

**Park Village West Shopping Center: Newly Remodeled & Move-In Ready**



Lease Rate

**\$1.50**  
**SF/MONTH**

**OFFERING SUMMARY**

Building Size:	15,000 SF
Available SF:	1,000 SF
Lot Size:	1.14 Acres
Number of Units:	1
Cap Rate:	6.75%
NOI:	\$24,633
Year Built:	1980
Renovated:	2023
Zoning:	C-3 Community Commercial
Market:	Central Dinuba
Submarket:	North Alta Retail

**PROPERTY HIGHLIGHTS**

- ±1,000 SF (20' x 50') Spaces Located in Central Dinuba
- Economical Spaces | Move-In Ready | New Finishes
- Double-Sided Pylon Signage w/ Alta Exposure
- Prime Retail Location on #1 Retail Corridor in Dinuba
- New Paint & Flooring | Quality Restrooms | Fresh Remodel
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Parking On All Sides Of Building | Easy Access
- Convenient Location Between Kingsburg & Reedley
- Excellent Presence Surrounded with Quality Tenants
- Energy Efficient Improvements - Separately Metered Utilities
- Densely Populated Trade Area | Excellent N Alta Ave Exposure
- Busiest Retail Growth Corridor w/ ±26,903 Cars Per Day
- Well-Known Freestanding Retail Building + Parking
- Highly Visible Intersection w/ Ample Parking & Easy Access

**Jared Ennis**

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

**Kevin Land**

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

**Central CA Commercial**

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

**CentralCaCommercial.com**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



**Park Village West Shopping Center: Newly Remodeled & Move-In Ready**

**PROPERTY DESCRIPTION**

Prime "Park Village West" Neighborhood Center well-located on Dinuba' busiest #1 Retail destination corridor – Alta Avenue – historically, serving the vast majority of Dinuba and Reedley residents. Offers newly remodeled 1,000 SF 1st class inline retail shop spaces on a high-traffic intersection with 375' of Alta exposure, monument signage & lit sign boxes. #D has a rear private office and wide open front office/retail area. #J is a former turn-key salon and recent tattoo parlor that has 2 private rear rooms, and a wide open front area with 2 separate sinks. The shopping center has been recently remodeled with new façade treatments, new vertical architectural icons, and new landscaping. The first-class recent remodel includes brand-new hard-surface flooring throughout, crown molding, New HVAC, updated energy efficient features, LED lighting, fresh interior/exterior paint, 30+ outdoor LED lights during the night hours, and lush landscaping. Front and Side private parking lot, easy access, abundant parking, spacious new restrooms, and direct signage/exposure the Main North/South Retail Corridor (N. Alta Ave). Large Daytime Population just north of El Monte Way on the Alta Ave retail corridor adjacent to from Rite Aid, Perkys, Taco Bell, Grocery Outlet, Valley Heath Urgent Care, Tropicana Supermarket, Rent-A-Center, Valero, Lincoln Elementary and many more!

**LOCATION DESCRIPTION**

Signalized hard corner in close proximity between HWY-99 & HWY-63 on Alta and Saginaw Ave, located just north of E Saginaw Ave, east of N Bates Ave, south of E North Way, and west of N Alta Ave. Provides easy access to various Alta Ave & El Monte Way retail amenities. Dinuba is centrally located in the Tulare County in the San Joaquin Valley, one of the nation's most productive agricultural regions. Surrounding national tenants are McDonalds, Dutch Bros, Walmart, Starbucks, Jack in the Box, Me n Eds, Round Table, I Hop, Dollar Tree, A&W, Bank of the West, Bank of the Sierra, Wimpys, Dominos Pizza, Cricket, AT&T, Circle K, Family Dollar, and many others!



**Jared Ennis**

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

**Kevin Land**

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

**Central CA Commercial**

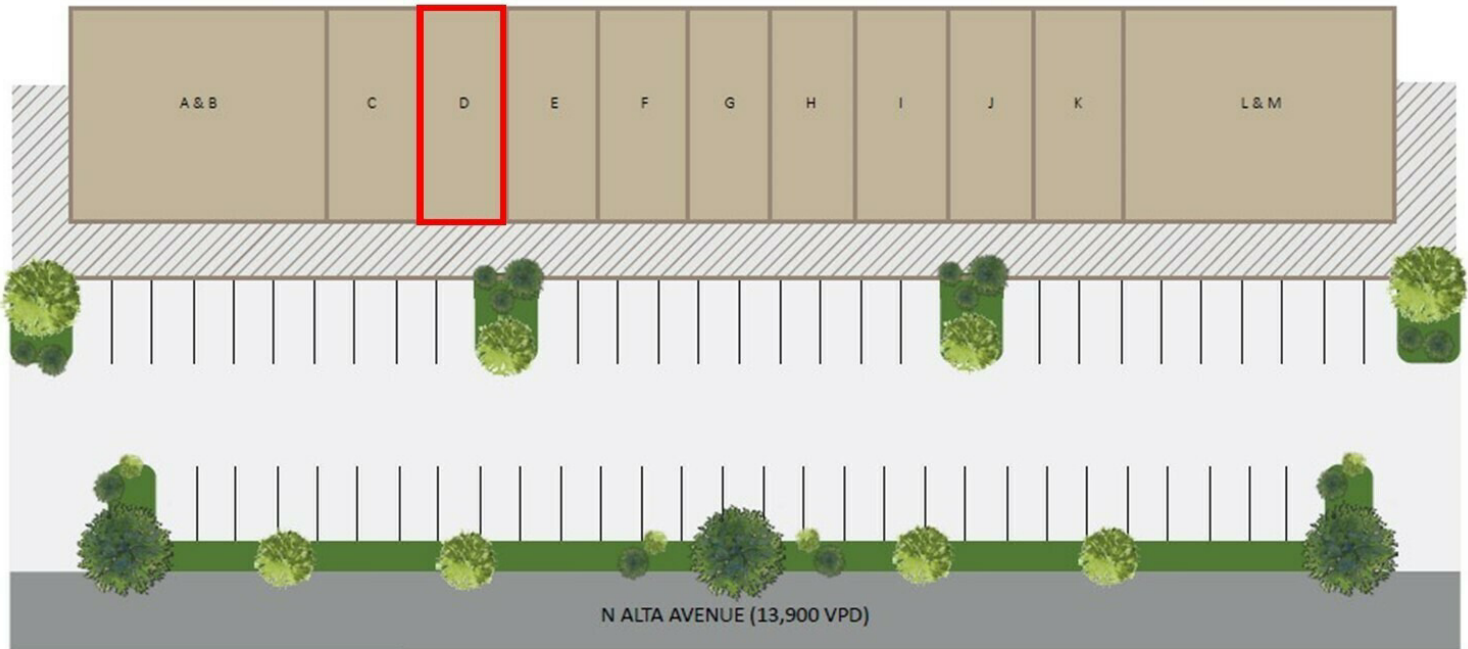
Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

**CentralCaCommercial.com**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**Park Village West Shopping Center: Newly Remodeled & Move-In Ready**



**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite D	Available	1,000 SF	Modified Gross	\$1.50 SF/month	Wide open space, rear office, private fully remodeled ADA restroom

**Jared Ennis**

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

**Kevin Land**

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

**Central CA Commercial**

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

**CentralCaCommercial.com**

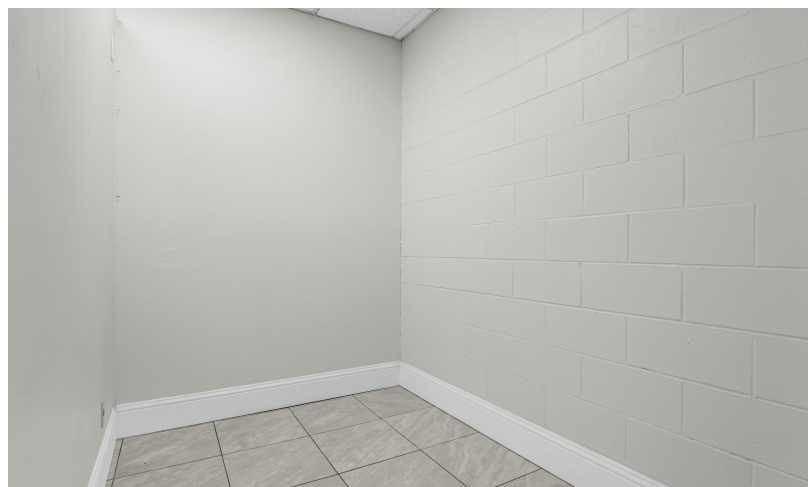
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Retail For Lease | 820 N Alta Ave Dinuba, CA 93618



**Park Village West Shopping Center: Newly Remodeled & Move-In Ready**



**Jared Ennis**

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

**Kevin Land**

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

**Central CA Commercial**

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

**CentralCaCommercial.com**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



**Park Village West Shopping Center: Newly Remodeled & Move-In Ready**



Map  
data  
©2025

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

**Kevin Land**  
CalDRE #01516541  
Executive Managing Director  
kevin@centralcacommercial.com  
559.705.1000

**Central CA Commercial**  
Investments | Industrial | Office  
Multifamily | Retail | Land | Specialty  
**CentralCaCommercial.com**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

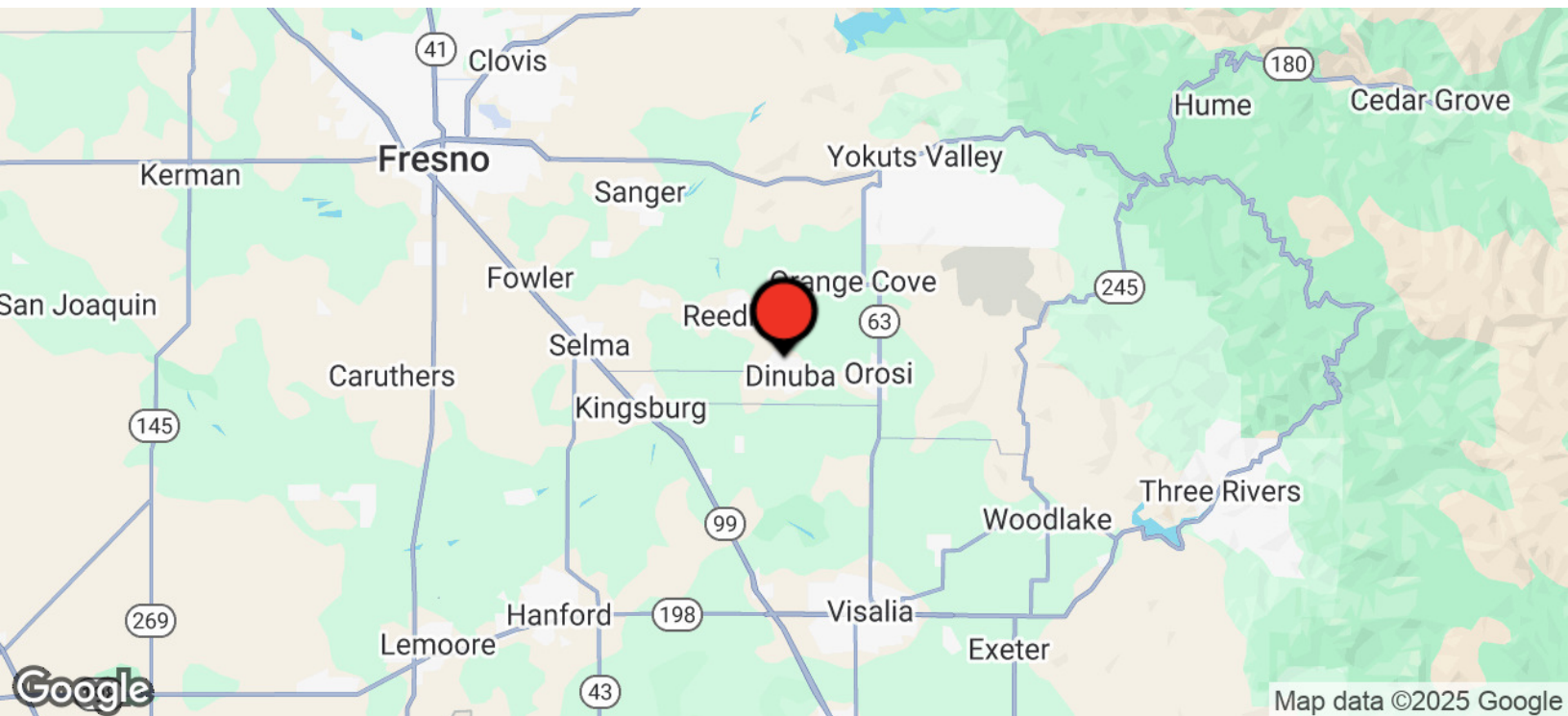
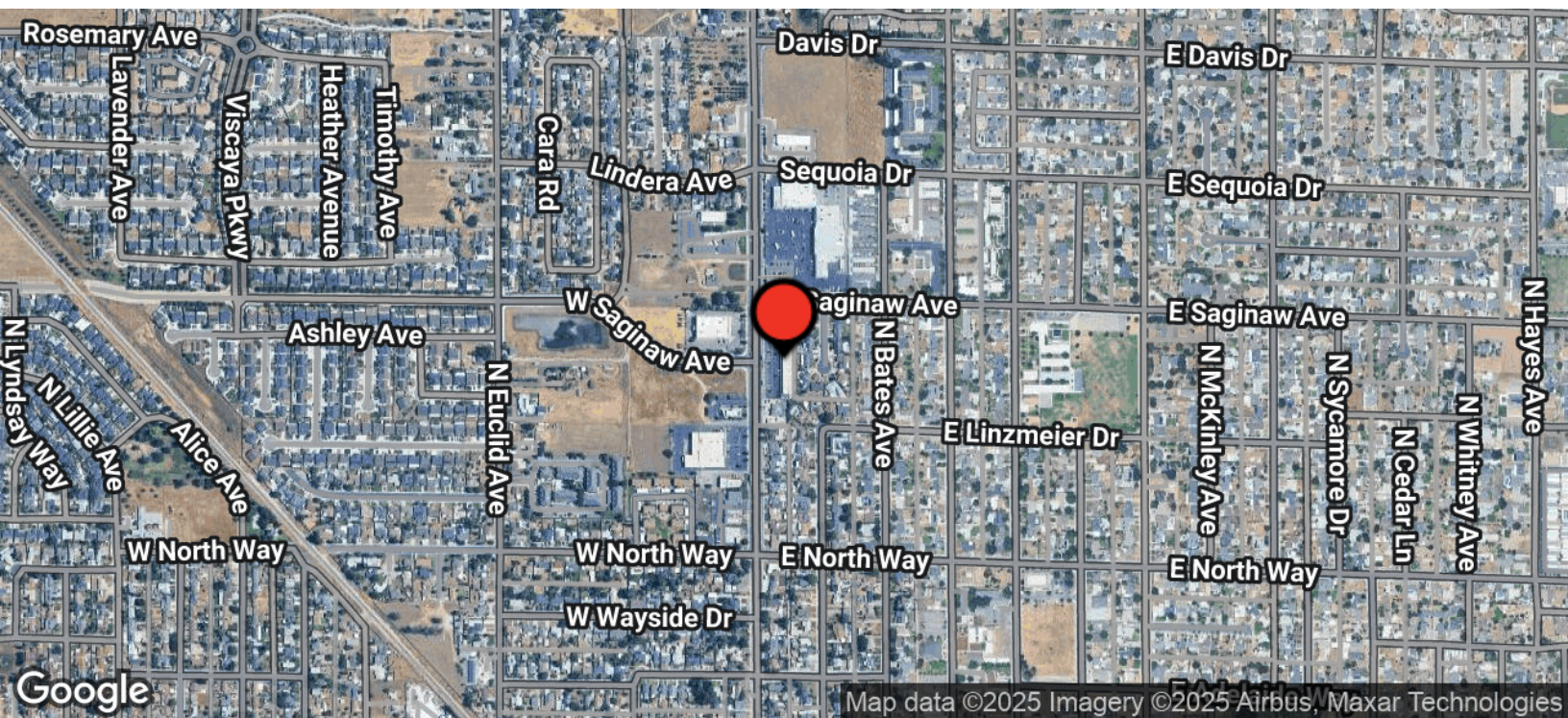


Retail For Lease | 820 N Alta Ave Dinuba, CA 93618



**CENTRAL CA  
COMMERCIAL**

**Park Village West Shopping Center: Newly Remodeled & Move-In Ready**



**Jared Ennis**

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

**Kevin Land**

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

**Central CA Commercial**

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

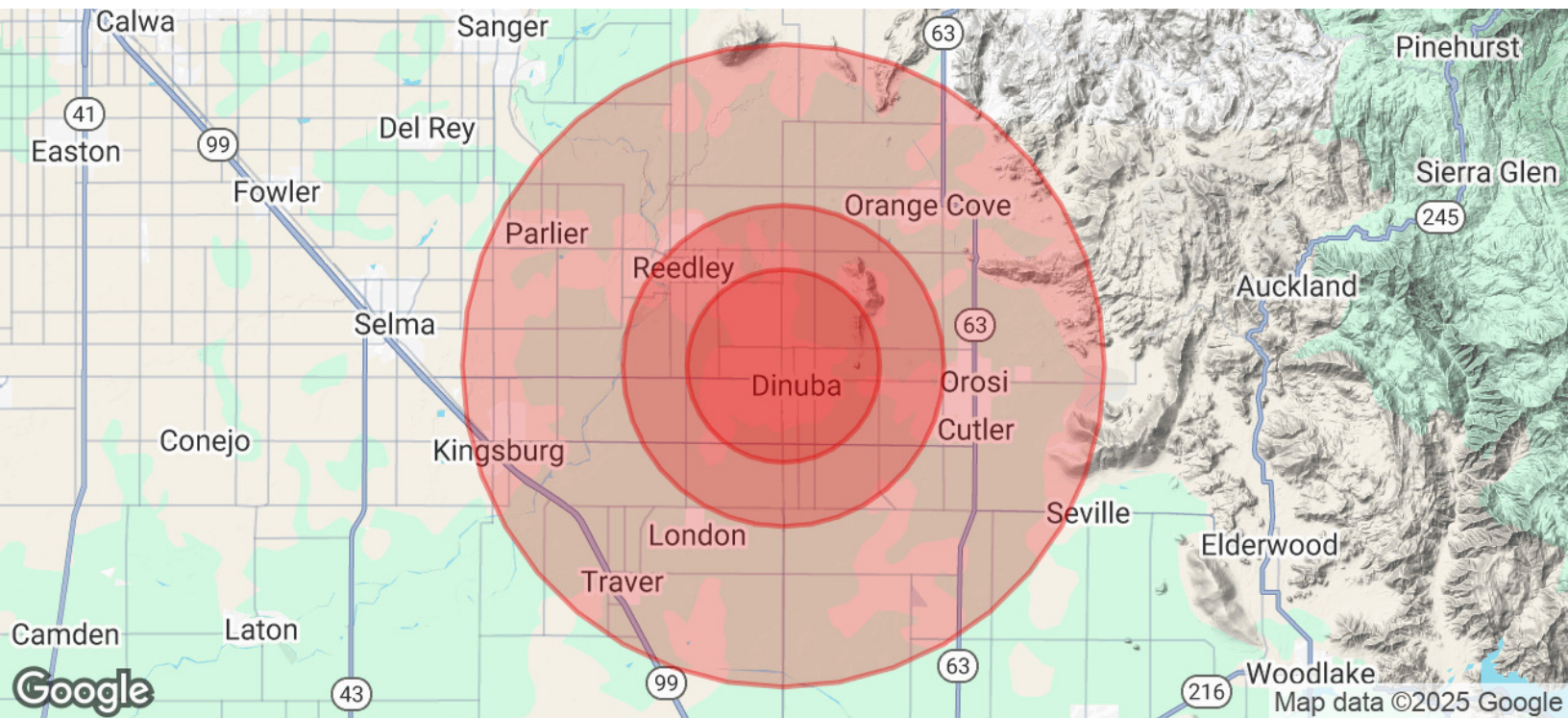
**CentralCaCommercial.com**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





## Park Village West Shopping Center: Newly Remodeled &amp; Move-In Ready



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	28,862	56,931	123,242
Average Age	28.1	29.9	30.4
Average Age (Male)	26.4	28.3	28.9
Average Age (Female)	29.5	30.6	31.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,831	15,757	34,804
# of Persons per HH	3.7	3.6	3.5
Average HH Income	\$63,109	\$61,773	\$61,788
Average House Value	\$209,944	\$208,752	\$218,960

ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	84.2%	82.2%	80.0%

**Jared Ennis**

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

**Kevin Land**

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

**Central CA Commercial**

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

**CentralCaCommercial.com**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.