

DOWNTOWN TULARE/OFFICE OR RETAIL

143 E. Tulare Ave | Tulare, CA
OFFERING MEMORANDUM



Downtown Tulare/Office or Retail

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*Exclusively Marketed By -
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DOWNTOWN TULARE/OFFICE OR RETAIL

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	143 E. Tulare Ave Tulare CA 93274
COUNTY	Tulare
MARKET	Visalia/Porterville
SUBMARKET	Tulare
BUILDING SF	1,619 SF
GLA (SF)	2,049
LAND ACRES	.04
LAND SF	1,619 SF
YEAR BUILT	1897
APN	176-081-006-000
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$309,900
PRICE PSF	\$151.24
CAP RATE (CURRENT)	-1.91%

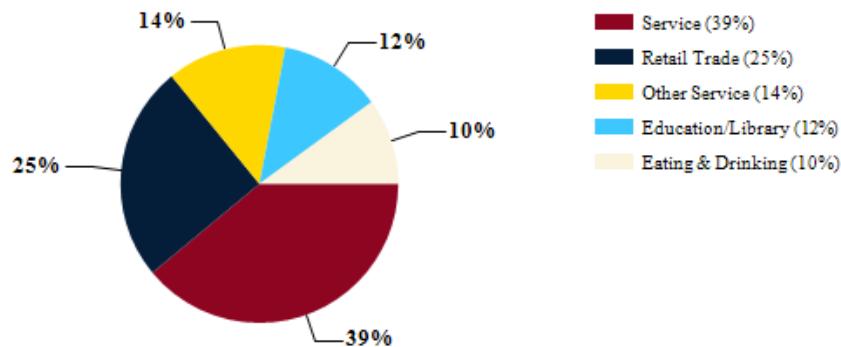
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	17,230	73,864	78,177
2025 Median HH Income	\$52,411	\$75,687	\$76,408
2025 Average HH Income	\$71,840	\$95,263	\$96,089

DOWNTOWN TULARE/OFFICE OR RETAIL

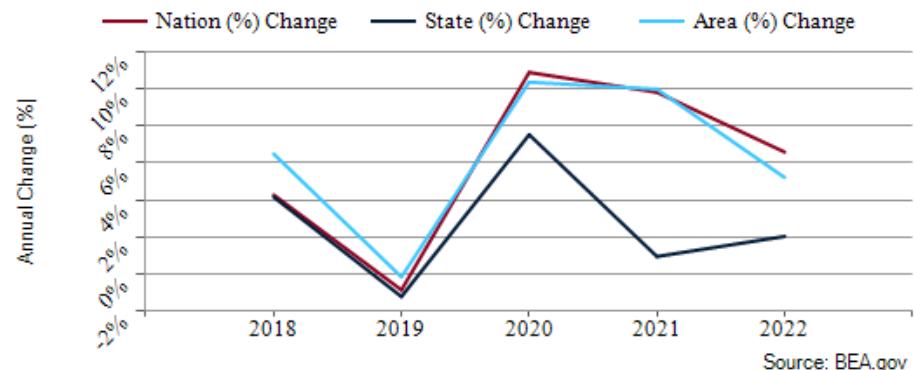
02 Location

- Location Summary
- Local Business Map
- Aerial View Map
- Traffic Counts
- Drive Times

Major Industries by Employee Count

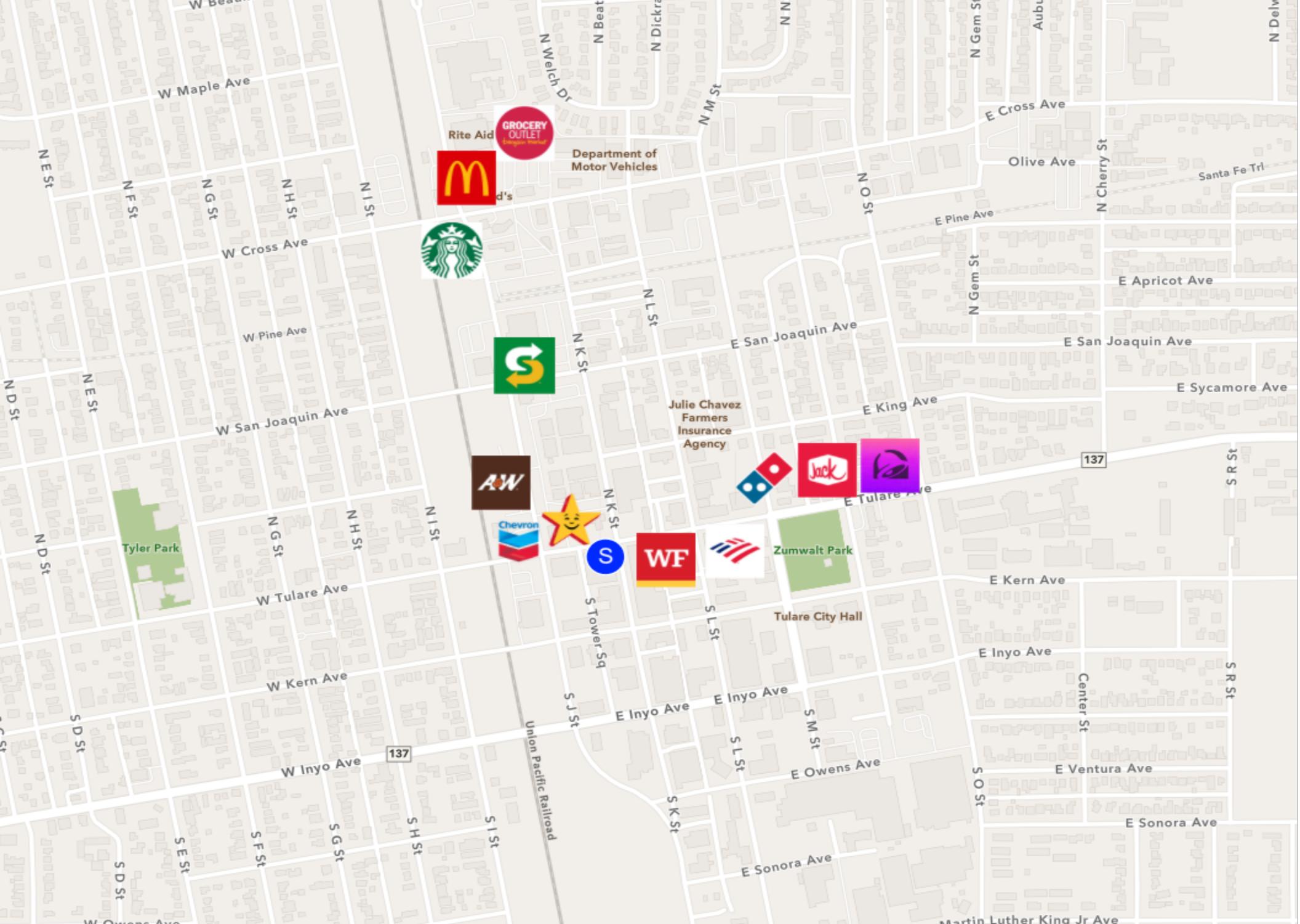


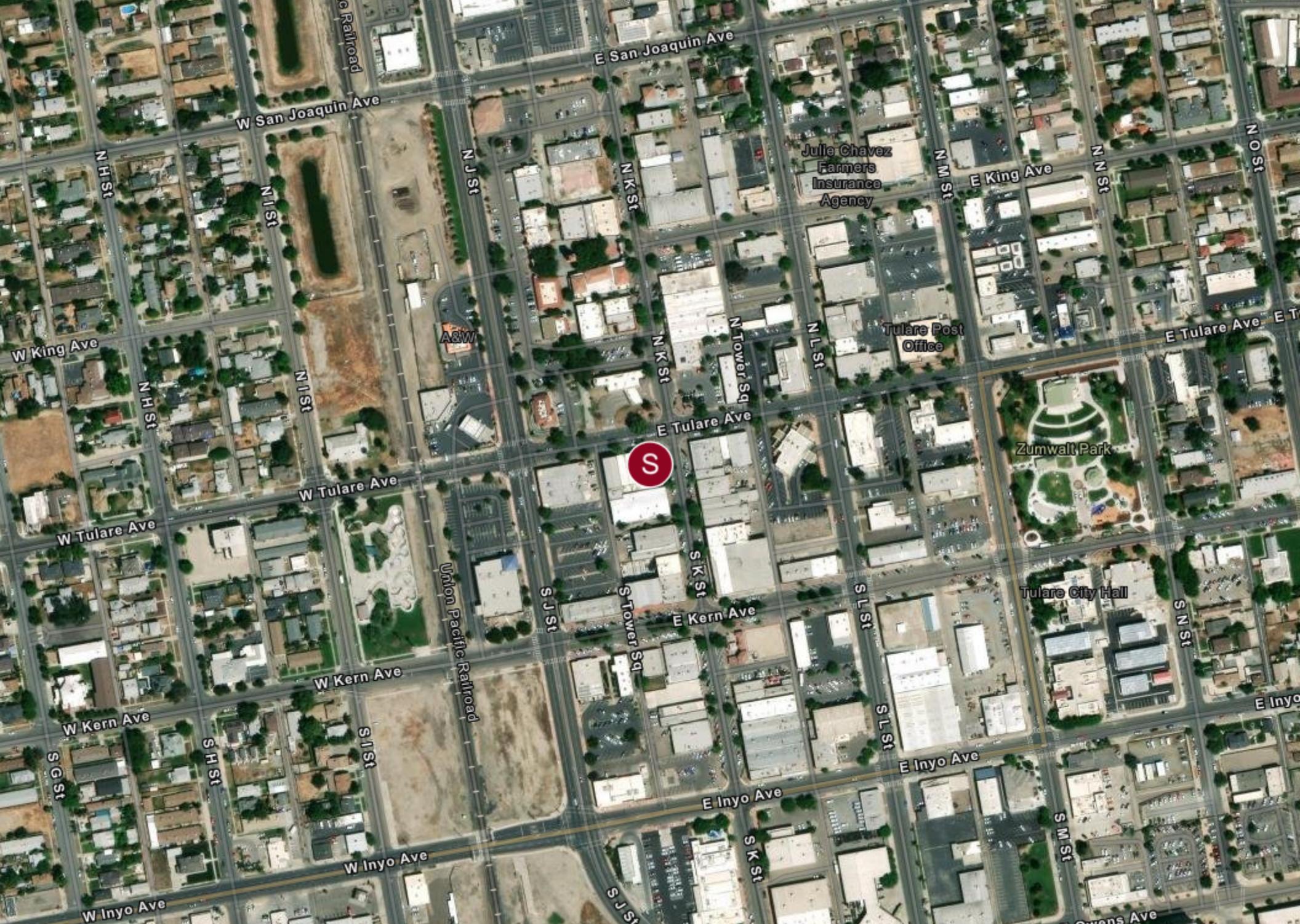
Tulare County GDP Trend



Largest Employers

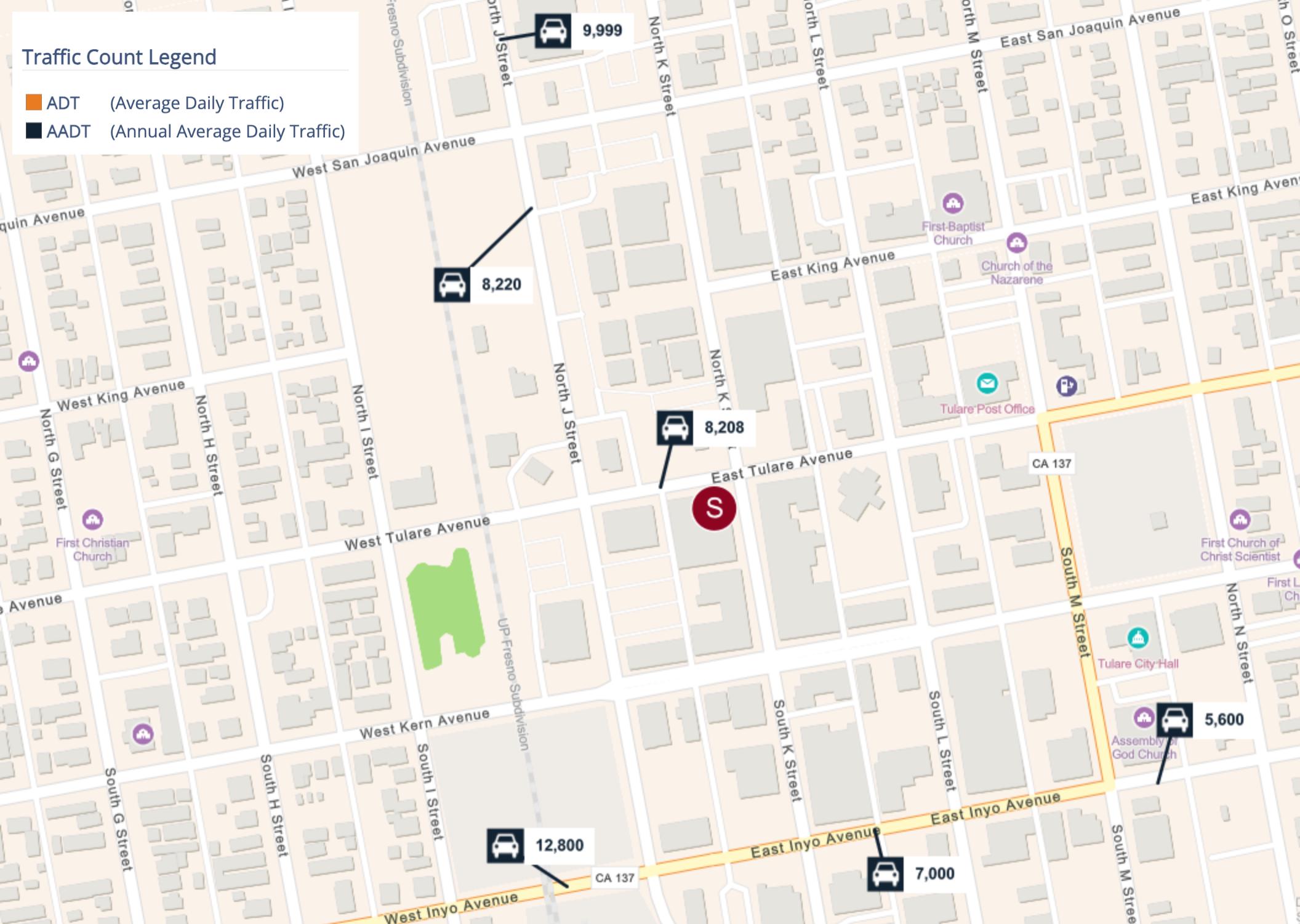
County of Tulare	5,106
Visalia Unified School District	3,355
Kaweah Delta Medical Center	2,000
Sierra View District Hospital	1,800
Ruiz Foods Products, Inc.	1,800
Wal-Mart Distribution Center	1,692
Porterville Development Center	1,173
College of the Sequoias	1,160

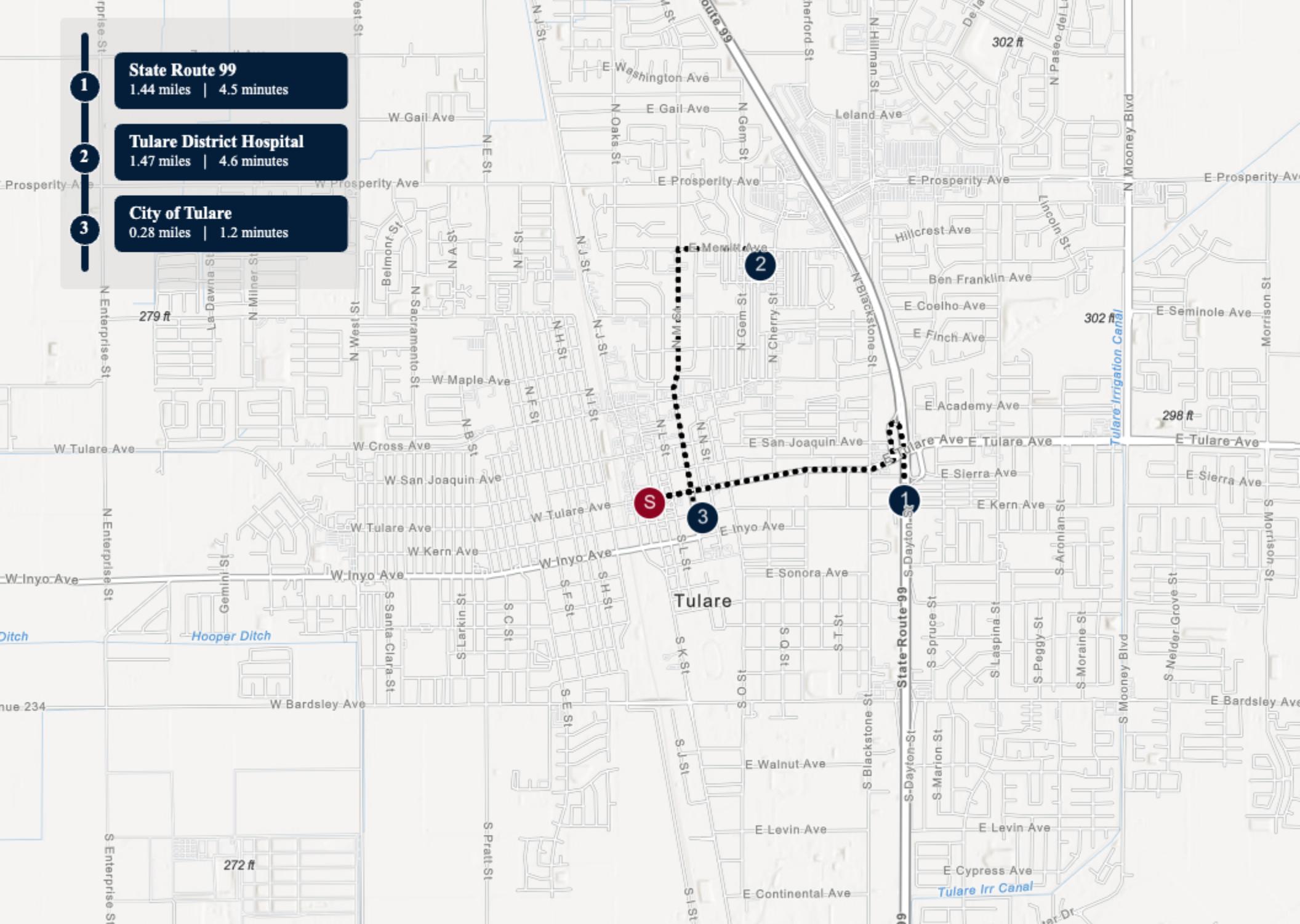




Traffic Count Legend

- ADT (Average Daily Traffic)
- AADT (Annual Average Daily Traffic)





DOWNTOWN TULARE/OFFICE OR RETAIL

03 Property Description

Property Features

Floor Plan

PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	1,619
LAND SF	1,619
GLA (SF)	2,049
LAND ACRES	.04
YEAR BUILT	1897
# OF PARCELS	1
ZONING TYPE	C-3
TOPOGRAPHY	Flat
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	16' X 98.5'
NUMBER OF PARKING SPACES	0
STREET FRONTAGE	16'
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

MECHANICAL

HVAC	Central HVAC
FIRE SPRINKLERS	No

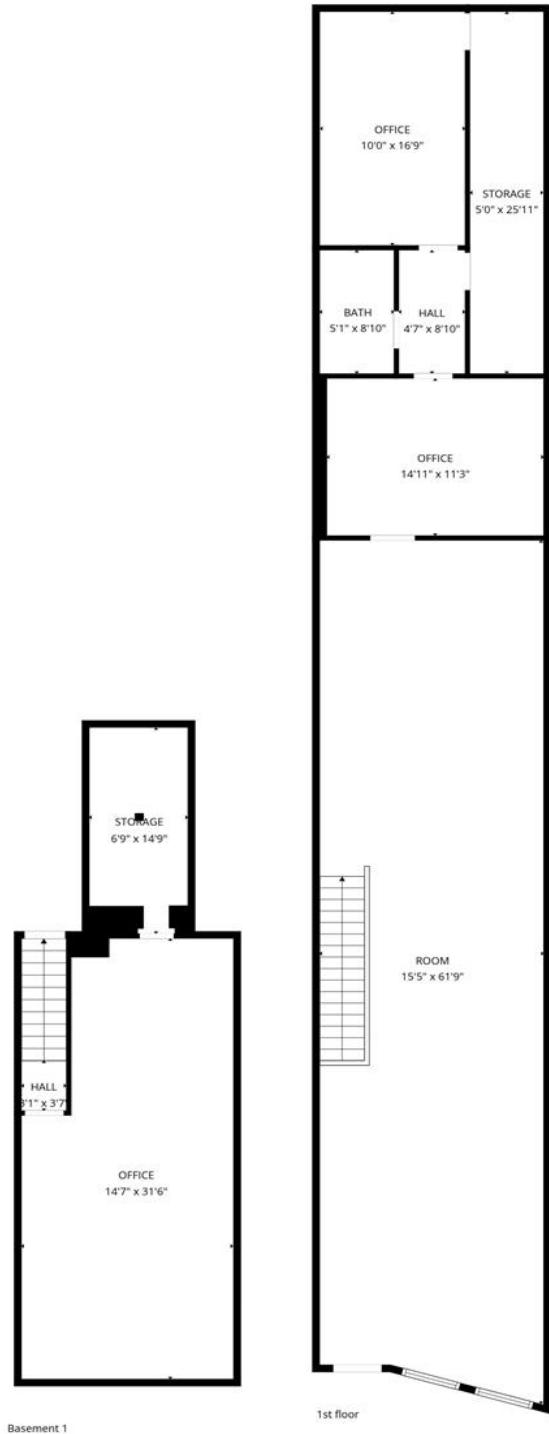
CONSTRUCTION

FOUNDATION	Raised
FRAMING	Mason/Wood
EXTERIOR	Mason

TENANT INFORMATION

LEASE TYPE	Month to Month
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DOWNTOWN TULARE/OFFICE OR RETAIL

04 Rent Roll

Rent Roll

			Lease Term			Rental Rates							
Suite	Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue (Annual)	Lease Type	Options/Notes
	PHP Agency	1,769	86.33%			CURRENT	\$1,600	\$0.90	\$19,200	\$10.85		Modified Gross	Month to Month
Totals:		1,769					\$1,600						

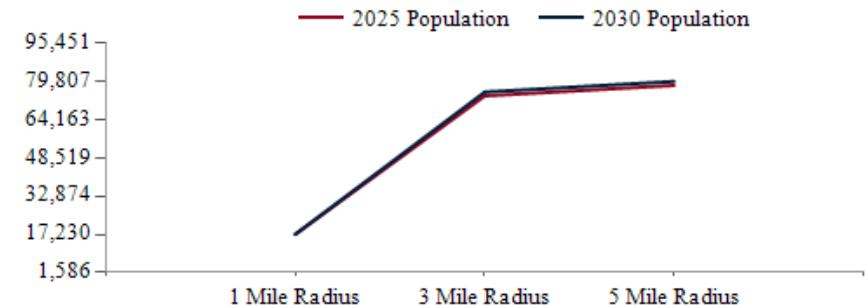
DOWNTOWN TULARE/OFFICE OR RETAIL

05 Demographics

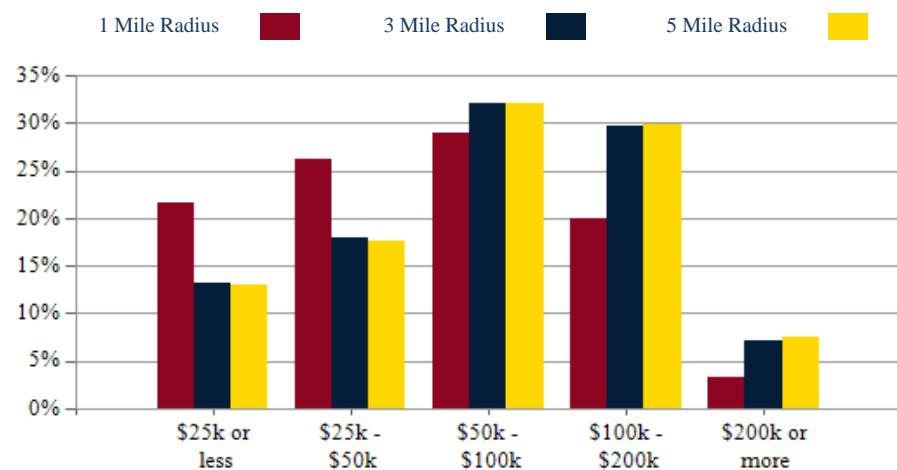
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,213	48,390	51,686
2010 Population	16,718	61,650	65,389
2025 Population	17,230	73,864	78,177
2030 Population	17,260	75,436	79,807
2025 African American	597	2,249	2,316
2025 American Indian	355	1,377	1,468
2025 Asian	227	1,824	1,944
2025 Hispanic	13,020	48,430	50,925
2025 Other Race	6,952	24,691	26,085
2025 White	5,482	28,580	30,436
2025 Multiracial	3,594	15,044	15,822
2025-2030: Population: Growth Rate	0.15%	2.10%	2.05%

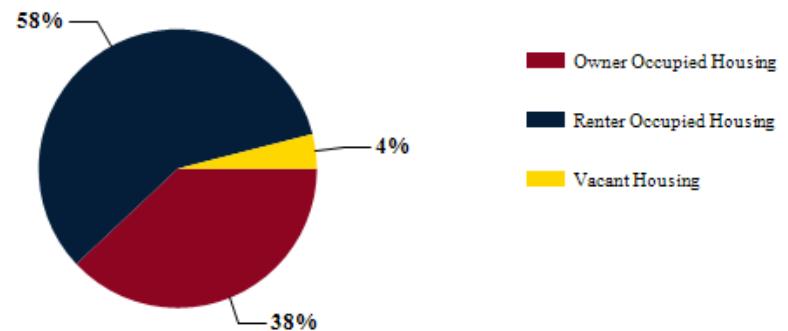
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	646	1,648	1,727
\$15,000-\$24,999	501	1,281	1,358
\$25,000-\$34,999	467	1,453	1,489
\$35,000-\$49,999	933	2,556	2,688
\$50,000-\$74,999	999	4,132	4,333
\$75,000-\$99,999	546	3,060	3,246
\$100,000-\$149,999	681	4,497	4,794
\$150,000-\$199,999	378	2,127	2,281
\$200,000 or greater	171	1,610	1,757
Median HH Income	\$52,411	\$75,687	\$76,408
Average HH Income	\$71,840	\$95,263	\$96,089



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri



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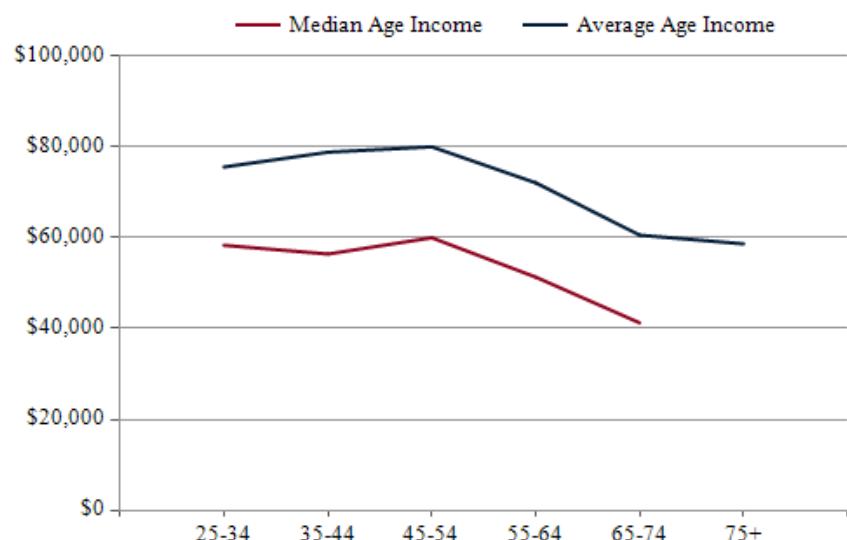
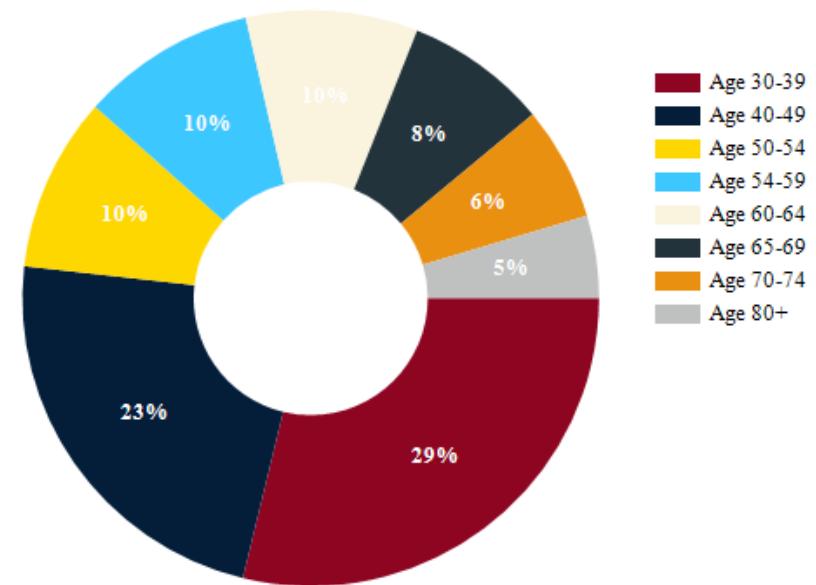
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140 S. K St, Tulare, 93274

General Demographics | Downtown Tulare/Office or Retail

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,278	5,694	5,987
2025 Population Age 35-39	1,118	5,212	5,494
2025 Population Age 40-44	1,009	4,757	5,072
2025 Population Age 45-49	905	4,184	4,436
2025 Population Age 50-54	815	3,957	4,214
2025 Population Age 55-59	816	3,617	3,850
2025 Population Age 60-64	803	3,390	3,615
2025 Population Age 65-69	663	2,936	3,114
2025 Population Age 70-74	532	2,288	2,440
2025 Population Age 75-79	385	1,662	1,782
2025 Population Age 80-84	255	1,002	1,072
2025 Population Age 85+	261	855	901
2025 Population Age 18+	12,122	53,025	56,170
2025 Median Age	31	32	32
2030 Median Age	32	33	33

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,341	\$77,747	\$78,305
Average Household Income 25-34	\$75,588	\$94,926	\$95,547
Median Household Income 35-44	\$56,412	\$87,669	\$88,618
Average Household Income 35-44	\$78,839	\$107,655	\$108,649
Median Household Income 45-54	\$60,005	\$92,181	\$93,231
Average Household Income 45-54	\$80,028	\$111,216	\$112,157
Median Household Income 55-64	\$51,341	\$79,346	\$80,147
Average Household Income 55-64	\$72,111	\$97,591	\$98,764
Median Household Income 65-74	\$41,256	\$58,712	\$59,594
Average Household Income 65-74	\$60,576	\$81,185	\$82,024
Average Household Income 75+	\$58,663	\$64,254	\$64,932

Population By Age



DOWNTOWN TULARE/OFFICE OR RETAIL

06 Company Profile

Advisor Profile



Adrian S. Herrera | Real Estate Broker | CCIM (2025) | Redeveloper | Entrepreneur

Born and raised in Tulare, CA, Adrian S. Herrera has been passionate about commercial real estate since 2018. With a career that began in 2014, Adrian has distinguished himself as a leading real estate broker with a diverse portfolio of expertise, completing over 800 transactions in single-family homes, multi-family residences, commercial sales and leases, and agricultural properties.

Adrian has a profound love for the strategy and challenges unique to commercial real estate. He thrives on seeing real estate portfolios grow and business ventures flourish through meticulous market analysis. Obtaining his CCIM designation in 2025 elevated his financial acumen in commercial real estate, further igniting his enthusiasm for the dynamic industry. As an active participant in various sectors, including hospitality, mobile home parks, multi-family housing, mixed-use developments, and retail centers, Adrian navigates all realms of commercial real estate with precision and attention to detail. He is not just an advisor; he is deeply invested in the success of his clients, providing honest data analysis and fostering genuine relationships.

Adrian Herrera
Broker, CCIM

One of Adrian's notable achievements includes the completion of a mixed-use redevelopment project in downtown Tulare in 2023. In 2022, he successfully packaged a syndication for a motel and mobile home park, which they continue to own today. Looking ahead to 2026, Adrian is excited to develop a retail food court and bar in downtown Tulare, utilizing innovative cargo container designs.

Adrian believes in offering personalized service, ensuring clients have a direct line without the complications of navigating multiple team members. He actively manages real estate properties only for deals he has personally underwritten, ensuring optimal growth for his clients' assets.

Beyond his professional pursuits, Adrian enjoys golfing and traveling with his family. He is married with five children and has been a dedicated member of the community since 2010. His goal is to spearhead the redevelopment of downtown Tulare and assist other investors in expanding their commercial real estate portfolios.

As an active member of the Rotary club and multiple community boards, Adrian is committed to the growth and development of Tulare. He regularly attends City of Tulare council meetings to stay informed on the city's direction, positioning his clients to seize new opportunities.

With a deep passion for commercial real estate, strategic market analysis, and a genuine dedication to the success of his clients, Adrian S. Herrera continues to play an impactful role in shaping the future of his community and the industry at large.

