

LAND FOR SALE

±4.26 ACRES OF VACANT MULTIFAMILY LAND IN DINUBA, CA

NWC Alta Ave & Surabian Dr. (Multifamily), Dinuba, CA 93618



OFFERING SUMMARY

SALE PRICE:	\$1,855,656
AVAILABLE SF:	±185,565
LOT SIZE:	±4.26 Acres
ZONING:	Commercial/Multifamily
PRICE / SF:	\$10.00
APN:	017-280-016
TRAFFIC COUNT:	±50,493 Car Per Day
CROSS STREETS:	Surabian Dr & Alta Ave

PROPERTY HIGHLIGHTS

- ±4.26 Acres of Multifamily Development Land
- Seller Is In Process of Drafting Plans | 72 Units Approved
- Surrounded by Many National Tenants
- Prime Multifamily Lot | Shovel Ready | High Identity Location
- Quick Access | Great Location in Town!
- Optimal Visibility w/ ±50,493 Cars Per Day
- Close to Transit and Public Transportation
- Multiple Access Points w/ High Exposure
- Busy Signalized Intersection @ Primary Retail Corridor
- Situated Near Many Existing & Planned Developments

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PROPERTY OVERVIEW

±4.26 Acres of Multifamily Development Land located off Alta Ave just South of El Monte Way. Highly visible location with easy access off Alta Ave with long frontage on Surabian Drive. The parcel is located East of Walmart Supercenter and North of Ruiz Foods, Inc. Excellent existing access from Surabian Dr and Alta Ave, roads have adequate capacity, is within the holding capacity, conforms to policies, avoids traffic congestion, and is shovel ready. Strategically positioned South of Dinuba's main commercial thoroughfare, El Monte Ave, which carries approximately ±50,493 cars per day; El Monte Eastbound: ±11,917 and ±13,609 Westbound; Alta Ave: ±13,931 Northbound and ±11,036 Southbound. All wet & dry utilities at site.

LOCATION OVERVIEW

Strategically located off the NWC of Alta Ave & Surabian Dr in Dinuba, CA. The parcel is North of Sierra Way, South of El Monte Way, East of Monte Vista Dr and West of Crawford Ave. Dinuba, Ca is located in Tulare County and is located 180 miles North of Los Angeles and 200 miles South of San Francisco. Dinuba is a growing city between Fresno and Bakersfield of the Central San Joaquin Valley covering 3.42 square miles with a steady growth of population since 2007.



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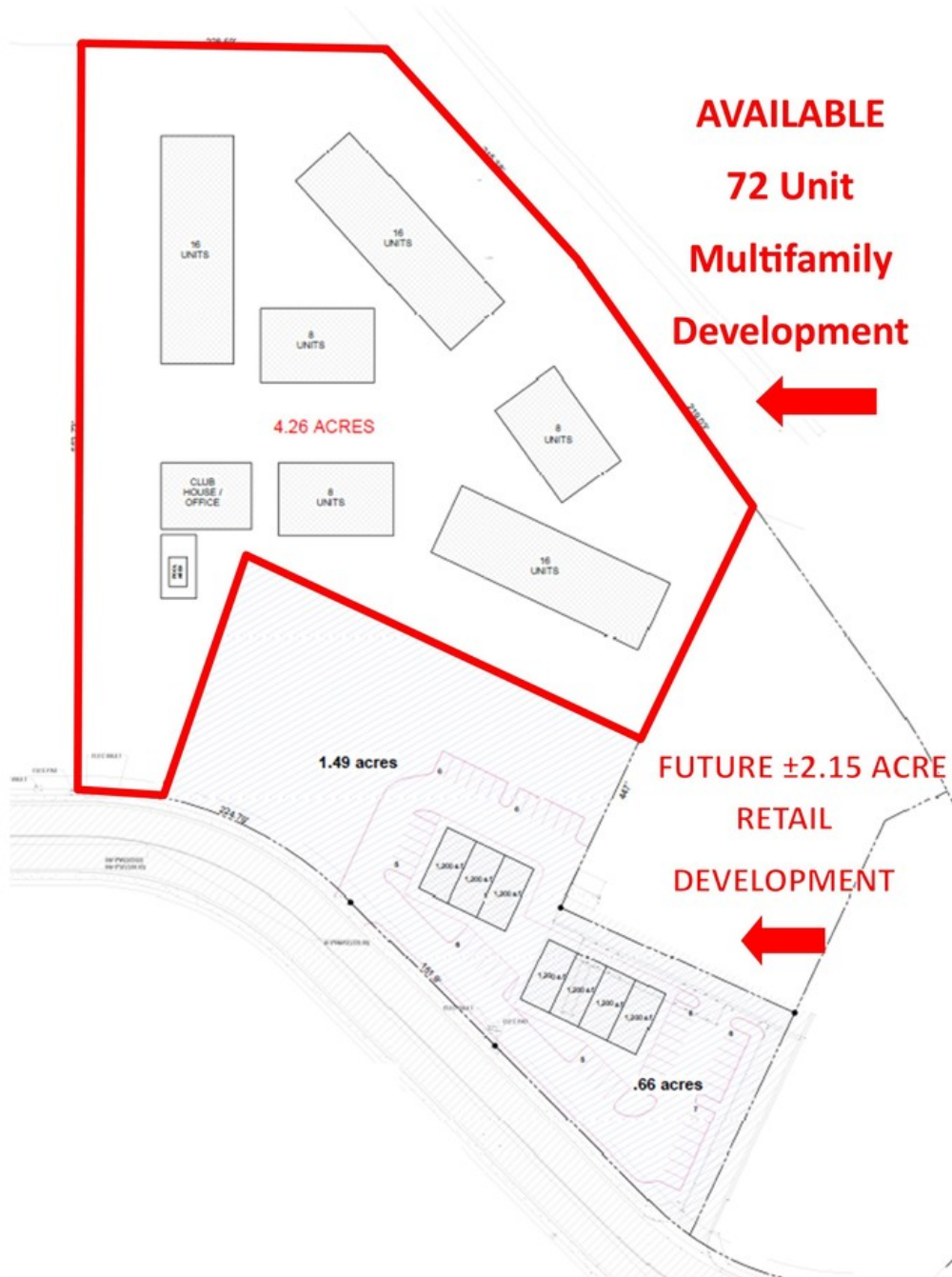
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LAND FOR SALE

FUTURE RETAIL DEVELOPMENT

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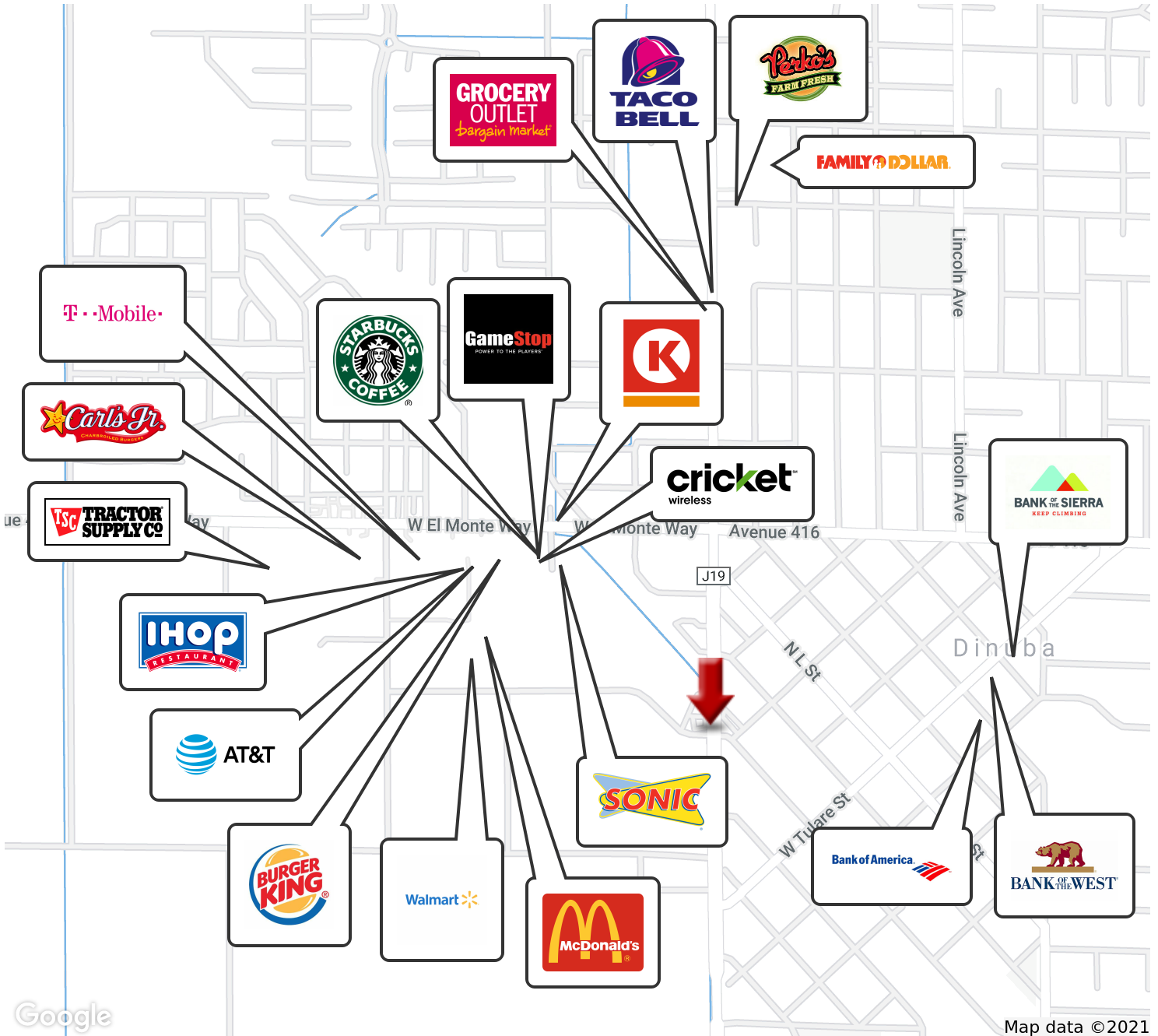
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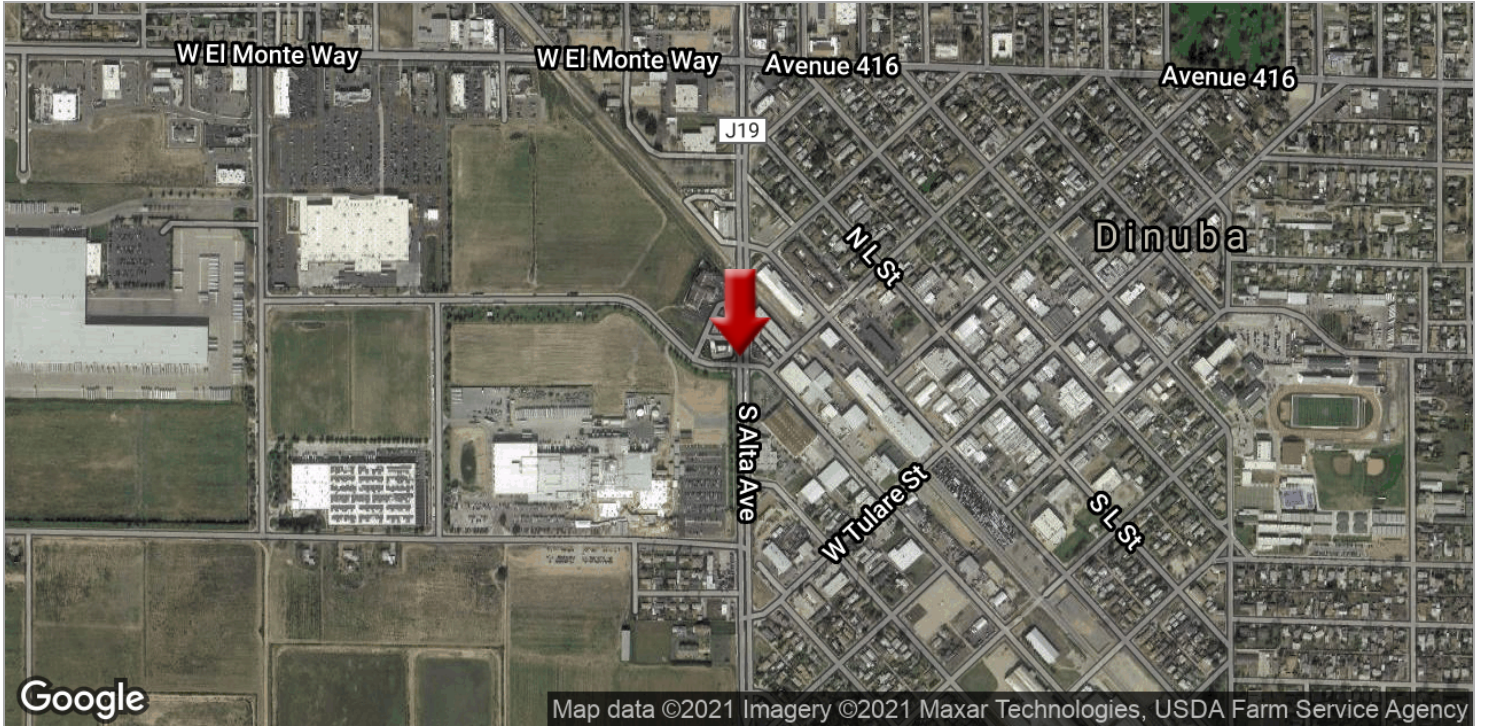
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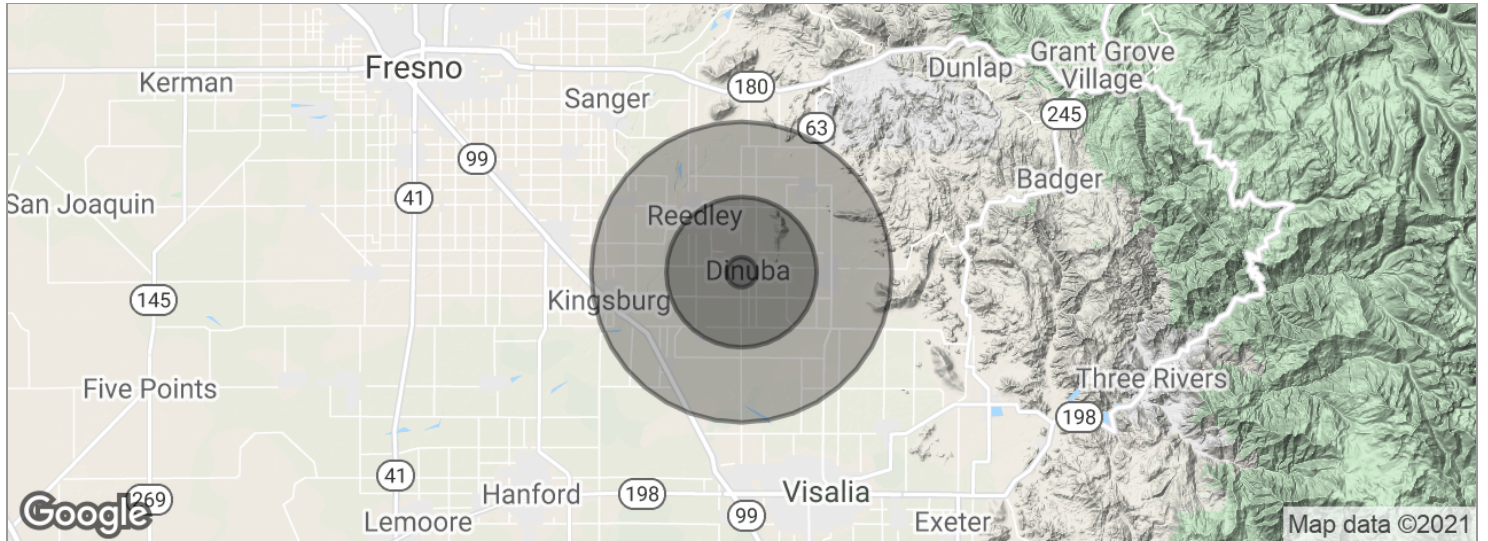
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	10,553	45,658	114,818
Median age	27.2	29.1	29.0
Median age (male)	27.3	28.2	28.0
Median age (Female)	26.8	29.9	30.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,728	11,826	29,431
# of persons per HH	3.9	3.9	3.9
Average HH income	\$45,329	\$53,508	\$53,568
Average house value	\$186,439	\$255,877	\$255,180
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	88.9%	79.3%	77.0%
RACE (%)	1 MILE	5 MILES	10 MILES
White	73.6%	70.3%	68.9%
Black	0.0%	0.1%	0.4%
Asian	1.4%	2.4%	3.4%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.2%	0.5%	0.7%
Other	21.9%	23.5%	23.7%

* Demographic data derived from 2010 US Census

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