



220 S. K ST. TULARE, CA - DOWNTOWN TULARE

220 S. K St.

Tulare, CA 93274



GRU
HP

PROPERTY SUMMARY

Offering Price	\$329,900
Building SqFt	3,562 SqFt
Year Built	1914
Lot Size (acres)	0.09
Parcel ID	176-400-007-000
Zoning Type	Commercial
County	Tulare
Frontage	0.00 Ft
Coordinates	36.206203,-119.345322

INVESTMENT SUMMARY

Welcome to an exciting opportunity in the heart of the vibrant and up-and-coming Downtown Tulare! This commercial property boasts over 3300 square feet of versatile space, ideal for accommodating multiple tenants or a single business looking to establish a presence in this thriving area.

Recently updated, the property features a retail front area perfect for attracting customers, as well as additional space in the back with convenient alley access. With the potential for city incentives available in Tulare, there are opportunities to further enhance the property, including the possibility of adding a kitchen to expand its potential uses.

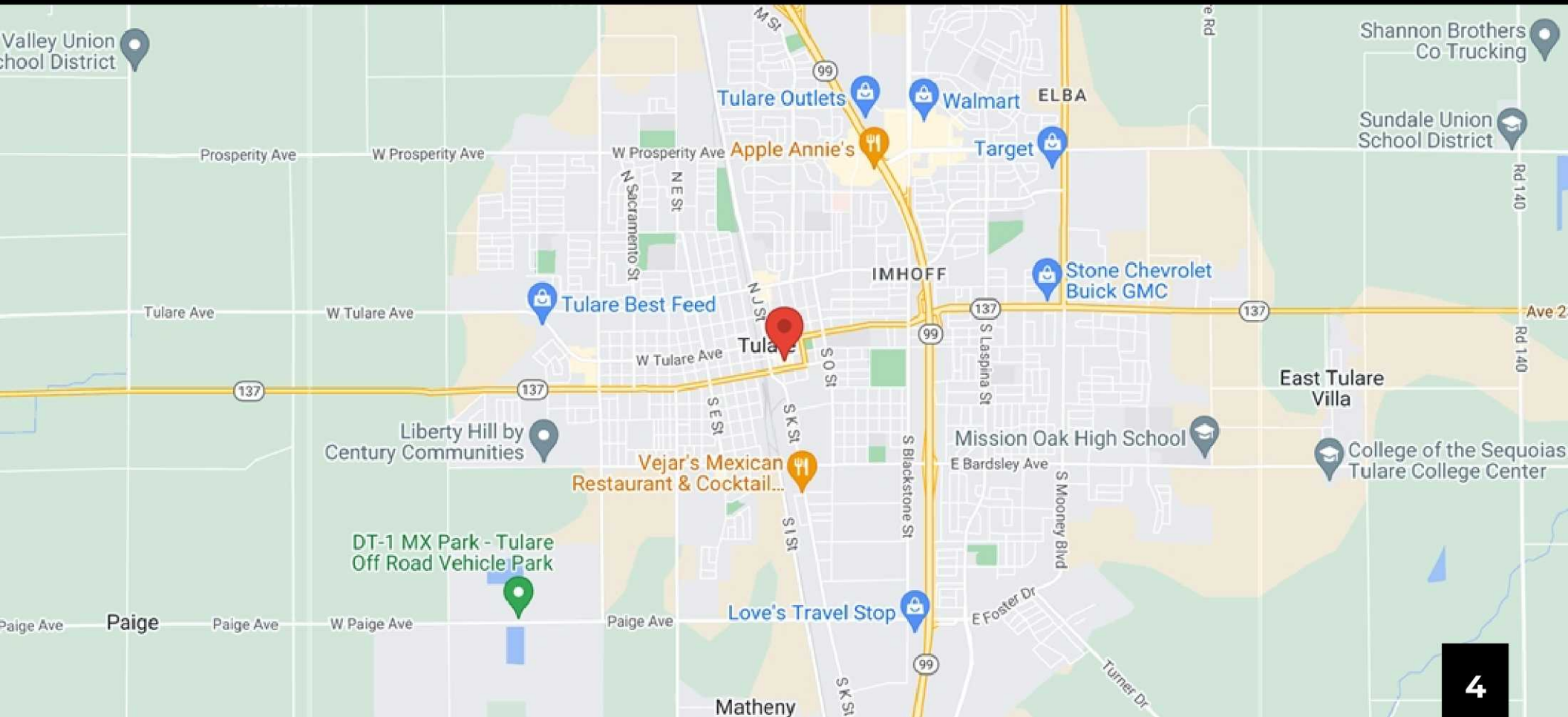
Whether you are an owner-user seeking a prime location for your business or an investor looking to diversify your commercial portfolio, this property offers an affordable entry point into Downtown Tulare's revitalization. Join the wave of progress and become a part of the exciting transformation taking place in this dynamic community.

Don't miss out on this chance to be a part of the Downtown Tulare renaissance. Contact us today to learn more about this exceptional opportunity!



INVESTMENT HIGHLIGHTS

- Property is strategically located in Downtown Tulare with direct frontage on K St The opportunity is being offered for \$329,900.00.
- Glass Storefronts with Aluminum Frames.
- Priced Below Replacement Cost.
- Low Cost Per Square Foot.
- Value Add Opportunity.





LOCATION HIGHLIGHTS

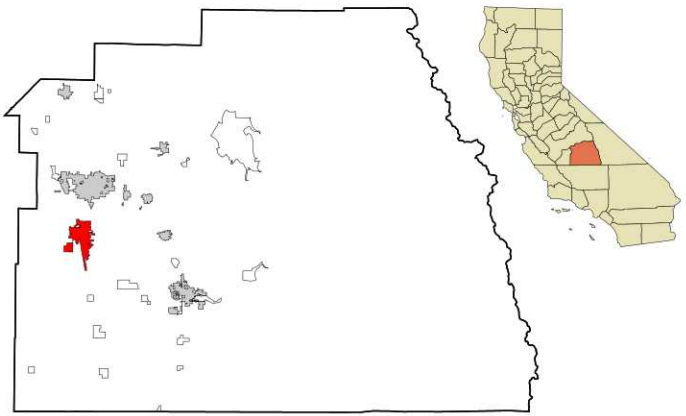
- Excellent Visibility from K St and Surrounding Businesses.
- Located on K St, a major thoroughfare and premier location in the submarket.
- Dominant retail corridor.
- The area surrounding the subject property is developing at a rapid rate with many commercial projects currently in progress.





ABOUT TULARE

Tulare (tuu-LAIR-ee) is a city in Tulare County, California. The population was 68,875 per the 2020 census. It is located in the heart of the San Joaquin Valley, 8 mi (13 km) south of Visalia and 60 mi (97 km) north of Bakersfield.



CITY OF TULARE

COUNTY TULARE
INCORPORATED 4/4/1888

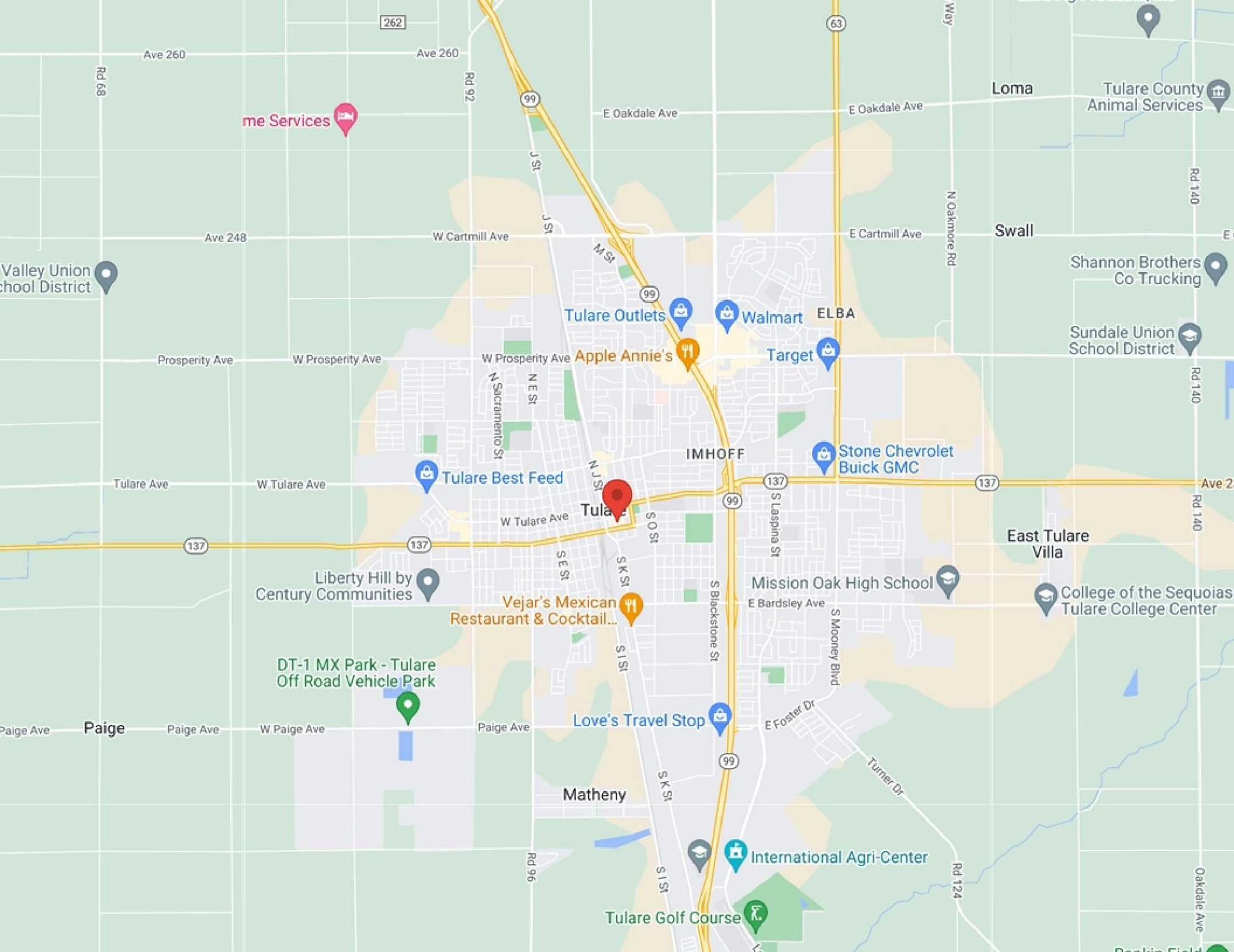
AREA

CITY 20.5 SQ MI
LAND 20.4 SQ MI
WATER 0.1 SQ MI
ELEVATION 289 FT

POPULATION

POPULATION 68,875
DENSITY 3,212.95 SQ MI









EXCLUSIVELY PRESENTED BY:

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PLEASE CONTACT THE A. HERRERA REAL ESTATE ADVISOR FOR MORE
DETAILS.**