



19.36± ACRES - RETAIL COMMERCIAL LAND

701 E. Cartmill Avenue Tulare, California

AVAILABLE FOR SALE

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19.36± ACRES AVAILABLE - TULARE, CA

PROPERTY INFORMATION	Property Size:	19.36± Acres
	Asking Price:	\$3,250,000
	Zoning:	Regional, Community Commercial
	Property Subtype:	Retail & Residential
	Property Use:	Development
	Proposed Use:	Commercial
	Parcel Number(s):	166-220-010 (City of Tulare)
	Water:	City of Tulare
	Power:	Edison
	Gas:	Southern Cal Gas
	Sewer:	City of Tulare

PROPERTY DESCRIPTION	Large Commercial Zoned lot in City of Tulare just east of Hwy 99 and Cartmill Interchange and north of Tulare Outlet Mall.
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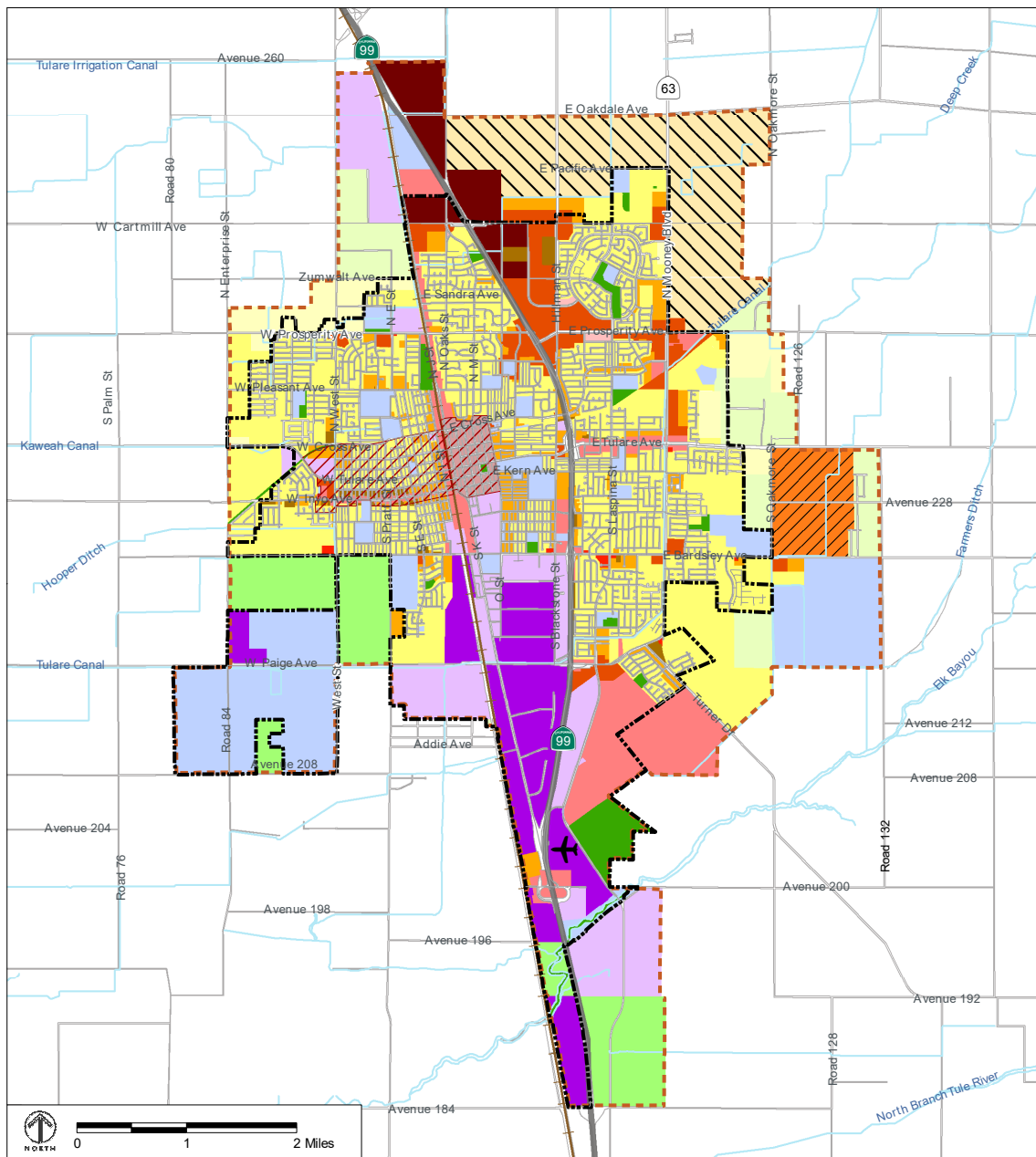
HIGHLIGHTS	<ul style="list-style-type: none">– Zoned Regional and Community Commercial– Near Hwy 99 Cartmill Interchange– North of Tulare Outlet Mall– In Growing Area of Commercial and Homes– Quick Access to HWY 99– Great Visibility and Access
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LOCATION DESCRIPTION	The subject property is located at 701 E Cartmill Ave, Tulare CA, just east of Hwy 99 and Cartmill Interchange and just north of the Tulare Outlet Mall.
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Traffic Counts	Cartmill Crossing	
	Eastbound:	8,075± ADT
	HWY 99	54,034± ADT
Source: Kalibrate TrafficMetrix 2024		

19.36± ACRES AVAILABLE - TULARE, CA

2035 General Plan Use *(City of Tulare)*



Source: City of Tulare, Tulare County, and The Planning Center | DC&E

- | | | |
|-----------------------------------|---------------------------|------------------------|
| City Limit | Neighborhood Commercial | Heavy Industrial |
| 2035 Urban Development Boundary | Community Commercial | Public/Quasi-Public |
| Rural Residential 0-2 | Regional Commercial | Parks & Recreation |
| Residential Estate 2.1-3 | Service Commercial | Open Space/Agriculture |
| Low Density Residential 3.1-7 | Central Business District | Village* |
| Medium Density Residential 7.1-14 | Office Commercial | COS North TOD |
| High Density Residential 14.1-29 | Light Industrial | TOD Overlay |

*Village areas require a Specific Plan and a General Plan Amendment prior to development.

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Zoning Consistency Matrix

Land Use Designations	Zone	RA	R1-4	R1-5	R1-6	R1-7	R1-8	R1-12.5	R1-20	RM-1	RM-2	RM-3	RM-4	C-1	C-2	C-3	C-4	M-1	M-2	PL	A	PUD	UR
Rural Residential		■							■											■			
Residential Estate								■	■											■			
Low Density Residential			■	■	■	■	■													■			
Medium Density Residential			■							■	■	■	■							■			
High Density Residential										■	■	■	■							■			
Neighborhood Commercial														■									
Community Commercial																■							
Regional Commercial																■							
Central Business District										■	■	■	■			■				■			
Service Commercial																	■						
Office Commercial															■								
Light Industrial																		■					
Heavy Industrial																			■				
Public/Quasi-Public																				■			
Parks and Recreation																				■			
Open Space/Agriculture		■																			■		
Village		Final zoning within Village designation contingent upon approved Specific Plan																					
Transit Oriented Development*																							
Mixed Use																					■	■	

*Note: Subsequent to the adoption of the updated General Plan, the Zoning Ordinance will be updated to maintain consistency with the General Plan, including the addition of new zoning provisions to support the implementation of the new Transit Oriented Development General Plan land use designation.

Demographics

	1 Mile:	3 Miles:	5 Miles:
Population			
2029 Projection:	5,736	54,772	102,912
2024 Estimate:	5,420	52,882	98,941
2020 Census:	5,681	48,817	94,370
2010 Census:	1,323	45,843	85,544
Households			
2029 Projection:	1,942	16,582	32,034
2024 Estimate:	1,850	15,957	30,735
2020 Census:	1,937	14,778	29,294
2010 Census:	3,959	14,035	26,964
2024 Est. Avg. Household Income:	\$119,601	\$87,854	\$92,013

Source: Claritas 2024

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