

FOR SALE

215-221 E. KERN ST.

TULARE, CA 93274

MARC GRIFFITHS

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CalDRE #01434697

**ZEEB**

Commercial Real Estate

# 215-221 E. KERN ST. | TULARE, CA 93274

## Executive Summary



### OFFERING SUMMARY

Sale Price: \$475,000

Lot Size: 0.17 Acres

Year Built: 1925

Building Size: 11,800

Zoning: C-3

Price / SF: \$40.25

### PROPERTY OVERVIEW

Historic Downtown Tulare Office/Retail Building available FOR SALE. Two-story building includes 3 separate suites downstairs and up to 3 more upstairs. Call Marc for details or to see

### PROPERTY HIGHLIGHTS

- Downtown Tulare Location
- Priced well below replacement cost
- Multi-Tenant Building

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,069	18,979	20,693
Total Population	13,561	63,535	69,209
Average HH Income	\$46,812	\$54,224	\$55,407

### MARC GRIFFITHS

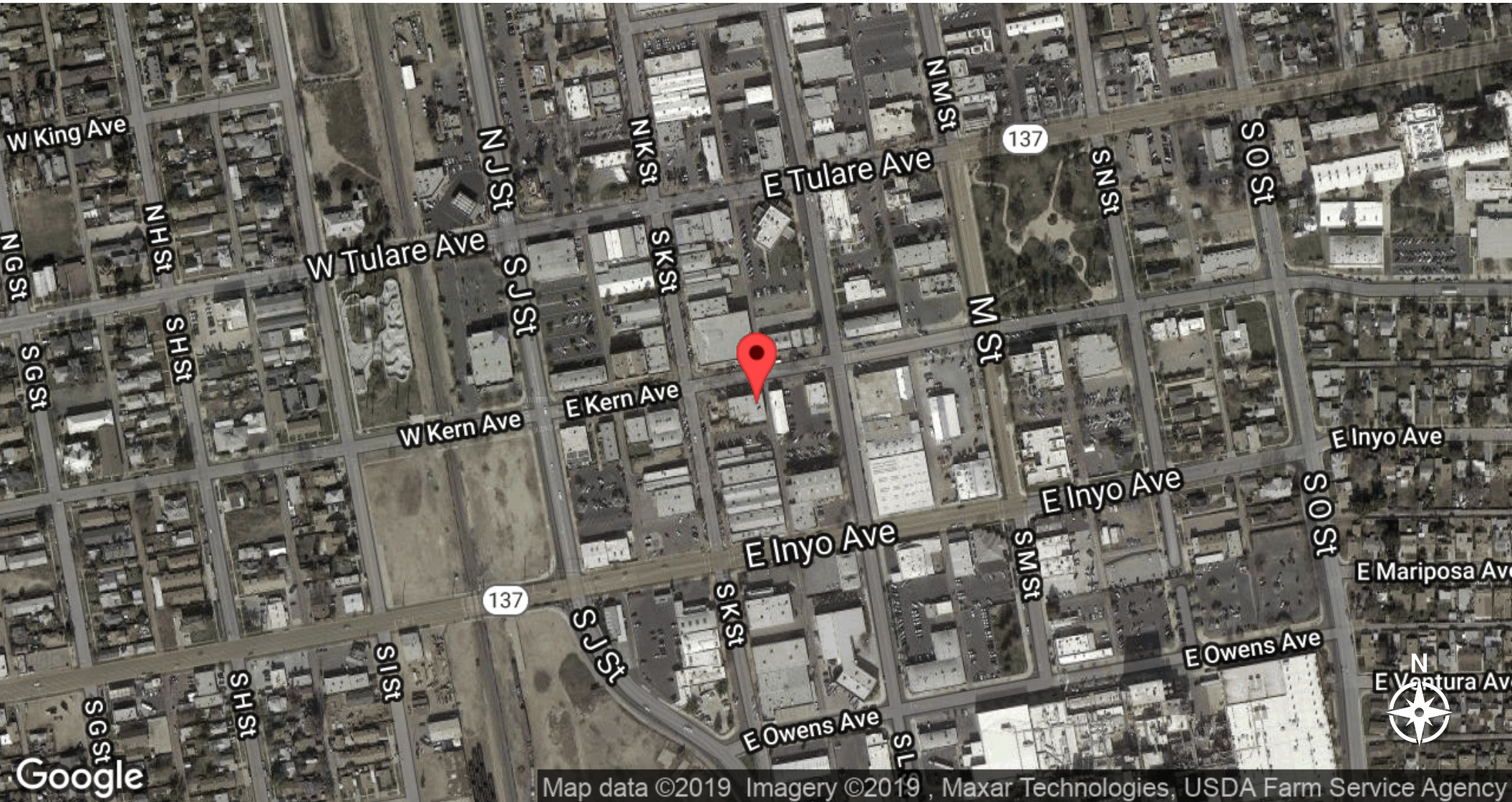
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Location Maps



Map data ©2019 Imagery ©2019, Maxar Technologies, USDA Farm Service Agency

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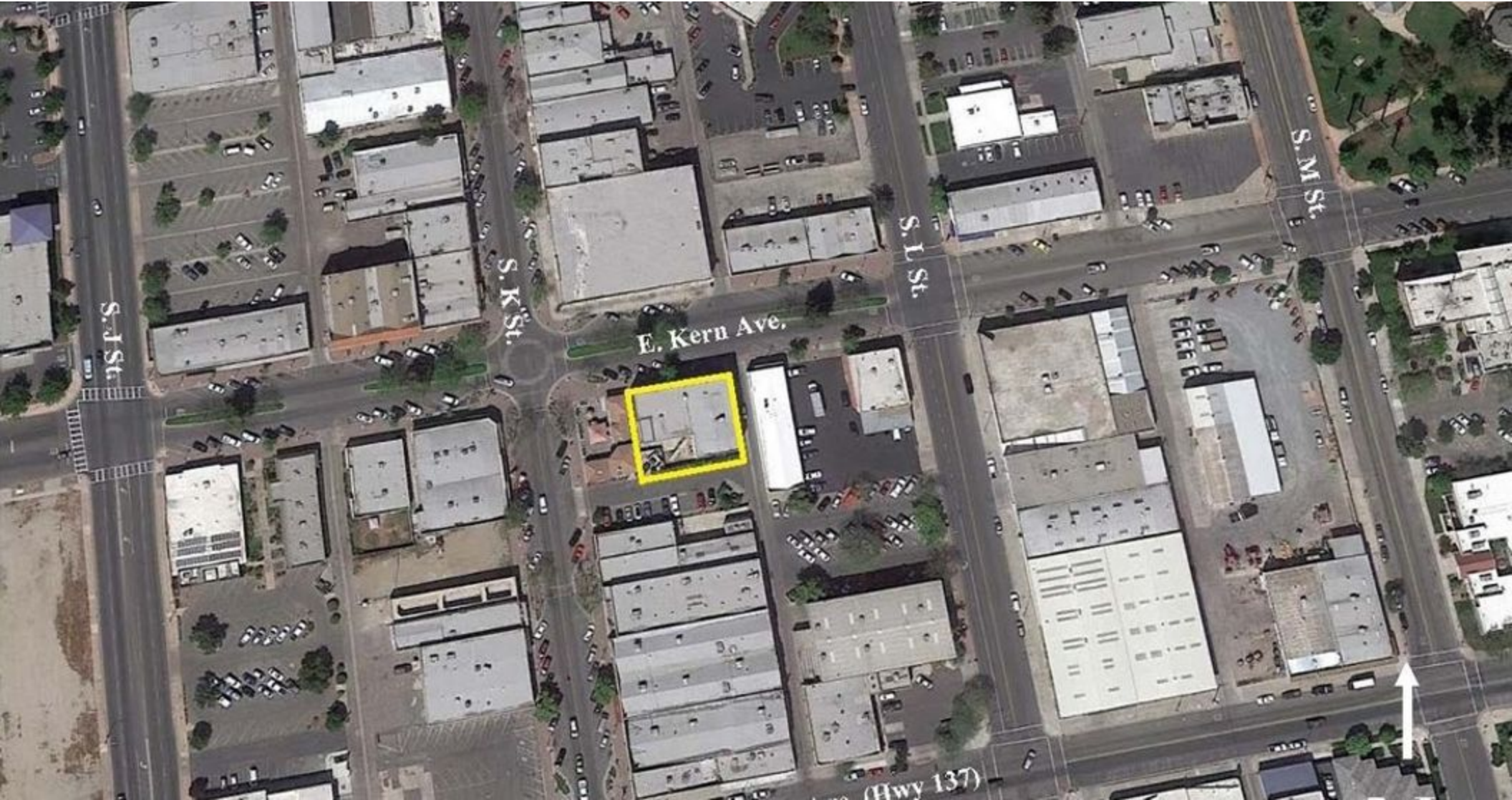
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Additional Photos



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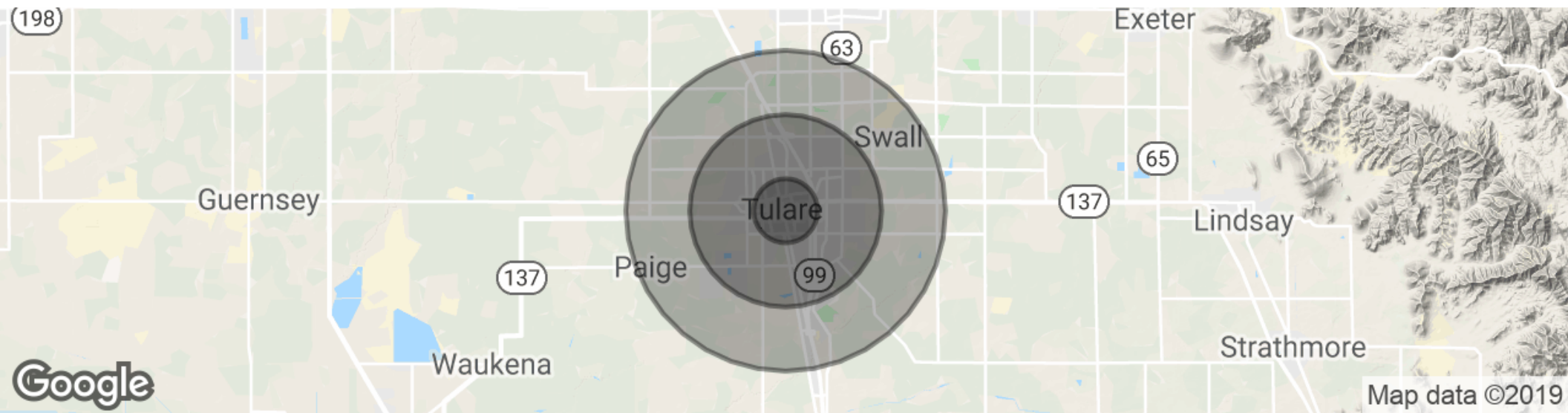
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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	13,561	63,535	69,209
Median age	29.4	29.6	29.7
Median age (Male)	27.9	28.7	28.8
Median age (Female)	30.3	30.3	30.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,069	18,979	20,693
# of persons per HH	3.3	3.3	3.3
Average HH income	\$46,812	\$54,224	\$55,407
Average house value	\$236,070	\$250,855	\$251,423

*\* Demographic data derived from 2010 US Census*

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