

WALMART SUPERCENTER PAD SPACE AVAILABLE



SEC El Monte Way & Monte Vista Dr., Dinuba, CA

- 3,008 SF Space For Lease in Walmart Pad Building
- 28,918± Avg Daily Traffic Count
- Large Daytime Population
- Main East/West Retail Corridor
- 123,356± Trade Area Population

For more information, please contact:

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PROPERTY SUMMARY

**Walmart Supercenter Pad Space
SEC El Monte Way & Monte Vista Dr.
Dinuba, CA 93618**

Property Highlights

The subject pad is located on the 206,000± SF Walmart Supercenter property at El Monte Way and Monte Vista Drive. El Monte Way (Avenue 416) is the primary east/west route through the City of Dinuba connecting to State Route 99 ten miles to the west, and the cities of Orosi and Cutler six miles to the east.

The customer population base consisting of 123,356± people is within a 10-mile radius trade area, and draws from the communities of Dinuba, Reedley, Parlier, Orosi, Cutler, London, and Orange Cove, all of which are located in Tulare County.

Available Pad Space: 3,008± SF

Zoning: C-4, Commercial, City of Dinuba

Lease Rate: Contact agent for details

2023 Demographics:	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Total Population:	27,715	55,705	123,298
Total Households:	7,584	15,106	34,171
Avg HH Income:	\$76,717	\$75,555	\$75,879
Total Daytime Pop:	25,747	62,109	121,480

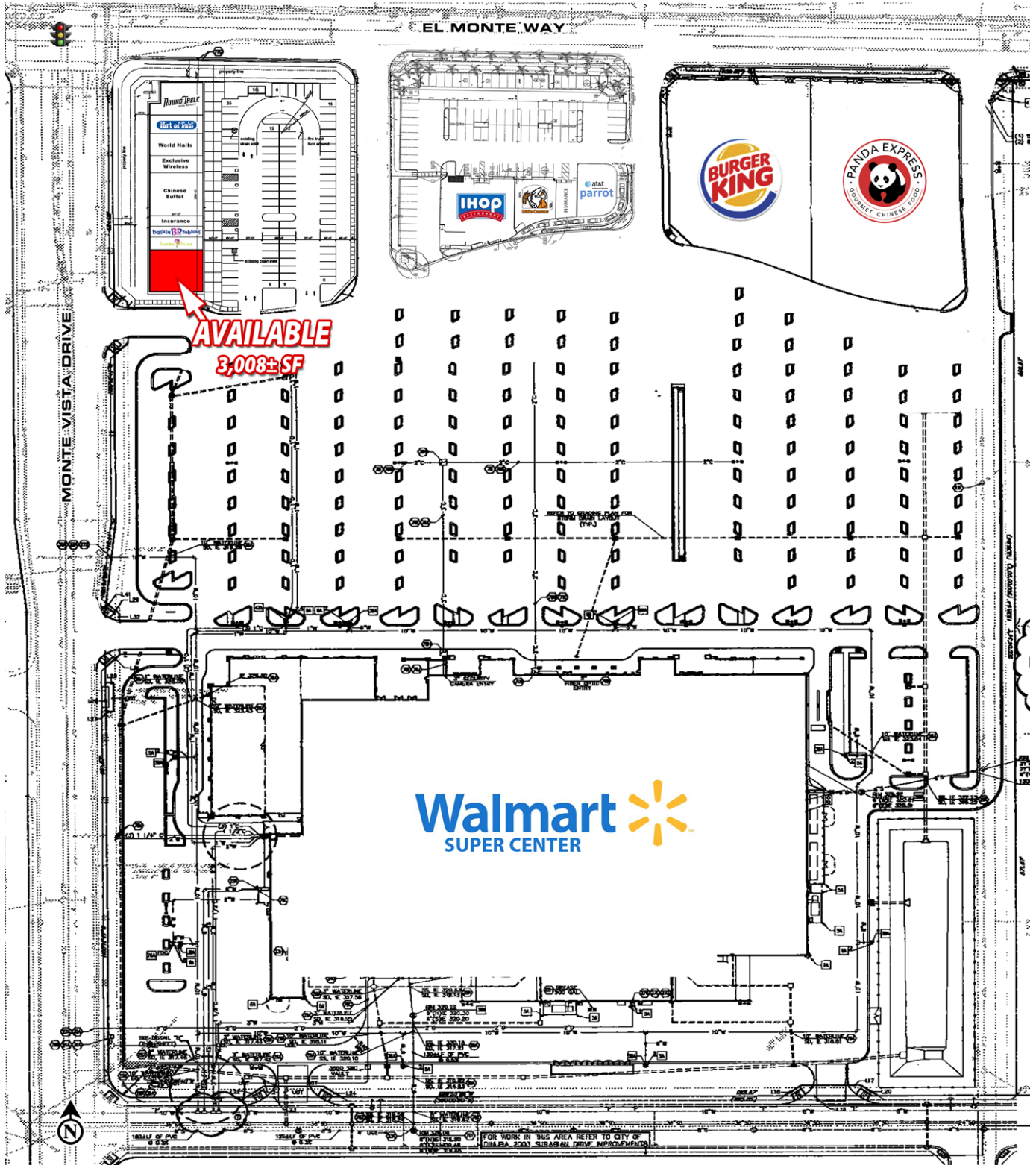
Source: Claritas, LLC

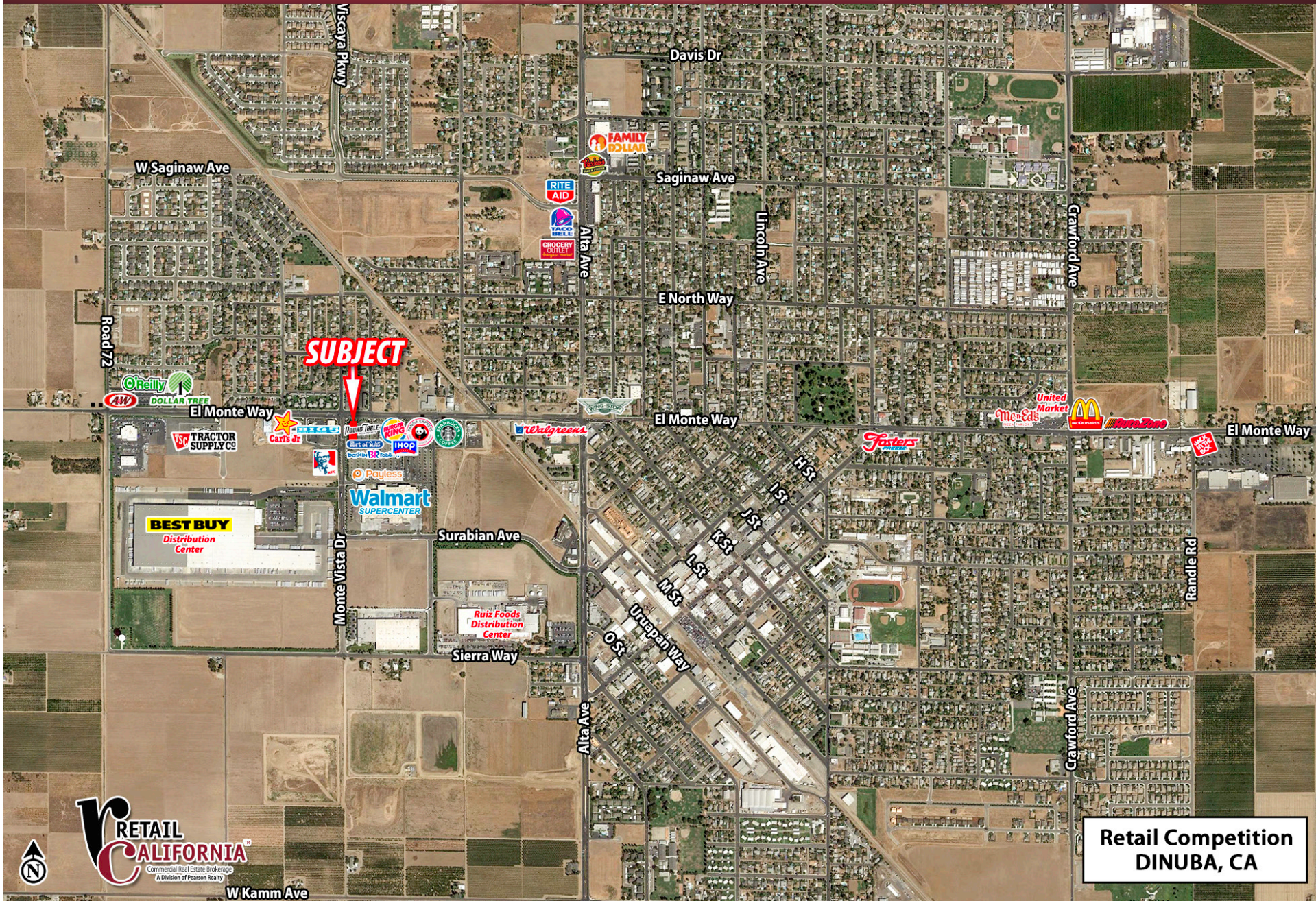
2023 Traffic Counts:

El Monte Way @ Monte Vista Dr:	24,440 ADT
Monte Vista Dr @ El Monte Way:	4,478 ADT
Total:	28,918 Average Daily Traffic



Walmart Supercenter Site Plan

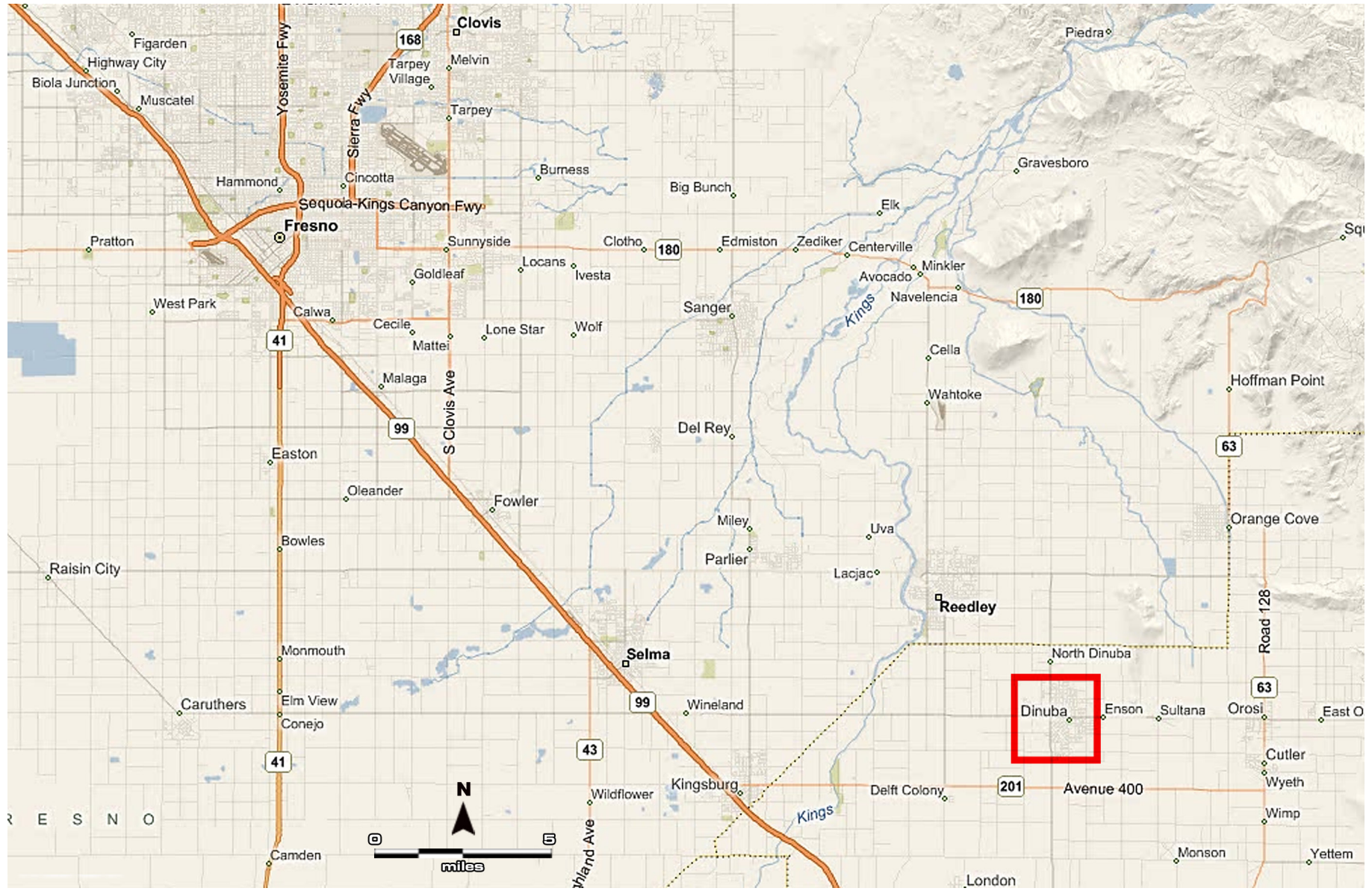




**Retail Competition
DINUBA, CA**



Area Map



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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or financial advisor make an independent projection. ©2024 Retail California. All rights reserved.