

Fully Remodeled 1st Class Office Spaces in Central Tulare
Office For Lease | 446 N M St Tulare, CA 93274



**CENTRAL CA
COMMERCIAL**



Lease Rate	\$1.35 SF/MONTH
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OFFERING SUMMARY

Building Size:	±23,578 SF
Available SF:	±1,305 SF
Lot Size:	±1.424 Acres
Year Built:	1983
Renovated:	2025
Zoning:	Commercial
Parking:	2.5 Spaces/1,000 SF
Market:	Central Tulare
Submarket:	Cross Ave Retail
Traffic Count:	21,812
APN:	170-231-006 & -005

PROPERTY HIGHLIGHTS

- Interior Remodel Complete w/ High-End Finishes
- Class "A" Office Space: ±1,305 SF Available
- Various Sized Office Configurations w/ New Paint & Flooring
- High Traffic: 11,567 @ Cross Ave, 6,489 @ M St, & 9,481 @ N St
- Offices, Break Rooms, & Executive Conference Rooms
- Move-In Ready Condition | 703' Frontage w/ 4 Curb Cuts
- Well-Known Freestanding Building + Parking & Signage
- Private Offices, Open Rooms, Multiple Entrance Points
- Parking On All Sides Of Building on ±1.424 Acres
- Convenient Location w/ Access to CA-99 and CA-137
- Excellent Presence Surrounded with Quality Tenants
- Energy Efficient Improvements - Low Cost Bulk Rate Utilities
- Near Downtown & Central District w/ Cross Ave Frontage
- Close Proximity to Major Traffic Generators & Fwy 99 Ramps
- Densely Populated Trade Area w/ 98% of the Population within 3-Miles
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic

Jared Ennis
Executive Vice President
CalDRE #01945284
jared@centralcacommercial.com
559.705.1000

Kevin Land
Executive Managing Director
CalDRE #01516541
kevin@centralcacommercial.com
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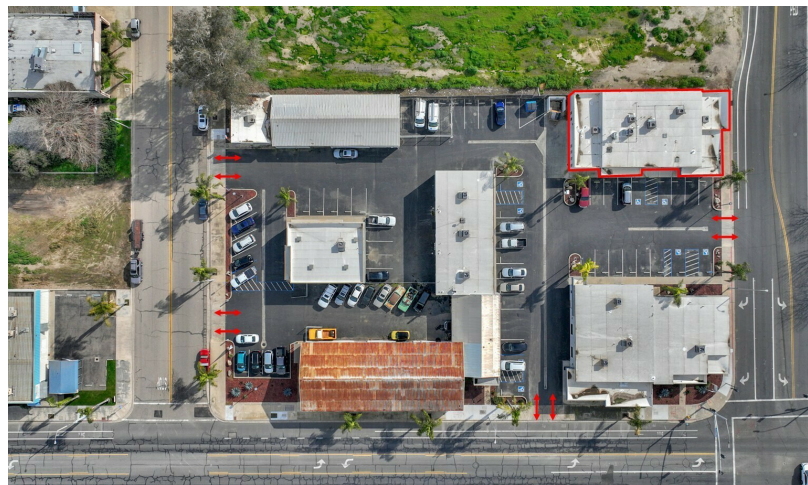
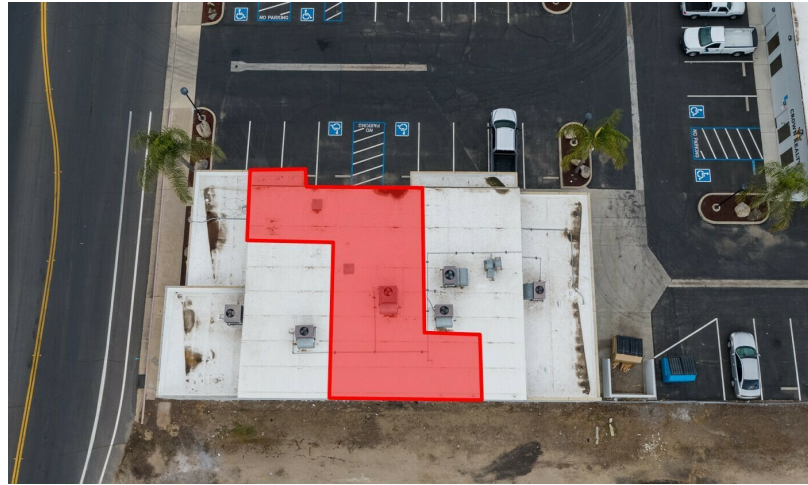
PROPERTY DESCRIPTION

±23,578 SF professional office complex offering fully remodeled "Class A" office space. Prime location next-door to the Tulare Public Library/Council Chambers, across from the Starbucks/Union Crossing and Heritage Place Shopping Centers. ±1,305 SF available where each unit has a dedicated actual street address, private entrance, private restrooms, signage, and ample parking on ±1.424 acres. Features/setups include high speed internet, ample power plugs, bright LED lighting, conference & break rooms, and various private offices. The first-class recent remodel includes brand-new hardsurface flooring throughout, clean and upgraded restrooms, modern moldings throughout, updated energy efficient features, LED lighting, fresh interior/exterior paint, secure solid core commercial doors inside/out, and lush landscaping. See Flyer Page 3 for unit size and Page 4 for site plan. Additional TI's available.

LOCATION DESCRIPTION

Visible location in the heart of Tulare, CA on the entire city-block/corner of E Cross Ave between N "M" St and N "N" St. Just west of CA-99, north of Ca-137, east of N "J" St, south of Prosperity Ave. Located across from the DMV, O'Reilly, Starbucks, Deli Delicious, AT&T, Grocery Outlet, McDonalds, Fit Republic, Round Table Pizza, Little Caesar's Pizza, Walgreens, Carl's Jr., Subway, Valero, Aarons, Cricket, Round Table Pizza, TNT Quick Lube, Coco Loco, the Public Library, many Schools, National Tenants, and Government Buildings, and more!

Tulare is a city in Tulare County, California. The population was 59,278 at the 2010 census. Tulare is located in the heart of the San Joaquin Valley, eight miles south of Visalia and sixty miles north of Bakersfield. The city is named for the currently dry Tulare Lake, once the largest freshwater lake west of the Great Lakes. The city's mission statement is: "To promote a quality of life making Tulare the most desirable community in which to live, learn, play, work, worship and prosper." The Stockton seaport is 170 miles (270 km) away, and the Sacramento port is 207 miles (333 km) away. The Los Angeles and San Francisco ports are each approximately 200 miles (320 km) away, making Tulare a hub or central location for product movement.



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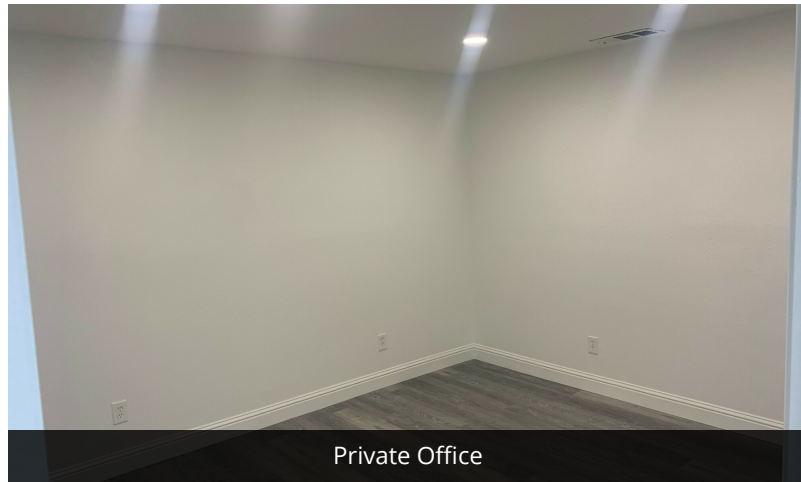
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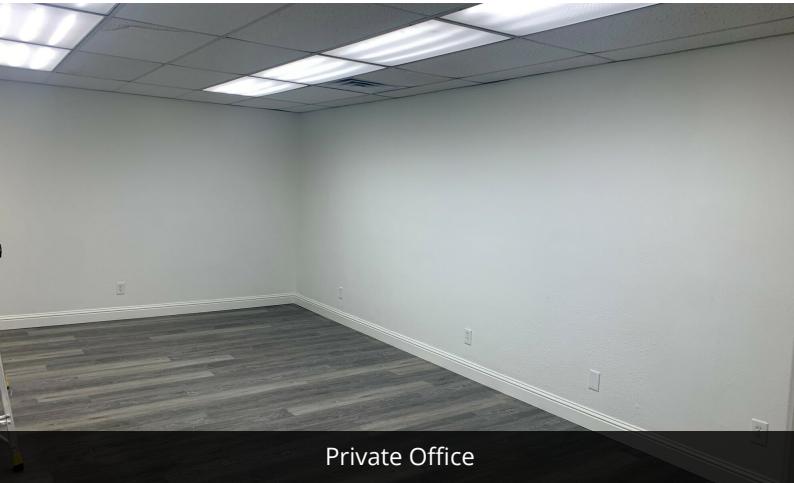
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Open Area



Private Office



Private Office



Open Area



Break Room



Break Room

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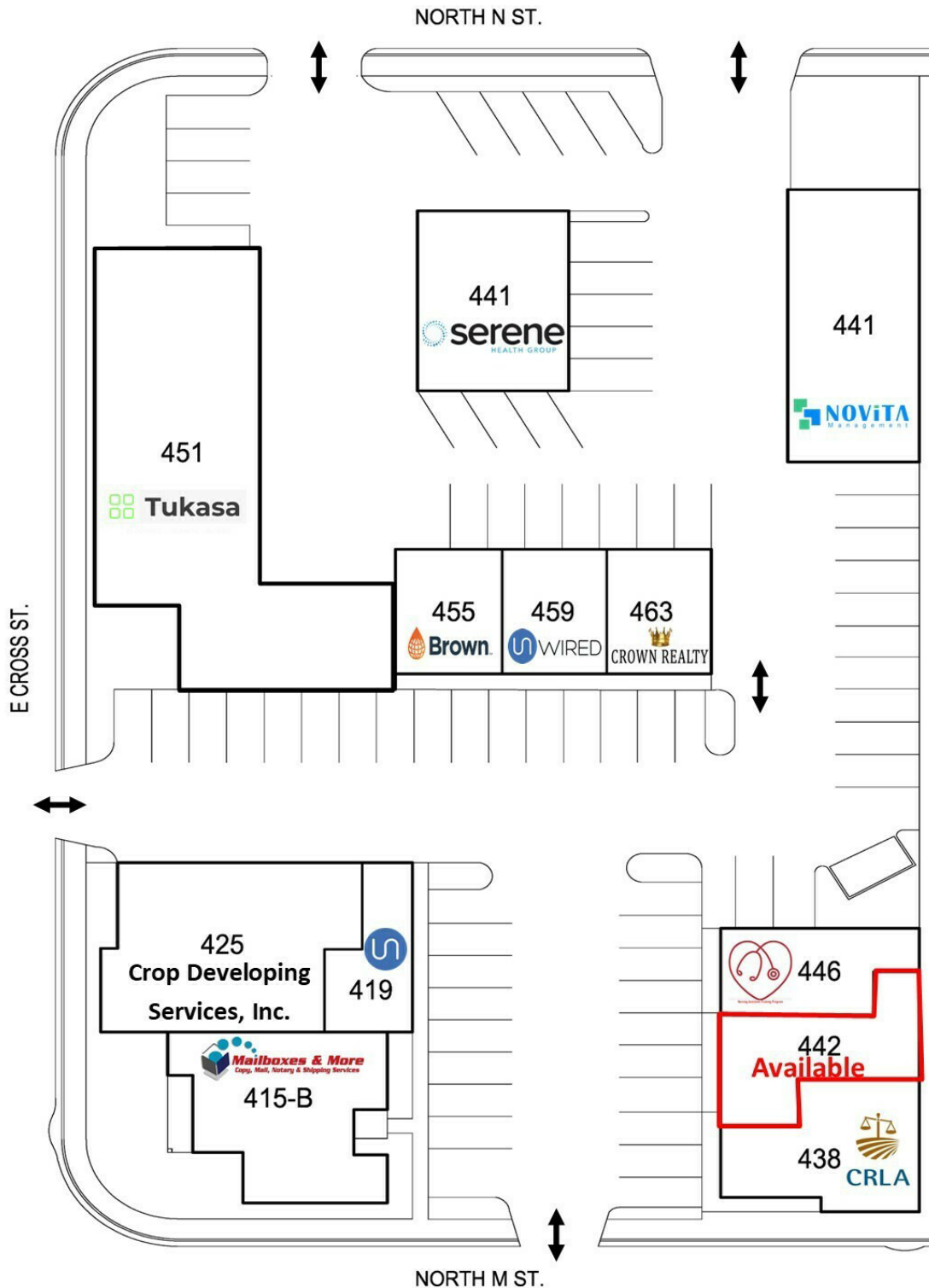
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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,305 SF	Lease Rate:	\$1.35 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
438 N M St -		1,863 SF	Modified Gross	\$1.35 SF/month	End Cap Corner w/ Curb at M Street. Front reception office, 4 offices (2 @ 11' x 12' & 2 @ 12' x 14'), 2 open areas (1 @ 11' x 22' & 1 @ 16' x 23'), break-room, & restroom.
441 N M St -		1,763 SF	Modified Gross	\$1.45 SF/month	Freestanding Unit w/ Cross and N Street frontage. Front reception office, (3) private offices (2 @ 16' x 11', 1 @ 13' x 15'), conference room (14' x 20'), break room (11' x 15'), and storage (10' x 10').
442 N M St	Available	1,305 SF	Modified Gross	\$1.35 SF/month	Space features (3) private offices, breakroom with sink, reception office, a large open area, and a private restroom.

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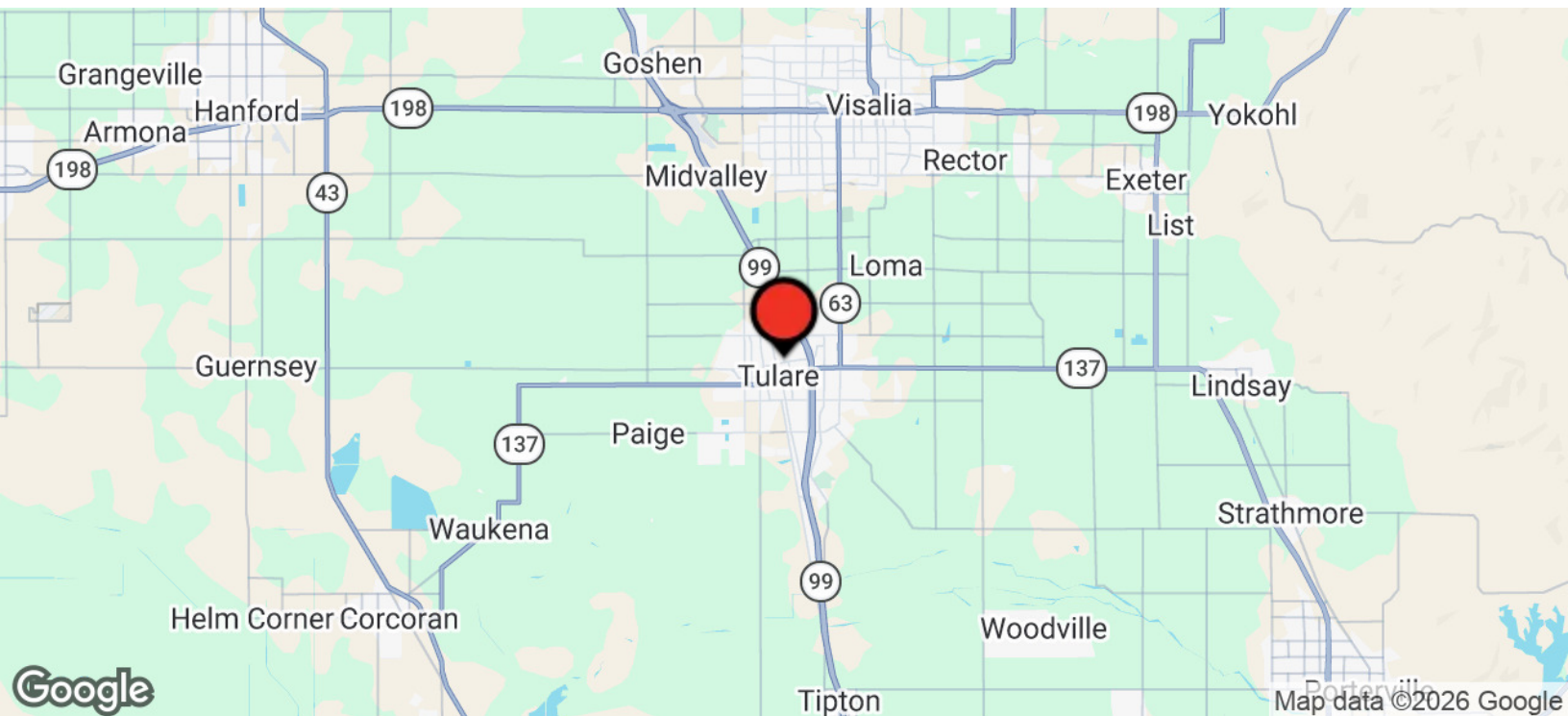
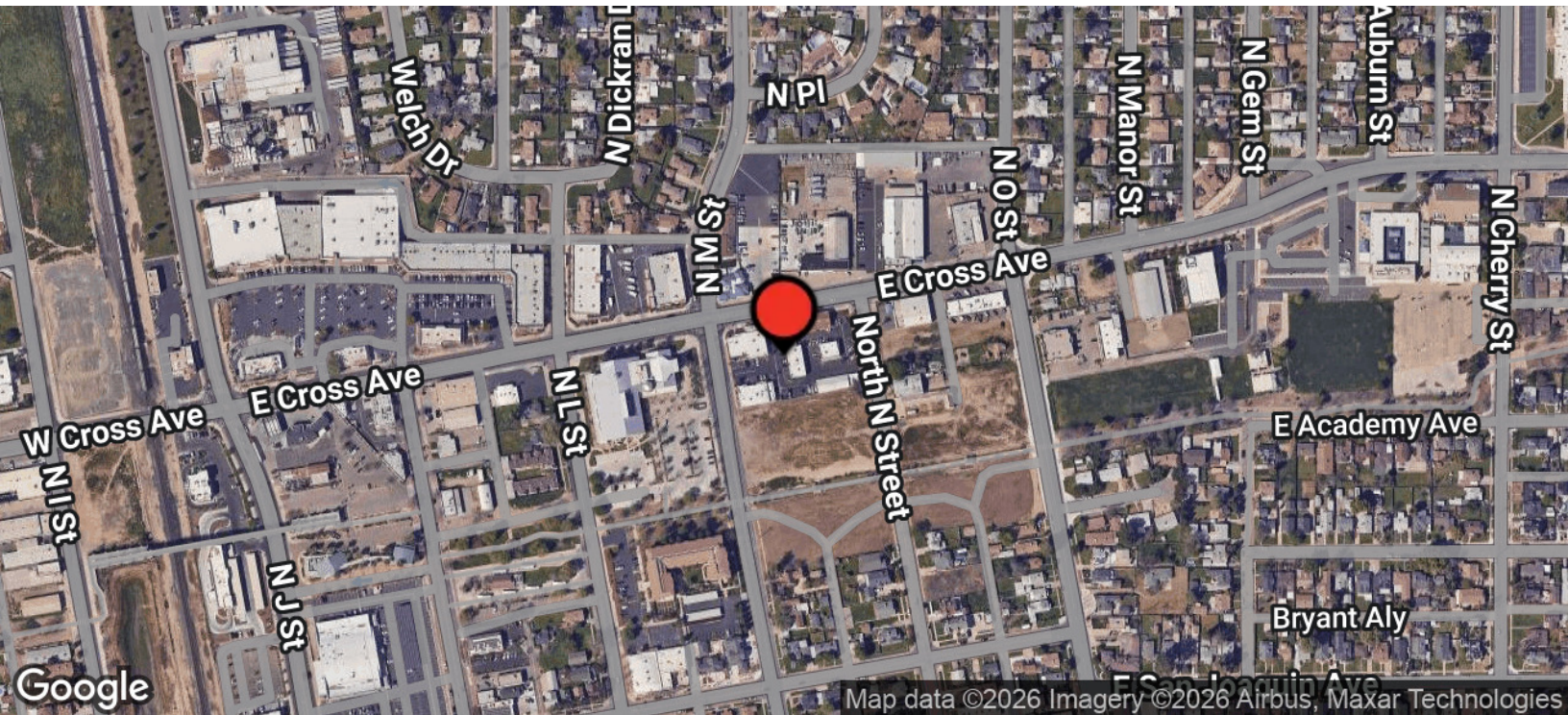
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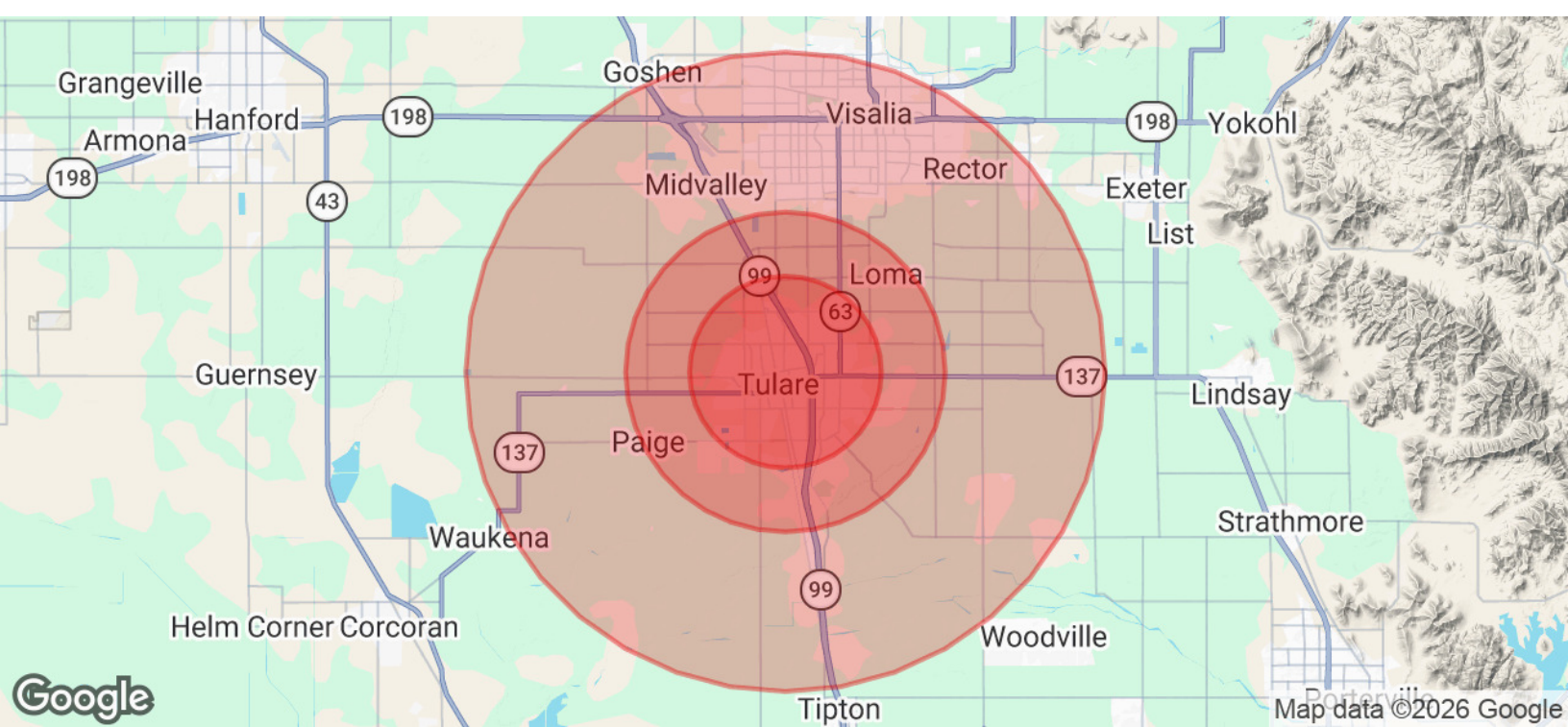
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	71,522	76,774	204,569
Average Age	35	35	36
Average Age (Male)	34	34	35
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	21,229	22,927	65,638
# of Persons per HH	3.4	3.3	3.1
Average HH Income	\$85,295	\$85,777	\$89,762
Average House Value	\$348,157	\$351,089	\$358,978

ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	65.4%	64.9%	60.7%

2020 American Community Survey (ACS)

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