

# LAND FOR SALE

## ±2.15 ACRES OF VACANT LAND IN DINUBA, CA

NWC Alta Ave & Surabian Dr., Dinuba, CA 93618



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,685,772
<b>AVAILABLE SF:</b>	±93,654
<b>LOT SIZE:</b>	±2.15 Acres
<b>ZONING:</b>	C-4 General Commercial
<b>PRICE / SF:</b>	\$18
<b>APN:</b>	017-280-016
<b>TRAFFIC COUNT:</b>	±50,493 Car Per Day
<b>CROSS STREETS:</b>	Surabian Dr & Alta Ave

### PROPERTY HIGHLIGHTS

- ±2.15 Acres of Commercial Retail Land
- Surrounded by Many National Tenants
- Prime Retail 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
- Situated Near Many Existing & Planned Developments
- Adjacent to 72 Unit Multifamily Development
- Potential For Parcel to be Divided
- Ideal for Fast Food, Fuel Station, Hotel, Super Market, & More!

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### PROPERTY OVERVIEW

±2.15 Acres of Commercial Retail 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. Flexible commercial zoning uses include convenience store, car wash, hotel, conference center, quick serve & sit-down restaurants, food market, retail strip center, professional office, etc. 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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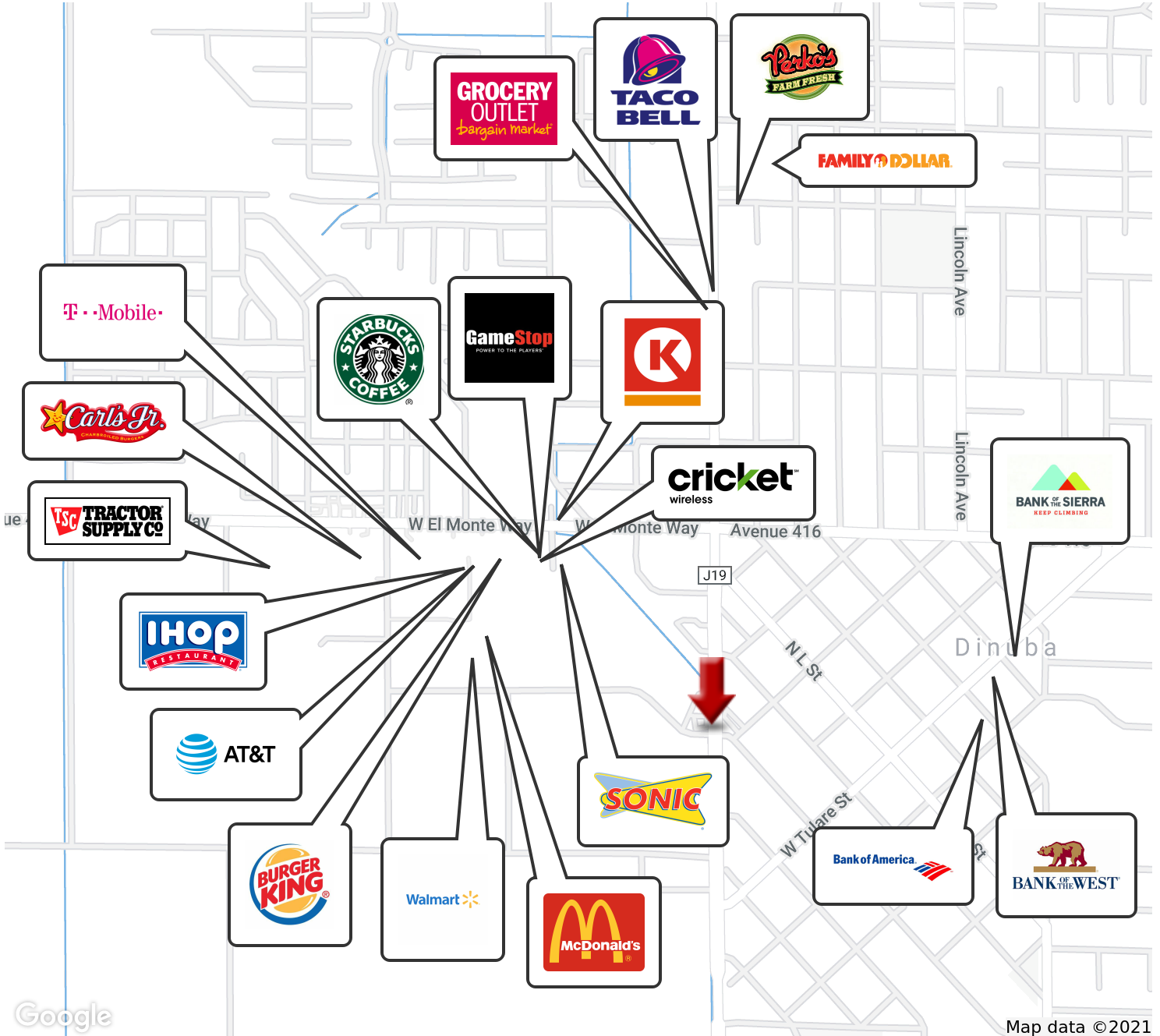
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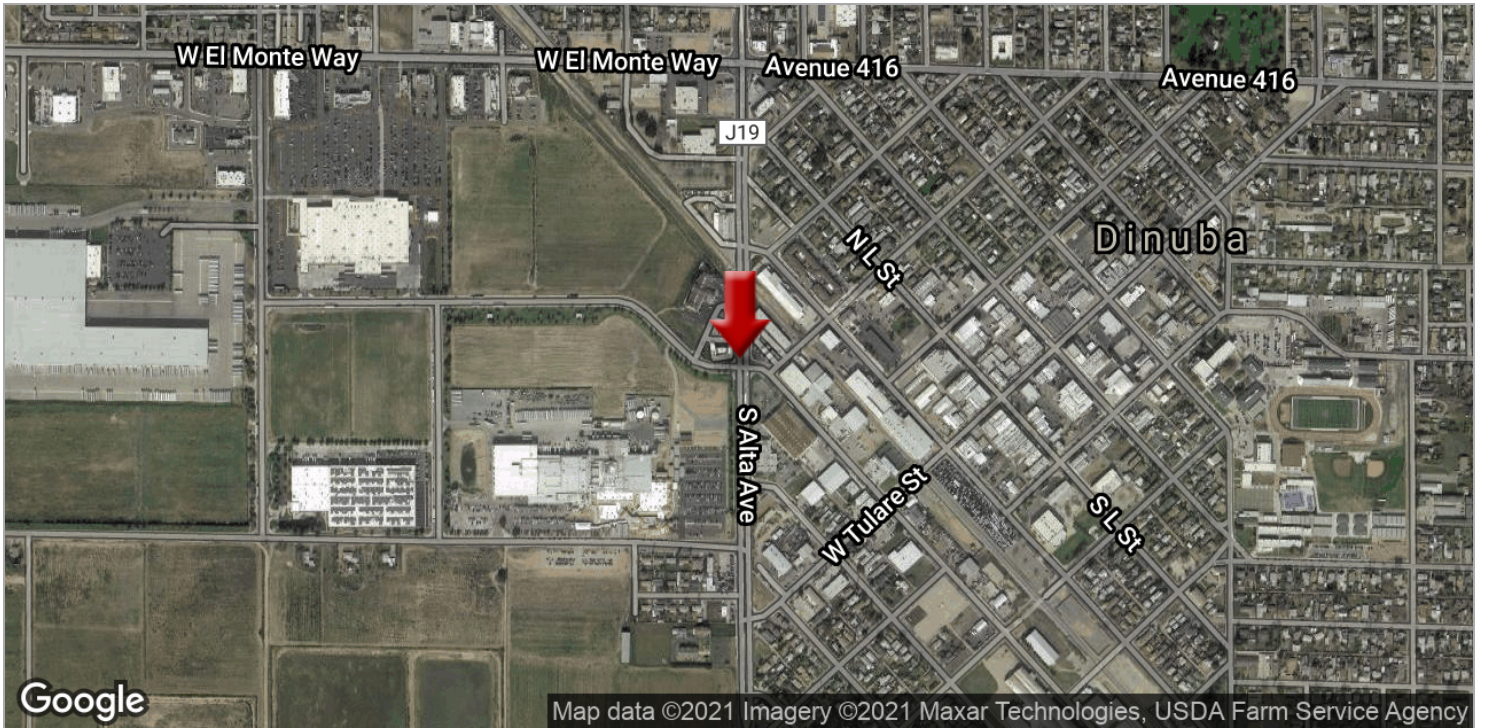
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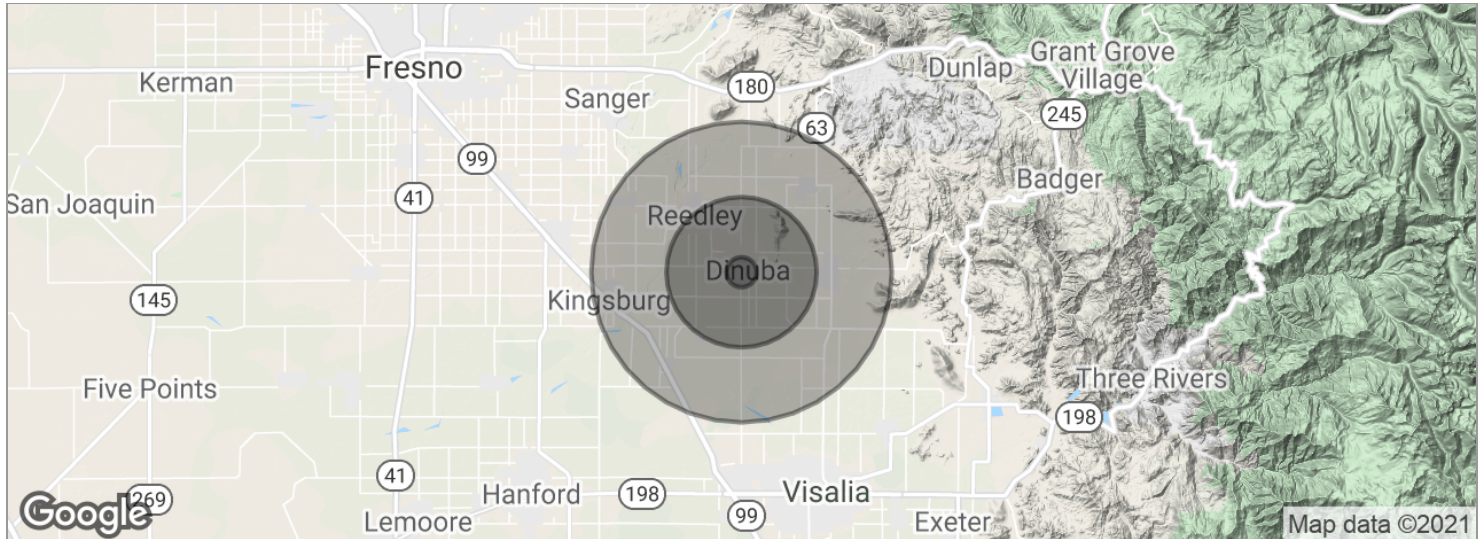
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	2,944	89,388	231,338
Median age	40.0	30.5	30.9
Median age (male)	39.0	29.5	30.2
Median age (Female)	40.9	31.3	32.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	1,077	27,694	72,917
# of persons per HH	2.7	3.2	3.2
Average HH income	\$75,160	\$58,190	\$65,668
Average house value	\$297,686	\$259,445	\$272,464
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Hispanic	31.1%	51.2%	47.9%
<b>RACE (%)</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
White	89.1%	79.8%	80.1%
Black	0.5%	4.0%	2.5%
Asian	1.3%	2.9%	4.4%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.0%	0.8%	0.9%
Other	5.6%	9.6%	9.0%

\* Demographic data derived from 2010 US Census

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