

MELLOWS TULARE CENTER | 1361 EAST TULARE AVE, TULARE, CA 93274

Executive Summary



OFFERING SUMMARY

Available SF: 2,400 SF

Lease Rate: N/A

Lot Size: 1.3 Acres

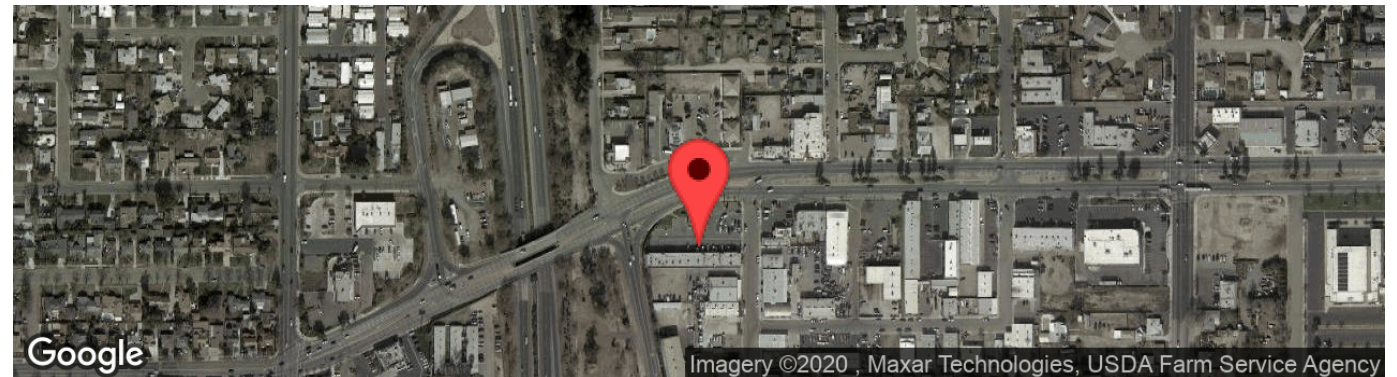
Building Size: 2,400

Zoning: C-4

PROPERTY OVERVIEW

2 Year lease with Options

PROPERTY HIGHLIGHTS



KYLE RHINEBECK SIOR

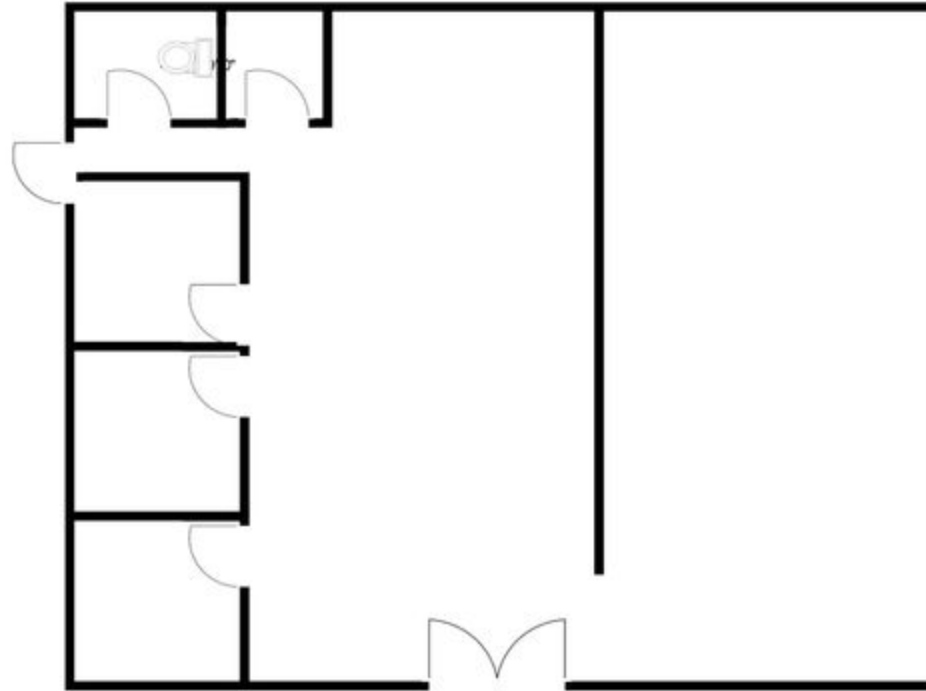
559.625.2128 x14
callkyle@callkyle.com
CalDRE #00928751

132 N Akers St
Visalia, CA 93291-5121
559.625.2128 | zeebre.com

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Floor Plans



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

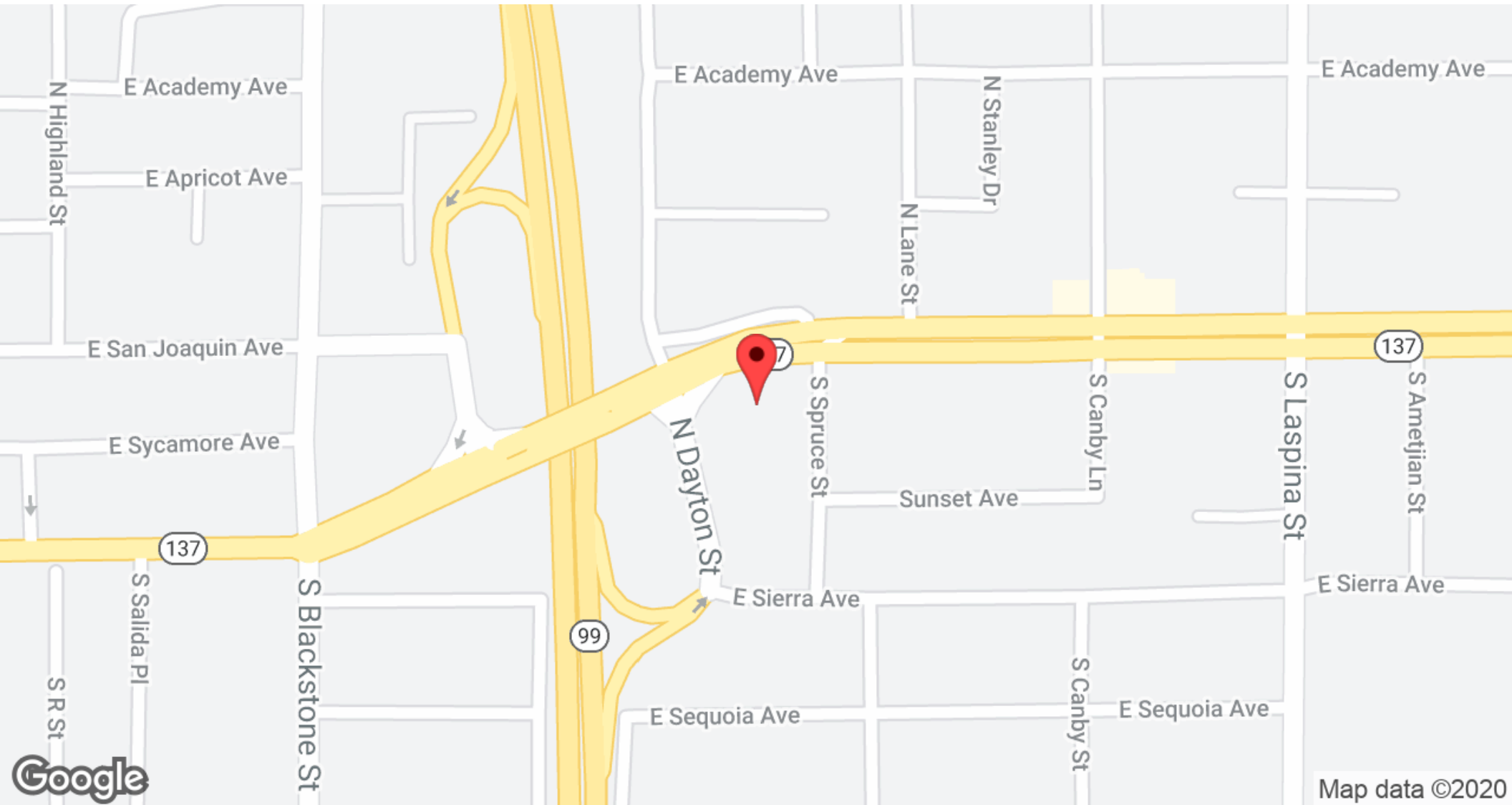
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Location Maps



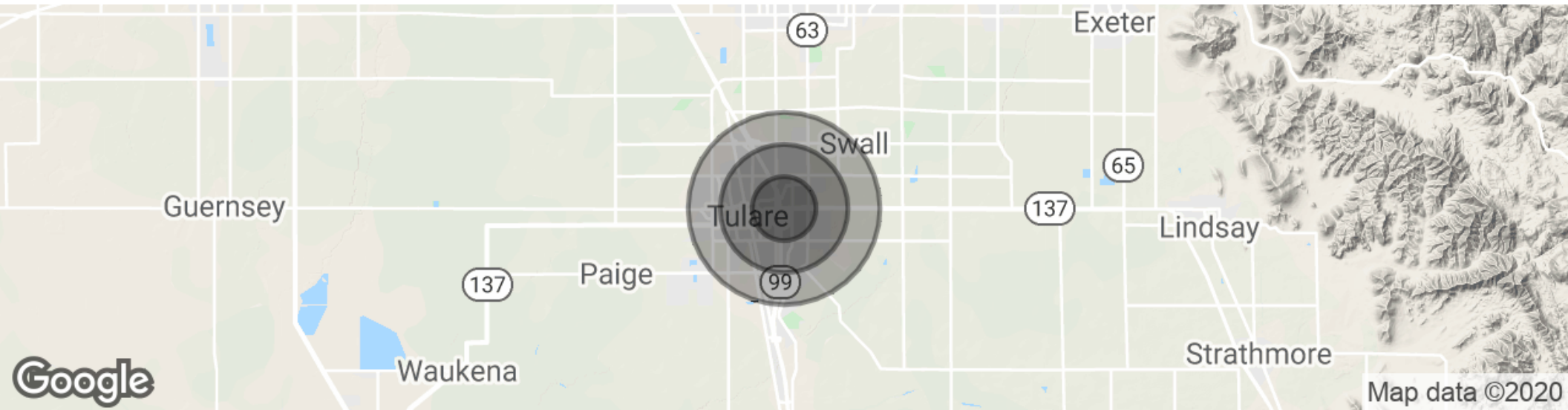
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Demographics Map & Report



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

callkyle@callkyle.com

Direct: 559.625.2128 x14 | Cell: 559.696.2842

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, 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. I Investment Real Estate".

Kyle is a Past Master of Visalia Mineral King Lodge #128 of Free and Accepted Masons, a 2002 Graduate of Sequoia Regional Leadership, 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

MEMBERSHIPS

SIOR, Past Master F&AM Visalia 128,

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