

FOR LEASE

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# HWY 137 TULARE PLAZA

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1355 EAST TULARE AVE, TULARE, CA 93274

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KYLE RHINEBECK SIOR

559.696.2842

callkyle@callkyle.com

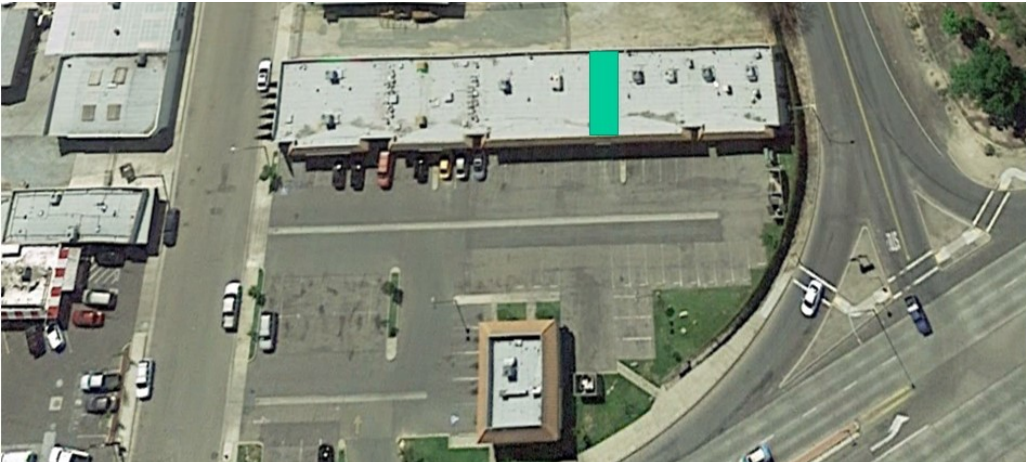
**ZEEB**

Commercial Real Estate



# MELLOWS TULARE CENTER | 1357 EAST TULARE AVE, TULARE, CA 93274

## Executive Summary



### OFFERING SUMMARY

Available SF: 800 SF

Lease Rate: \$1.355SF/month (MG)

Lot Size: 1.3 Acres

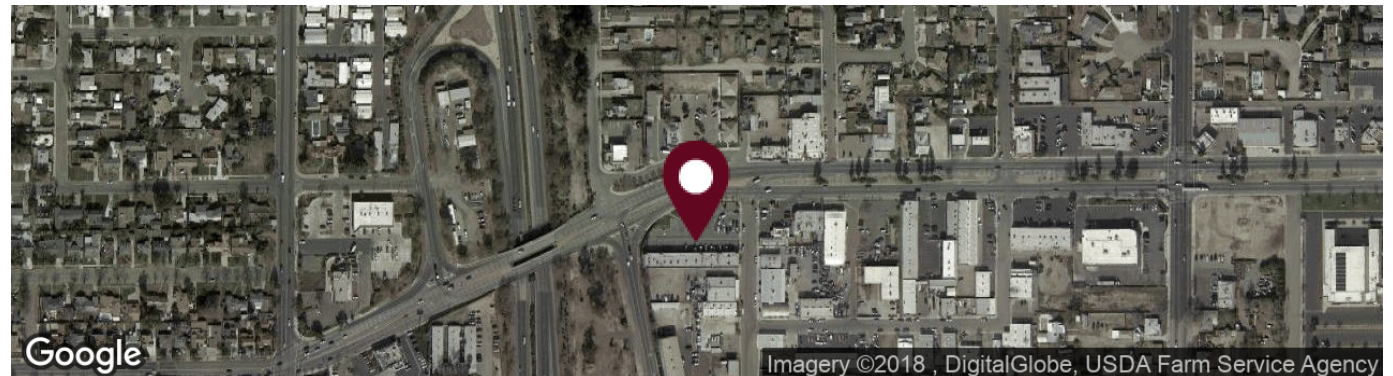
Building Size: 800

Zoning: C-4

### PROPERTY OVERVIEW

2 Year lease with Options

### PROPERTY HIGHLIGHTS



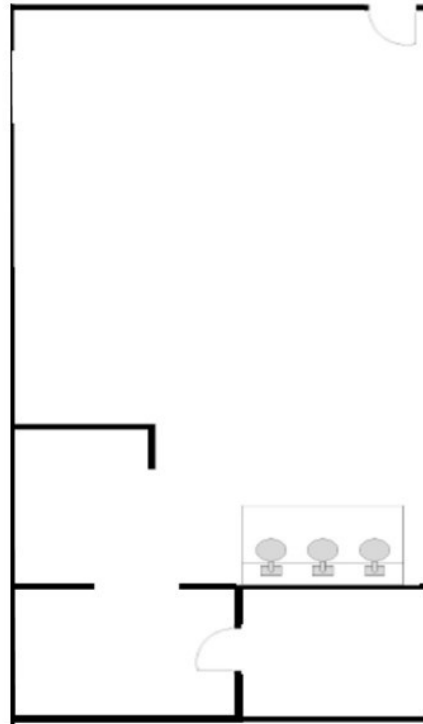
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## Floor Plans



**1** FLOOR PLAN SPACE 1357 EAST TULARE AVE 800 SQ.FT.  
Floor Plan Information

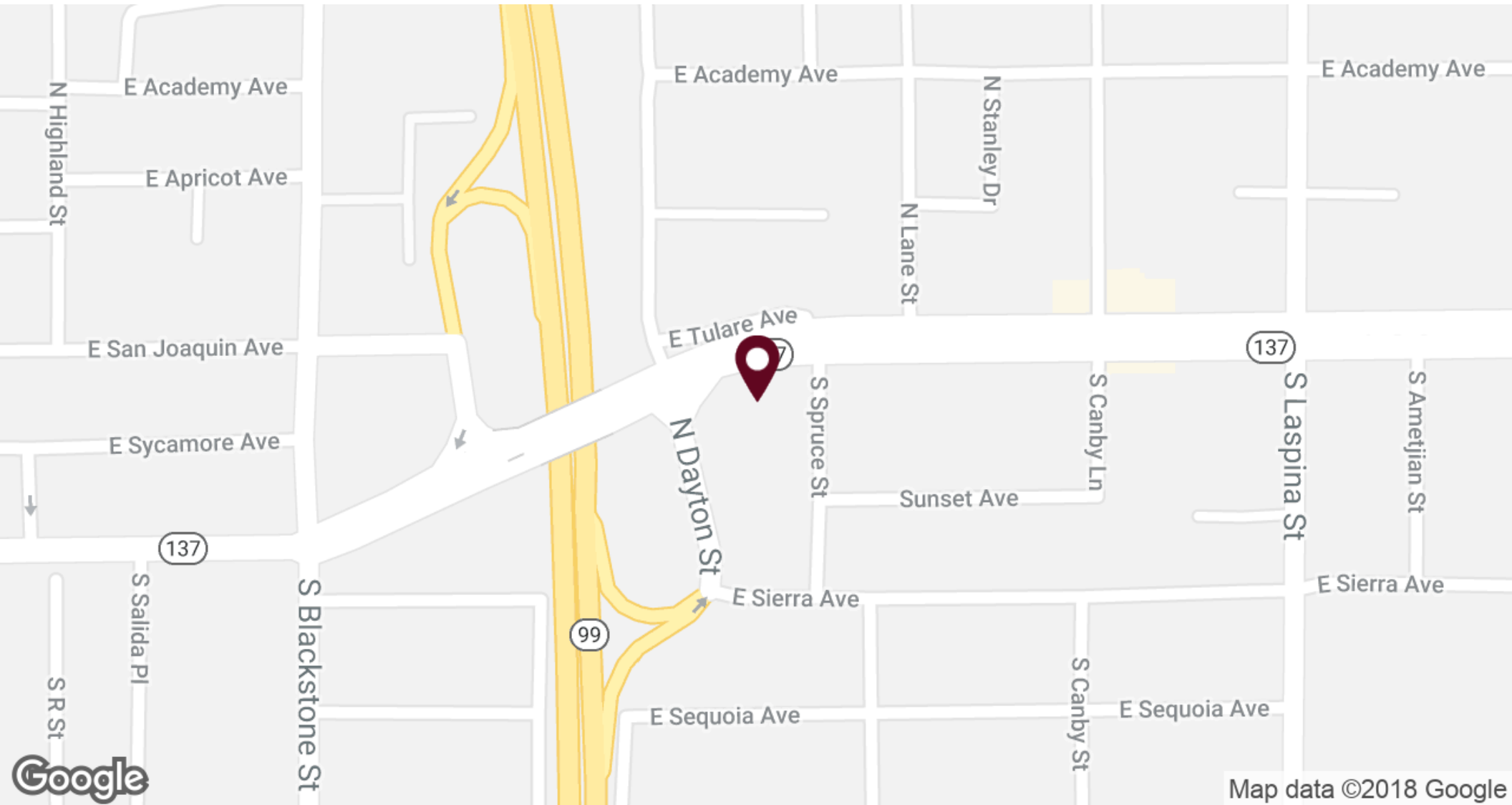
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## Location Maps



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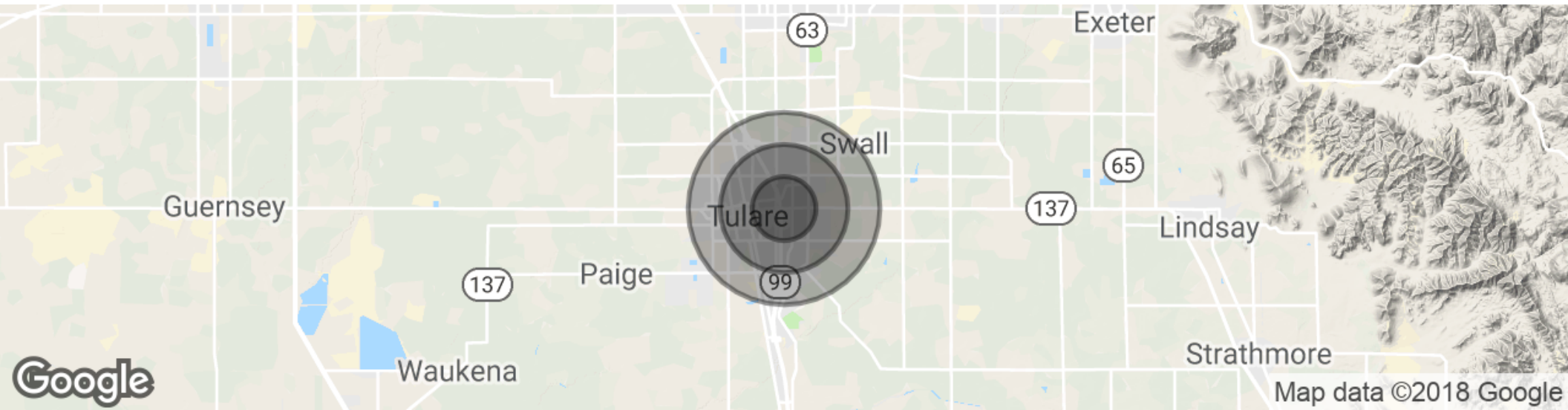
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## Demographics Map & Report



### POPULATION

	1 MILE	2 MILES	3 MILES
Total population	14,238	37,559	55,220
Median age	32.3	31.5	30.4
Median age (Male)	29.4	30.1	29.2
Median age (Female)	34.6	32.7	31.3

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	4,789	12,107	16,938
# of persons per HH	3.0	3.1	3.3
Average HH income	\$61,252	\$57,196	\$55,310
Average house value	\$272,783	\$262,553	\$249,976

\* Demographic data derived from 2010 US Census

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Advisor Bio 1



**KYLE RHINEBECK SIOR**

Broker Associate

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CalDRE #00928751

**PROFESSIONAL BACKGROUND**

Originally from New York State, Kyle brings a diversified back ground centered around construction, He has worked for a heavy equipment earth moving company , concrete foundation company, framing for a general contractor, concrete drilling & sawing companies . Kyle came to Tulare County with Atlantic Gulf Corporation in 1985 and started his Real Estate Career in 1987 working on New Home Sub-divisions and was the Managing Real Estate Broker for a Local Builder Developer, while at the same time owning and operating his own Mortgage Company. Kyle made the transition from Broker Manager of a twenty- two agent operation to a Commercial /Industrial Broker in 1996 and was invited to join Zeeb Commercial Real Estate in 1999.

Kyle is very active in Investment Real Estate, in 2008 achieved the SIOR Designation Industrial Specialist from the Society of Industrial and Office Realtors, he is currently a candidate member pursuing the CCIM Designation (Certified Commercial Investment Member) and has successfully completed "Financial Analysis For Commercial Investment Real Estate" as well as " Market Analysis For Commercial Investment Real Estate".

A partial Corporate Client list includes Southern California Edison, State Farm Insurance Regional Office, Home Savings of America, Us Farm Systems, Tulare Industrial Site Foundation, Health Span, United Domestic Care workers Union of California, City of Tulare, Tulare Redevelopment Agency California Dairies Incorporated, F&H Food Equipment Company.

Kyle is a Past Master of Visalia Mineral King Lodge #128 of Free and Accepted Masons, a 2002 Graduate of Sequoia Regional Leadership, Northern California Commercial Association of Realtors, CCIM Candidate Member, Charter Member and Past President of Tulare Sunrise Rotary, Paul Harris Fellow and works on a variety of community projects. Please Call Kyle for Personal Service,

**EDUCATION**

School of Hard Knocks

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