

FOR SALE

**RetailNet**  
REAL ESTATE

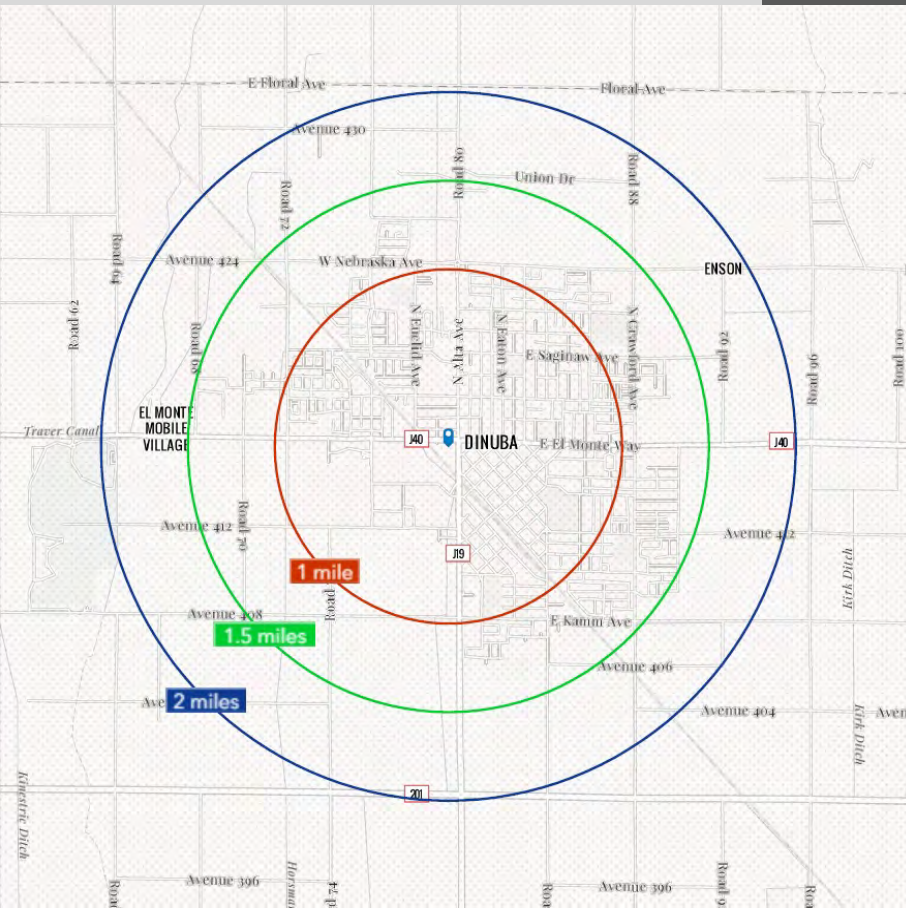
DINUBA, CA

Former *Walgreens* #10201

±14,820 SF | 1.4AC | C-3 | \$2.3MM

170 W EL MONTE WAY





## Property Overview

- ✦ **Offering Price.** \$2,300,000 (±\$155 psf)
- ✦ **Delivery.** 'As-Is', Vacant (FF&E not included)
- ✦ **Property.** ±1.4 AC
- ✦ **Building.** ±14,820 SF + DT
- ✦ **Signage.** 2 pylons w/ electronic readers + building
- ✦ **Parcel ID.** 017040041 - [Property](#)
- ✦ **Access.** RI/RO on W El Monte Way & RI/RO on S Alta Ave
- ✦ **Zoning.** C-3, City of Dinuba - [Zoning map](#)
- ✦ **Deed Restriction.** Pharmacy

## Location Overview

- ✦ **Location.** San Joaquin Valley between the Sierra National Forest and Interstate 5. ± 25 mi SE of Fresno.
- ✦ **Nearby Retailers Include.** Walmart, Wingstop, Chevron, IHOP, Starbucks, Burger King, KFC, and many others.
- ✦ **Nearby Major Employers Include:**
  - ✦ Ruiz Foods, leading frozen Mexican food manufacturer in the US and Tulare County's largest private employer, has a 300,000 SF manufacturing facility ±1 mile from the subject property
  - ✦ Best Buy has a 1MM SF Regional Distribution Center servicing its stores in California, Nevada and Arizona ±1 mile from the subject property.

2025	1 Mile	1.5 Mile	2 Miles
<b>Population</b>	<b>16,343</b>	<b>25,507</b>	<b>26,818</b>
<b>Households</b>	<b>4,674</b>	<b>6,962</b>	<b>7,352</b>
<b>Avg. HH Inc.</b>	<b>\$75,400</b>	<b>\$77,557</b>	<b>\$79,095</b>
<b>W El Monte Way – Daily Traffic Count Estimate</b>			<b>16,400 VPD</b>
<b>S Alta Ave - Daily Traffic Count Estimate</b>			<b>13,470 VPD</b>



dinuba, ca

170 W EL MONTE WAY





dinuba, ca

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W El Monte Way-16,400 VPD

S Alta Ave-13,470 VPD



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170 W EL MONTE WAY



Best Buy  
Distribution Center

Walmart  
Neighborhood Market



The Habit  
BURGER GRILL

Dinuba Memorial  
Building

W El Monte Way - 13470 NRD



dinuba, ca

170 W EL MONTE WAY



S Alta Ave- 13,470 VPD

Dinuba Memorial Building



W El Monte Way- 16,400 VPD



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W El Monte Way- 16,400 VPD

S Alta Ave- 13,470 VPD



Dinuba Memorial Building

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S Alta Ave- 13,470 VPD



Dinuba Memorial Building



Drive-Thru

W El Monte Way- 16,400 VPD



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## TERMS\*

OFFERING PRICE	\$2,300,000 ( $\pm$ \$155 psf)
DELIVERY	Vacant (FF&E not included)
TERMS	'As-Is', No Financing Contingency
DEED RESTRICTION	Pharmacy

OFFERS EVALUATED AS RECEIVED

***\*Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee***

## CONTACT

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