

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



Lease Rate	\$1.50 SF/MONTH
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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

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Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

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Prime "Park Village West" Neighborhood Center well-located on Dinuba's 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, Perkos, 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!

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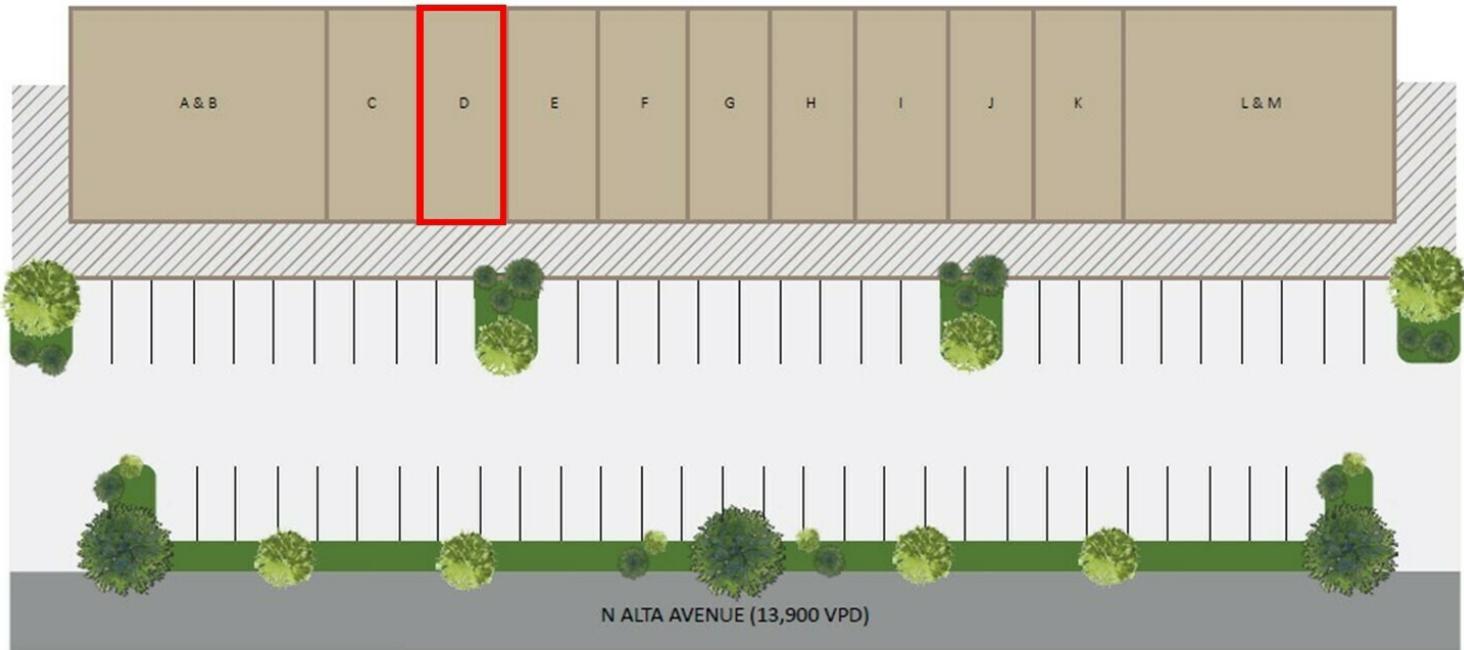
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AVAILABLE SPACES

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

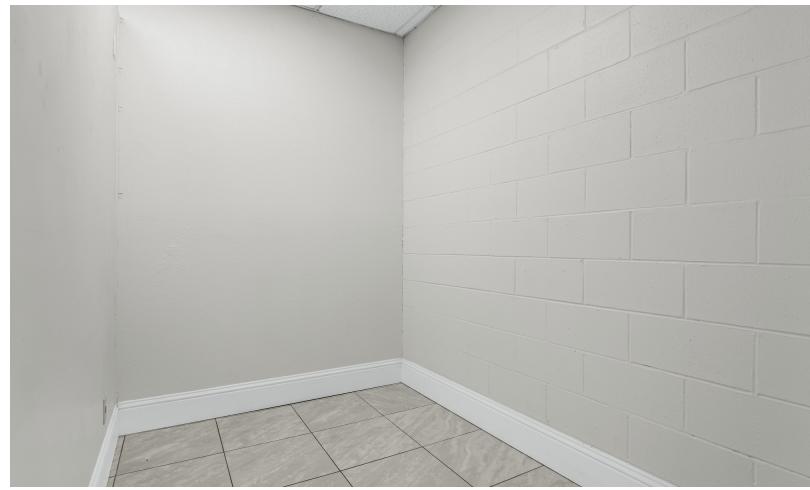
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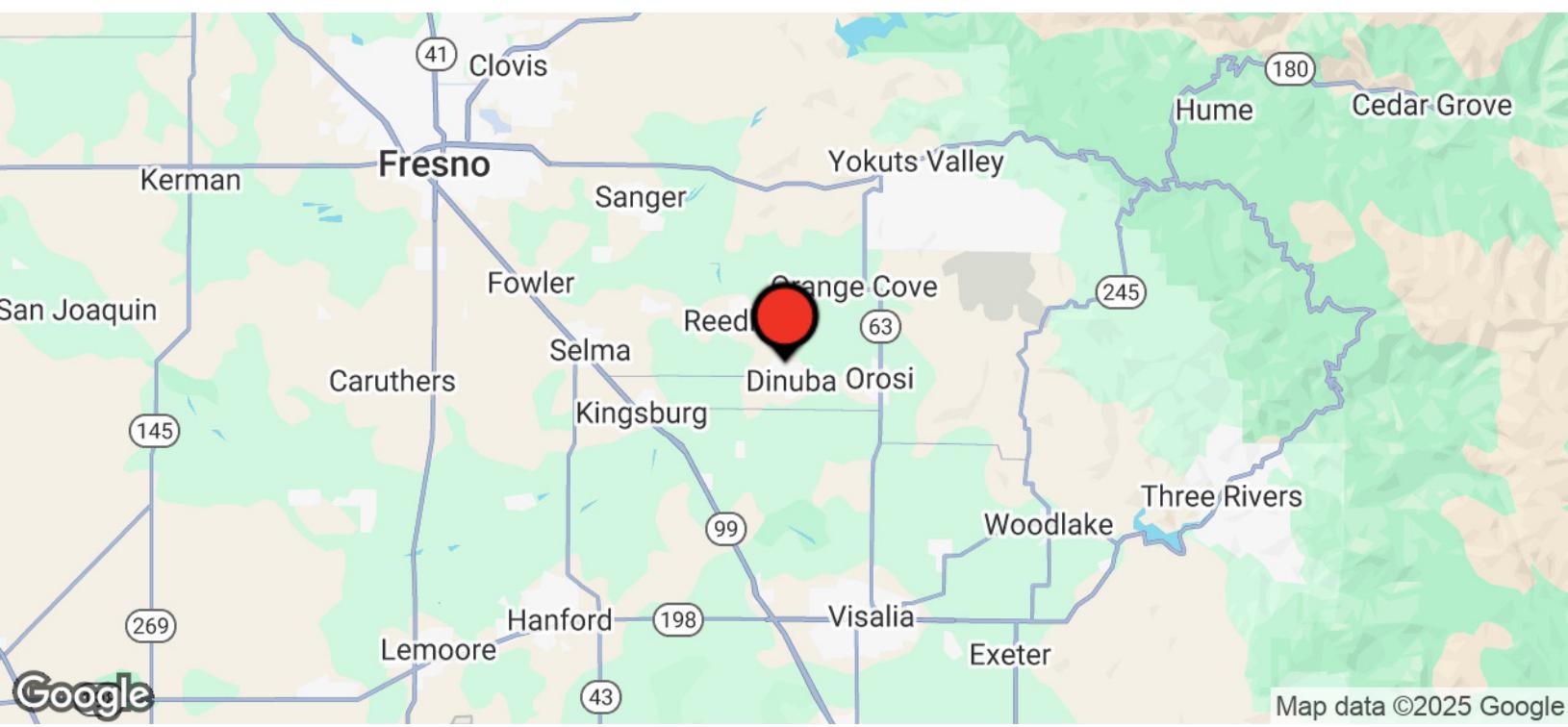
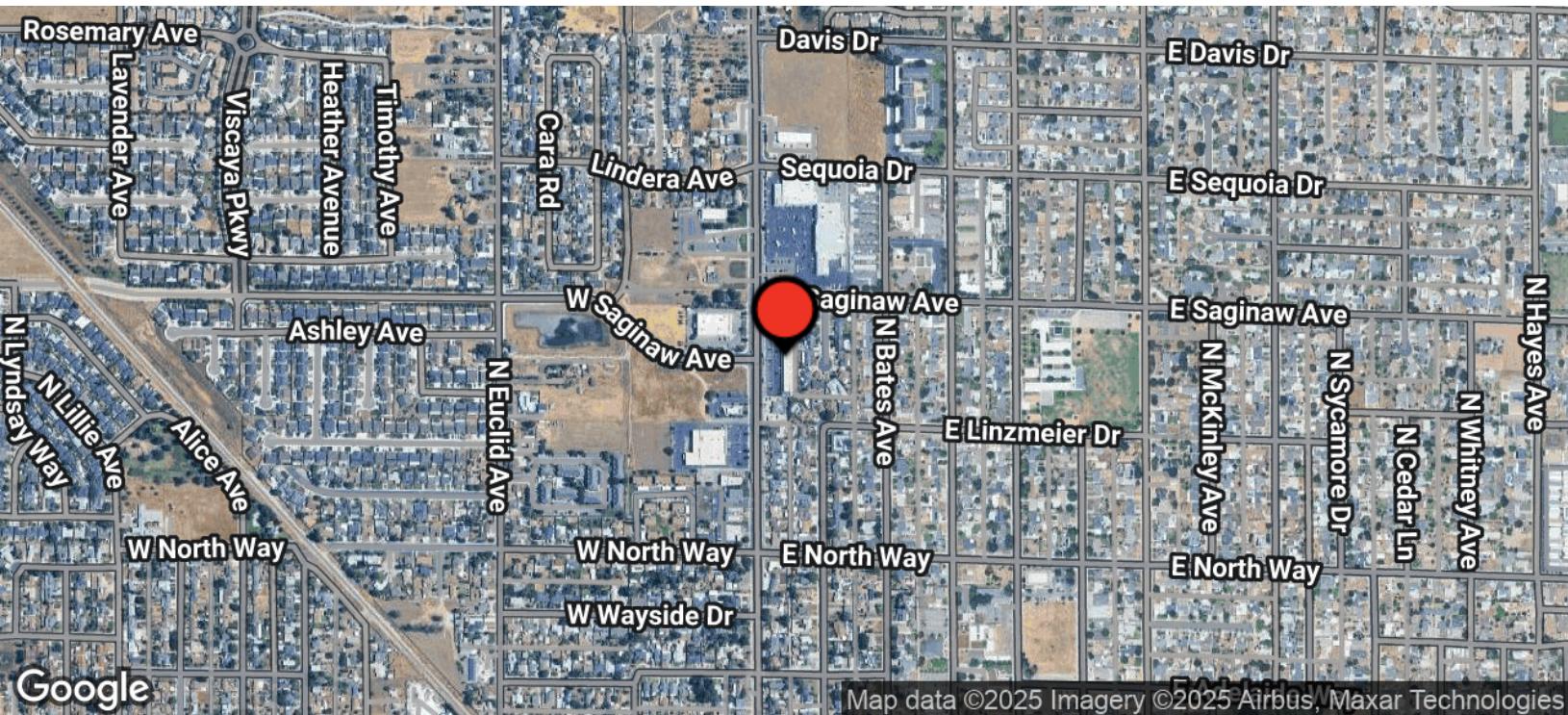
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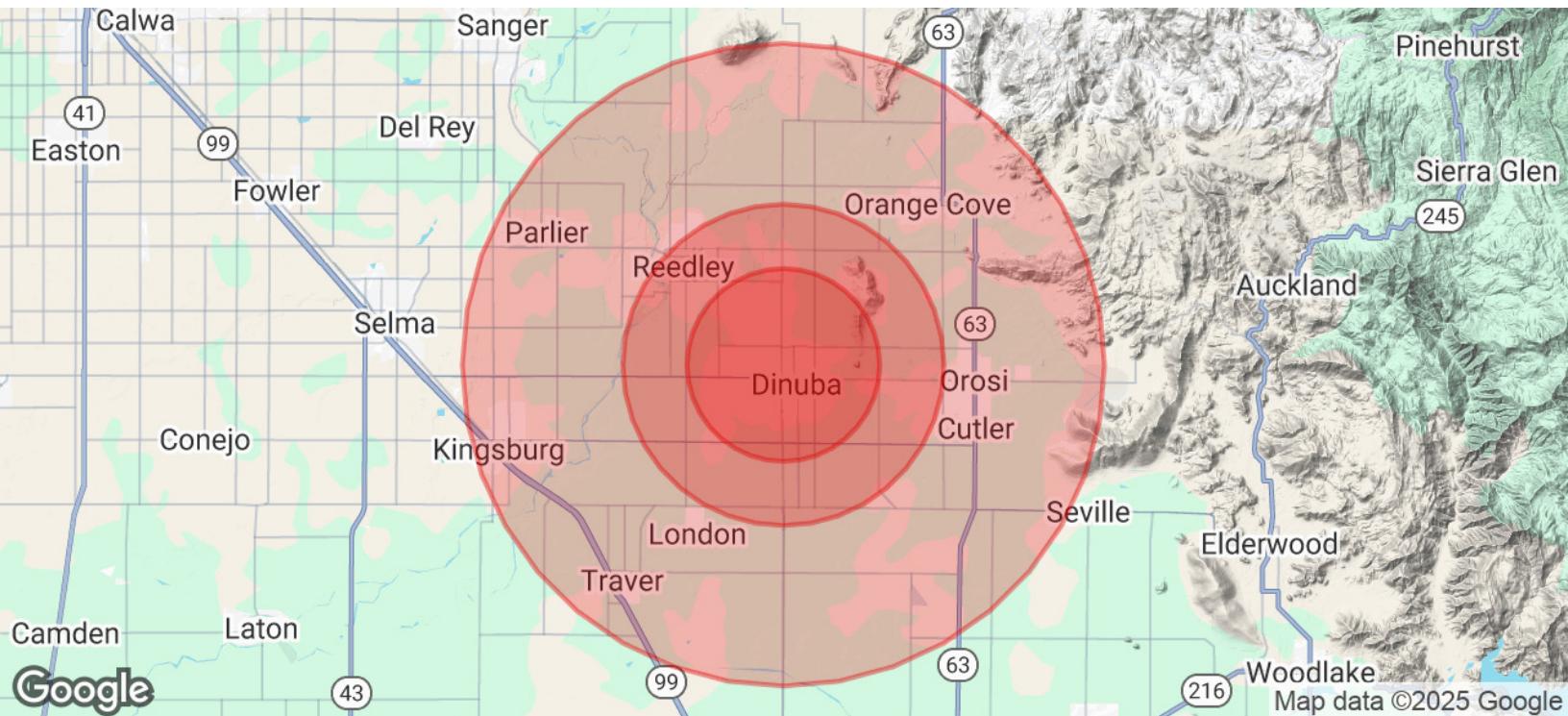
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	28,862	56,931	123,242
Average Age	28.1	29.9	30.4
Average Age (Male)	26.4	28.3	28.9
Average Age (Female)	29.5	30.6	31.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,831	15,757	34,804
# 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%

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