

# For Sale or Lease - \$4,250,000 Former Drug Store

## Lease Rate Neg. - SW Corner of Tulare Ave and South J Street

49 W Tulare Ave Tulare, CA 93274

49 W Tulare Ave, Tulare CA 14,490 Sq.Ft. 1.5AC



FOR SALE or LEASE • FORMER DRUG STORE DOWNTOWN TULARE

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**ZEEB**  
Commercial Real Estate

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132 N. Akers St., Visalia, CA 93291 • (559) 625-2128

## LISTING HIGHLIGHTS

Former Drug Store For Sale or Lease, South West Corner of Tulare Ave and South J Street, Carl's JR on NEC, Chevron on NWC Former Penny's Building on SEC, City of Tulare Downtown. Tulare, the city nestled in the agriculture heart of the San Joaquin Valley in California. Tulare has a proud agriculture heritage in providing numerous commodities of food, dairy and forage that are exported worldwide. Tulare County boasts the 2nd highest Agricultural Product output of any County in the United States.



# FOR SALE or LEASE - FORMER DRUG STORE 49 W Tulare Ave Tulare, CA 93274

Property Name	Walgreens
Property Address	49 W. Tulare Ave., Tulare, CA 93274
Assessor's Parcel Number	176-100-015-000

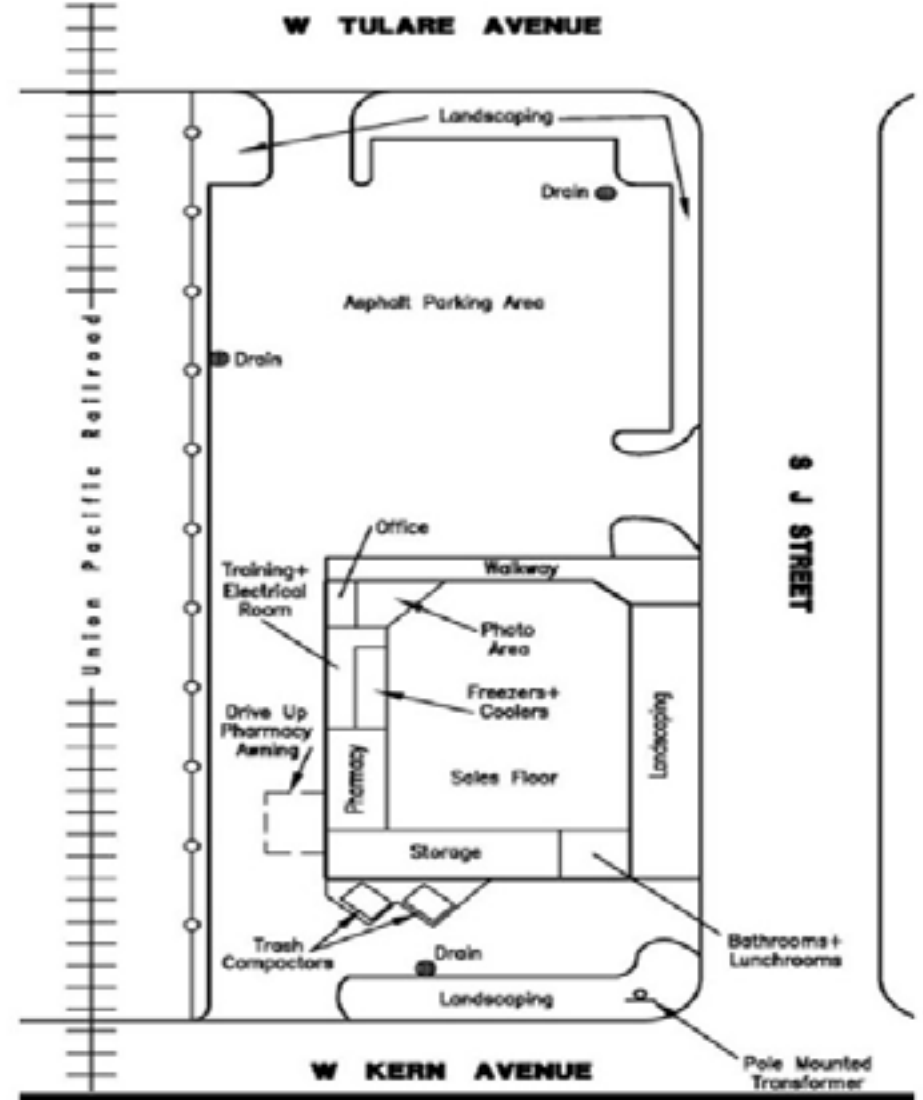
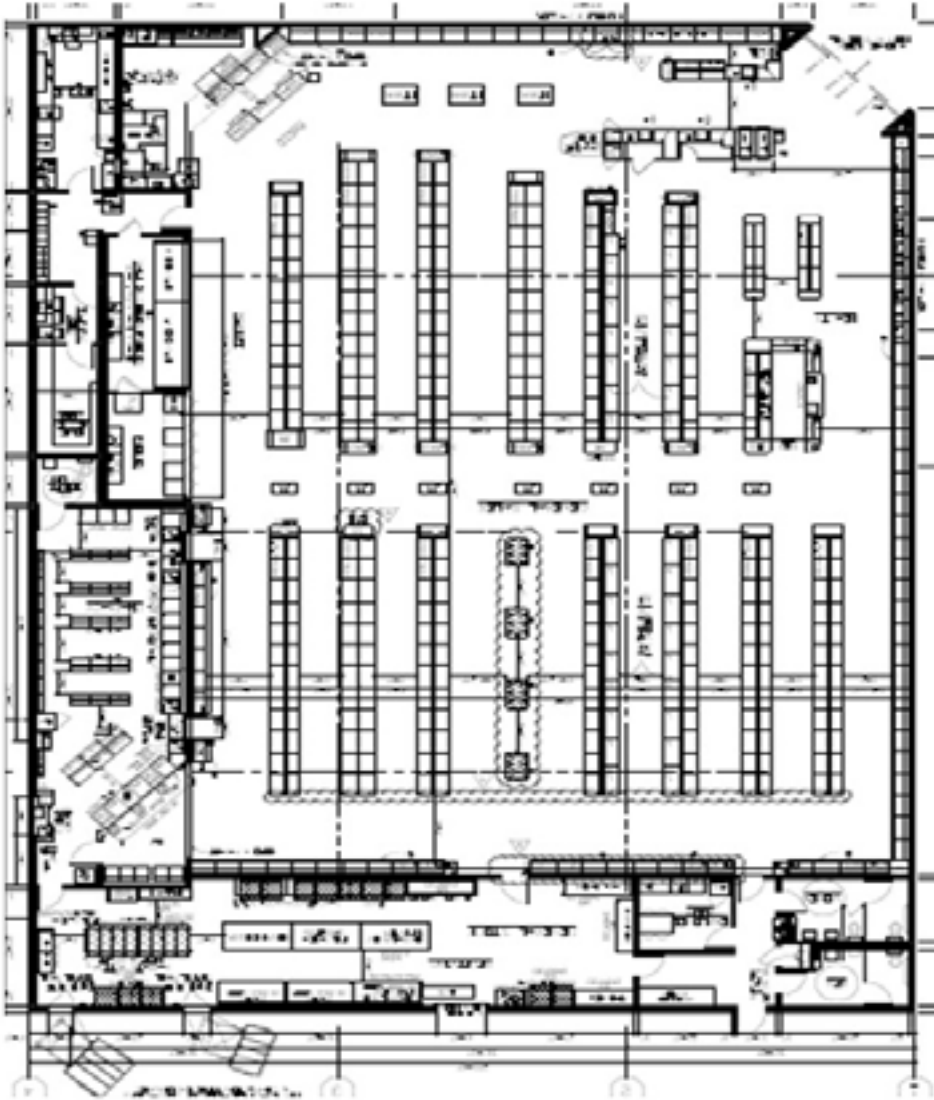
## SITE DESCRIPTION

No. of Stories	One
Gross Leasable Area (GLA)	14,490 SF
Lot Size	1.56 Acres (67,953 SF)
Type of Ownership	Fee Simple
Parking	74 Surface Spaces
Parking Ratio	5.11 : 1,000 SF
Landscaping...	Professional
Topography	Generally Level

## CONSTRUCTION

Foundation	Concrete Slab
Framing	Wood
Exterior...	Painted Stucco
Parking Surface	Asphalt
Roof	Flat

SITE PLAN



## DEMOGRAPHICS

### POPULATION

	1 Mile	3 Mile	5 Mile
2018 TOTAL POPULATION	10,587	72,322	131,771
Average Age	26.1	30.9	31.8
Average Age (Male)	25.6	30.3	31.0
Average Age (Female)	27.2	32.6	33.5

### HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
Total Households	2,906	22,900	43,502
# of Persons per HH	3.6	3.2	3.0
Average HH Income	\$48,244	\$64,358	\$66,694
Average House Value	\$177,045	\$263,934	\$276,893

Note: This information is believed to be reliable, however broker makes no guarantee as to its current validity.

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