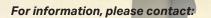
### **AVAILABLE FOR LEASE** RETAIL RESTAURANT SPACE

# **1094 LELAND AVENUE**

TULARE, CALIFORNIA



#### **MARC GRIFFITHS**

SENIOR VICE PRESIDENT

t 559-625-2128

marc@zeebre.com

CA RE Lic. #01434697



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Available Space: 900± SF

**Property Type:** Retail / Retaurant space

C-2 (Downtown Commercial) Zoning:

APN: 149-130-041 (Tulare County)

Lease Rate: \$4,100 monthly

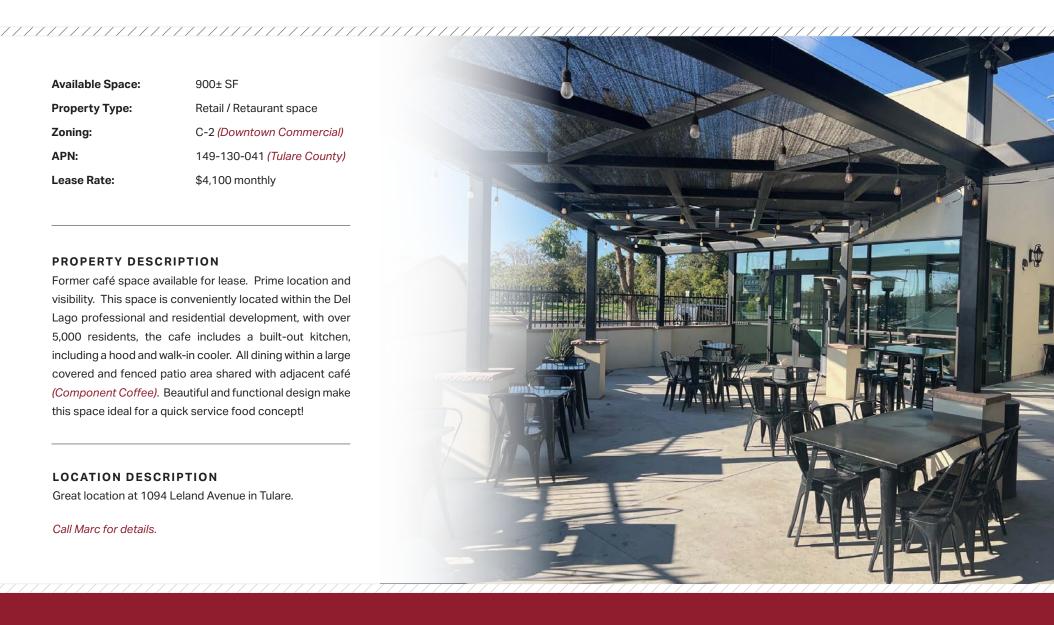
#### PROPERTY DESCRIPTION

Former café space available for lease. Prime location and visibility. This space is conveniently located within the Del Lago professional and residential development, with over 5,000 residents, the cafe includes a built-out kitchen, including a hood and walk-in cooler. All dining within a large covered and fenced patio area shared with adjacent café (Component Coffee). Beautiful and functional design make this space ideal for a quick service food concept!

#### LOCATION DESCRIPTION

Great location at 1094 Leland Avenue in Tulare.

Call Marc for details.





	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2029 Projection	12,894	70,150	92,871
	2024 Estimate	12,419	67,734	89,594
	Average Age 2024 Est.	42.19	41.59	41.56
USEHOLD	2029 Households Projection	4,183	20,777	28,122
	2024 Households by HH Income	4,035	20,077	27,141
НОГ	2024 Average Household Income	\$105,772	\$80,682	\$83,046

Source: CoStar Group



TRAFFIC COUNTS

**19,498±** ADT

Leland Avenue (North bound)

**34,686±** ADT

Prosperity Avenue (Southwest)

Source: CoStar Group

## 1094 LELAND AVENUE TULARE, CA



