>Submarket:</b>	Tulare Retail
<b>Cross Streets:</b>	Retherford St & Cartmill Ave
<b>APN:</b>	166-020-023

**PROPERTY HIGHLIGHTS**

- HWY-99 Frontage w/ Great Retherford Access/Exposure
- ±1.06 Acres Available North of Tulare Outlets
- High Average Income Area Underserved for Retail
- All Curb/Gutter/Approaches/Cross Access In Place/Utilities At Site
- Prime Retail Lot | Shovel Ready | High Identity Location
- Busy Signalized Intersection @ Primary Retail Corridor
- Situated Near Many Existing and New Housing Developments
- Surrounded By Tulare's Highest Trafficked Roads & Major Arterials
- Near Major Corridors Servicing College, Airport, Downtown, & Schools
- Prime Land w/ Nearby CA-99 & Cartmill Ave Access
- Easy Access to Upgraded HWY 99 Off/On Ramps
- Optimal Visibility w/ 134,534 Cars Per Day
- Unmatched Level of Consumer Traffic & High Volume Exposure
- North & South Bound Traffic Generators Near Highway 99 & Airport

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**PROPERTY DESCRIPTION**

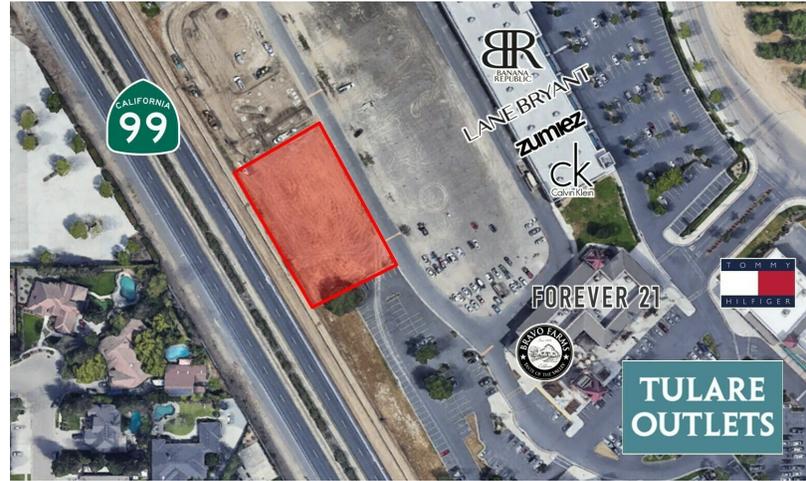
±1.06 Acres of Highway Commercial Retail Development land located off Exit Cartmill Ave just off of State Route CA 99. Highly visible location with easy nearby Highway Exit and Entrance with long frontage along HWY-99 and Retherford Street. The parcel is located directly North of the Tulare Outlets. Currently offering ±1.06 Acres (±46,174 SF), zoned commercial retail, with potential to subdivide into the desire size needed. Conveniently located off high traffic corner offering 1,120' frontage on HWY-99 and 636' frontage on Retherford Street. Excellent existing access from Retherford Street, Hillman Street and Cartmill Ave, roads have adequate capacity, is within the holding capacity, conforms to policies, avoids traffic congestion, and is shovel ready.

Strategically positioned at the full interchange with both north and south bound loop on and off-ramps, which carry approximately ±134,534 cars per day; CA-99: ±60,788 northbound and ±56,395 southbound; Cartmill Ave: ±8,527 westbound and ±8,824 eastbound. Existing ramps dispense traffic near the subject property. Flexible commercial zoning uses include convenience store, car wash, hotel, conference center, quick serve & sit-down restaurants, food market, retail strip center, professional office, etc. All wet & dry utilities at site.

**LOCATION DESCRIPTION**

Strategically located off the interchange of CA State Highway 99 & Cartmill Ave in Tulare, CA. Location is 1 intersection West of the most recent growth point of town, surrounded by a large housing tracts and commercial developments. Property benefits directly from the re-alignment of Mooney Blvd shifting traffic to pass in front of this property on all sides, in addition to a signalized corner that will be created. Easy north/south Hwy 99 access & will benefit from this large, expanding commercial market. These parcels are located on the SWC of Cartmill Ave & Retherford servicing the Porterville, Tulare and Visalia markets.

Tulare, California is located in Tulare County and anchored by the heavily traveled State Highway 99. It is a growing city between Fresno and Bakersfield of the Central San Joaquin Valley covering 4839 square miles. It is ideally part of the Visalia, Tulare Metropolitan Area with a population of 442,179, Within the cities of Dinuba, Exeter, Farmersville, Lindsay, Porterville, Visalia and Woodlake.



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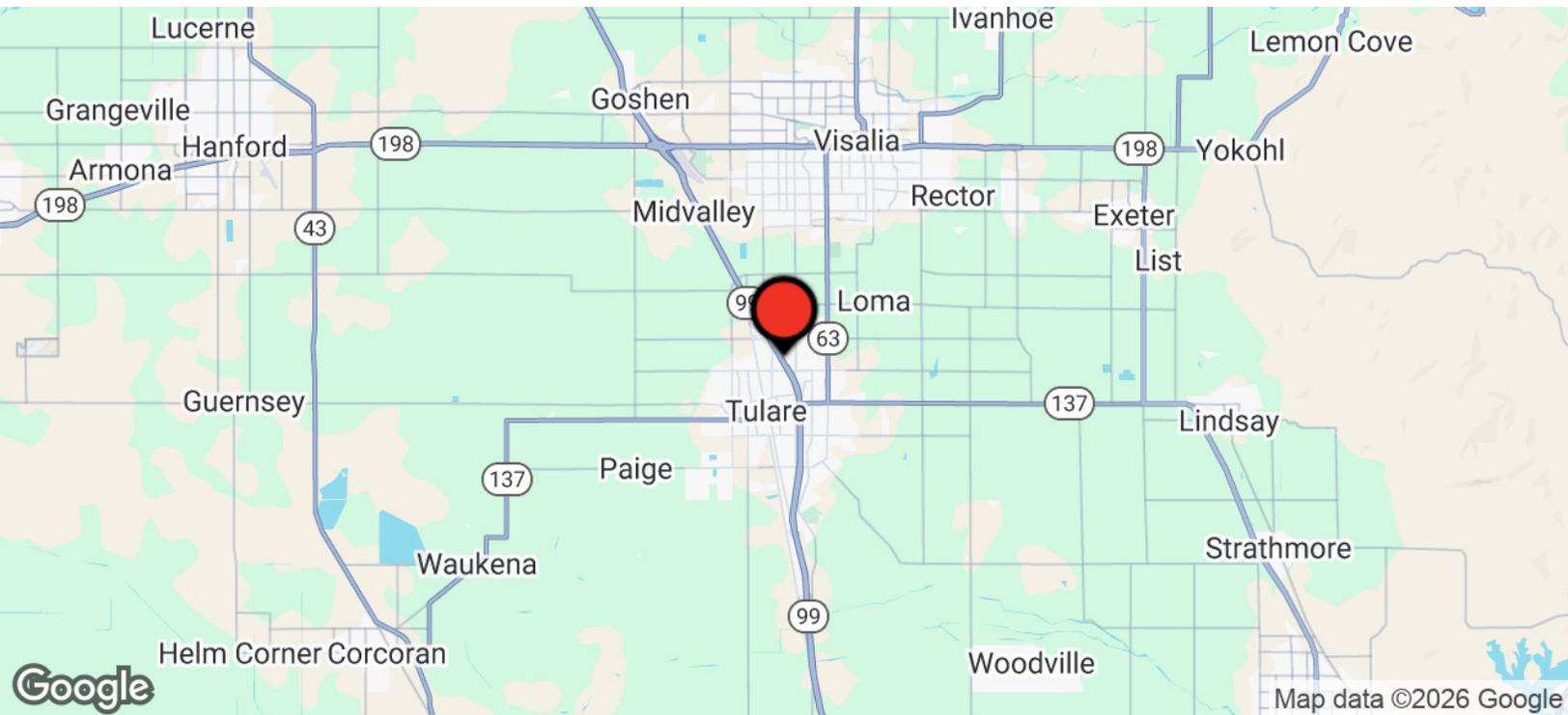
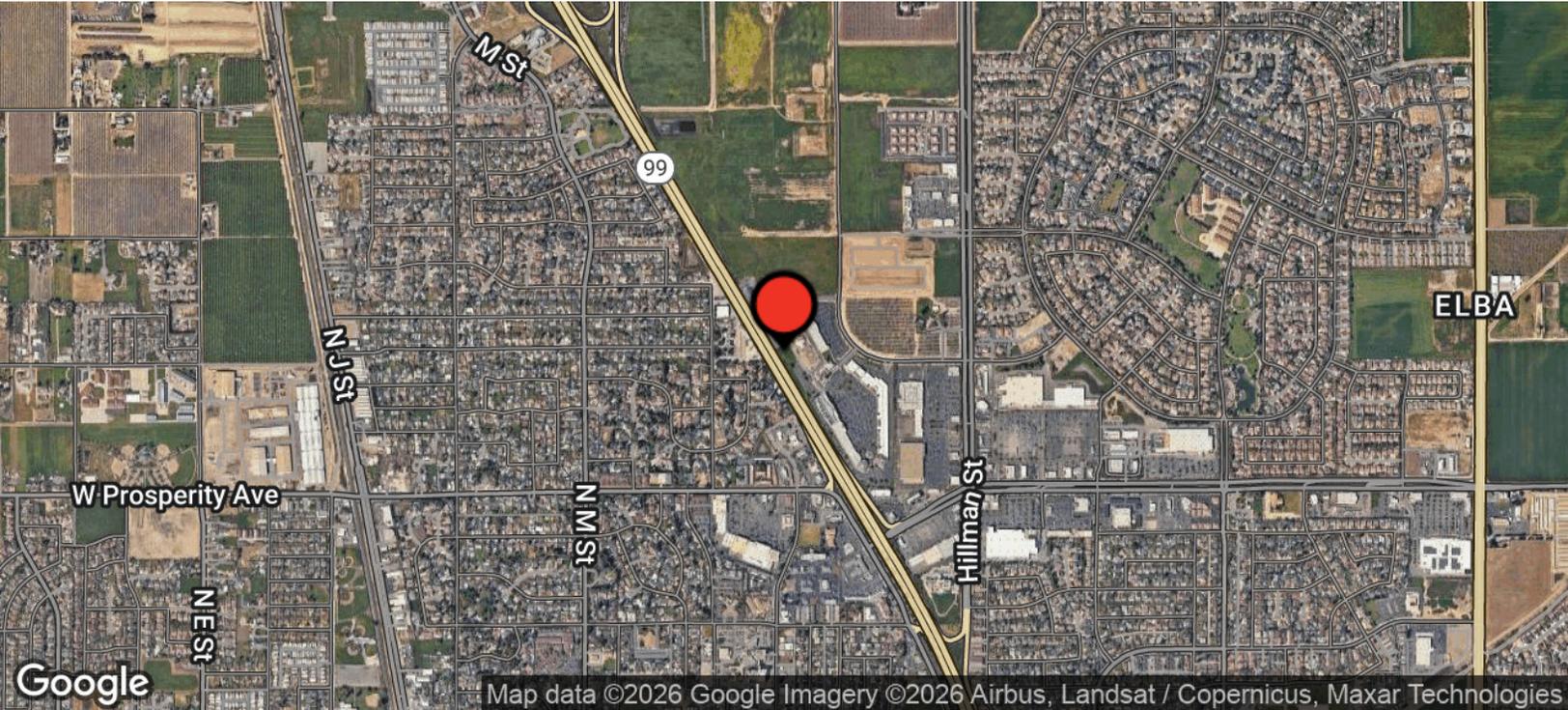
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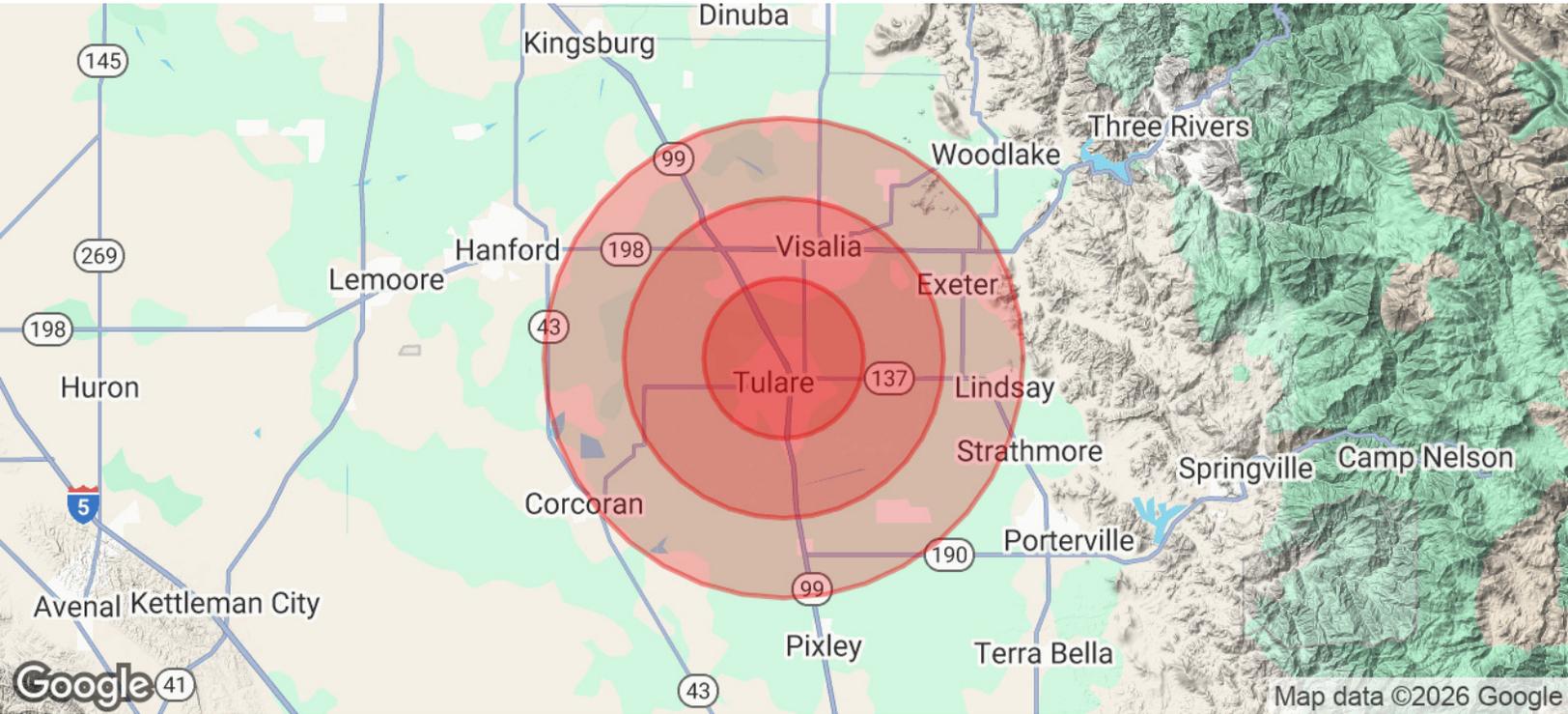
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<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Population	84,514	228,439	279,599
Average Age	29.5	31.8	32.2
Average Age (Male)	28.2	30.9	31.3
Average Age (Female)	31.1	32.9	33.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Households	26,289	74,940	91,547
# of Persons per HH	3.2	3.0	3.1
Average HH Income	\$72,476	\$75,302	\$72,732
Average House Value	\$225,194	\$236,286	\$240,554

<b>ETHNICITY (%)</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Hispanic	59.5%	57.5%	59.7%

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