

FOR LEASE

1,362 +/- S.F

1969 Hillman St, Tulare CA. 93274

Manuel Ortiz
Diversified Real Estate



Ph. 559.972.0909



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Prime Commercial Space for Lease

Position your business for success in one of Tulare's most active commercial hubs. **1969 Hillman Street** offers a **1,362 sq. ft.** office suite designed to elevate your brand and support your growth from day one.

Lease Rate: \$2,315.00 per month / \$1.70 s.f Monthly

Annual Increases: 2% in Year Two, 3% in Year Three; 3% in Year Four and 3% in Year Five 3%.

Zoning: C-3 (commercial)

- **This well appointed space features:**
- Private offices Professional reception area
- **Flexible layout ideal for medical, professional services, retail, or small business operations**
- **Lease type: Modified gross**

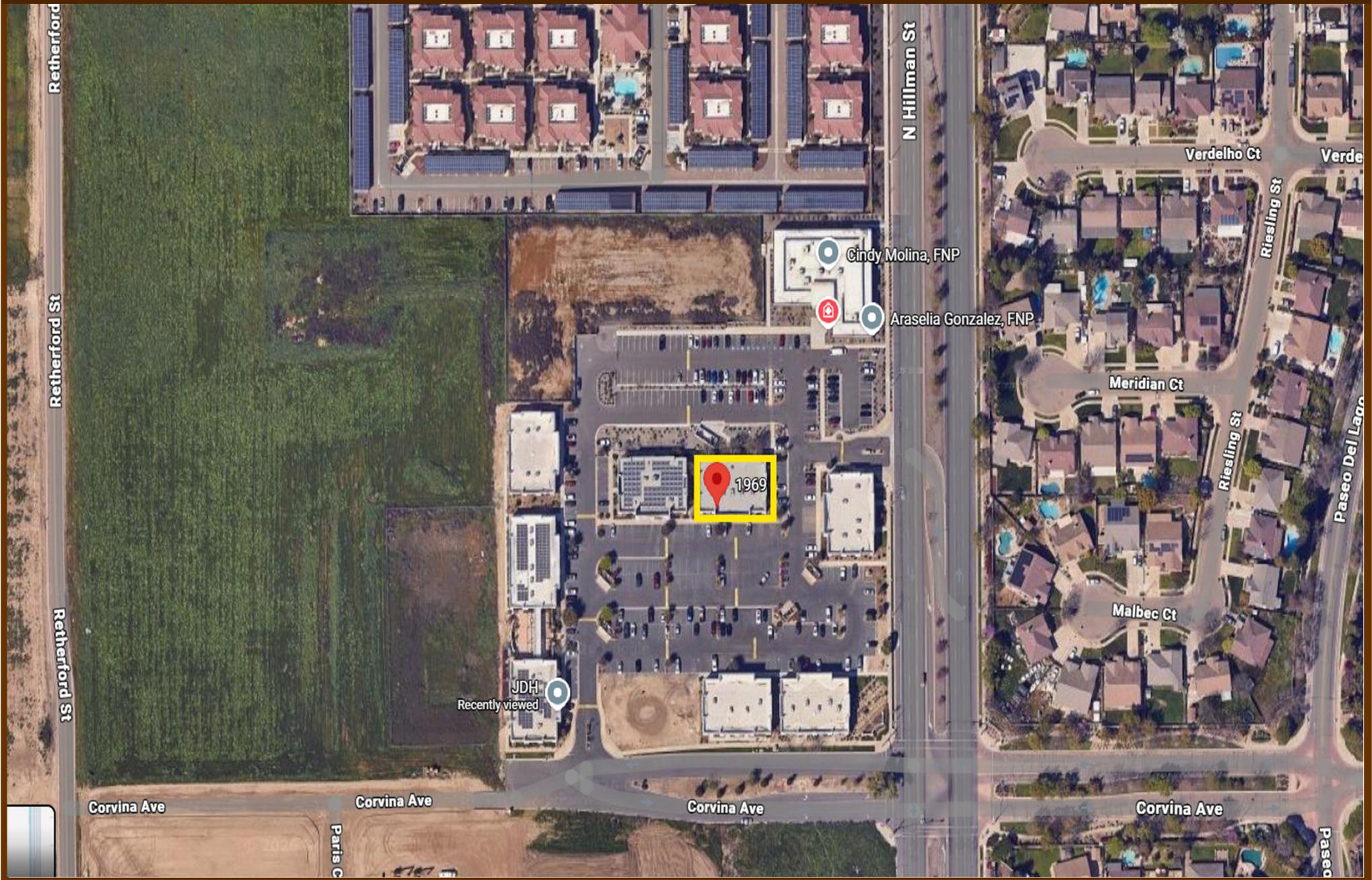
Located in a thriving **professional business park**, the property is surrounded by established, high traffic tenants including **Headlines Salon, Suites, First American Title, Chicago Title, Adventist Health Medical Office**, and multiple real estate offices, drawing consistent daily foot and vehicle traffic.

Boost your exposure with **monument and building signage**, ensuring your business stands out to the steady flow of visitors commuting along Hillman Street, one of Tulare's key commercial corridors. This strategic location has easy access to **Highway 99**, major retailers, supermarkets, and Planet Fitness, making it a natural stop for customers already in the area.

Set in the sought after **Northeast Tulare** neighborhood, this property sits at the heart of a vibrant suburban community known for its strong professional services, and continuous growth making it the perfect spot to capture both local and regional clientele.

Whether you're expanding, relocating, or launching your business, 1969 Hillman Street gives you the visibility, convenience, and professional environment you need to thrive.

Aerial View



Front Entrance



Front Desk



Main Office Floor



Glass Office



Storage Room & Bathroom

