

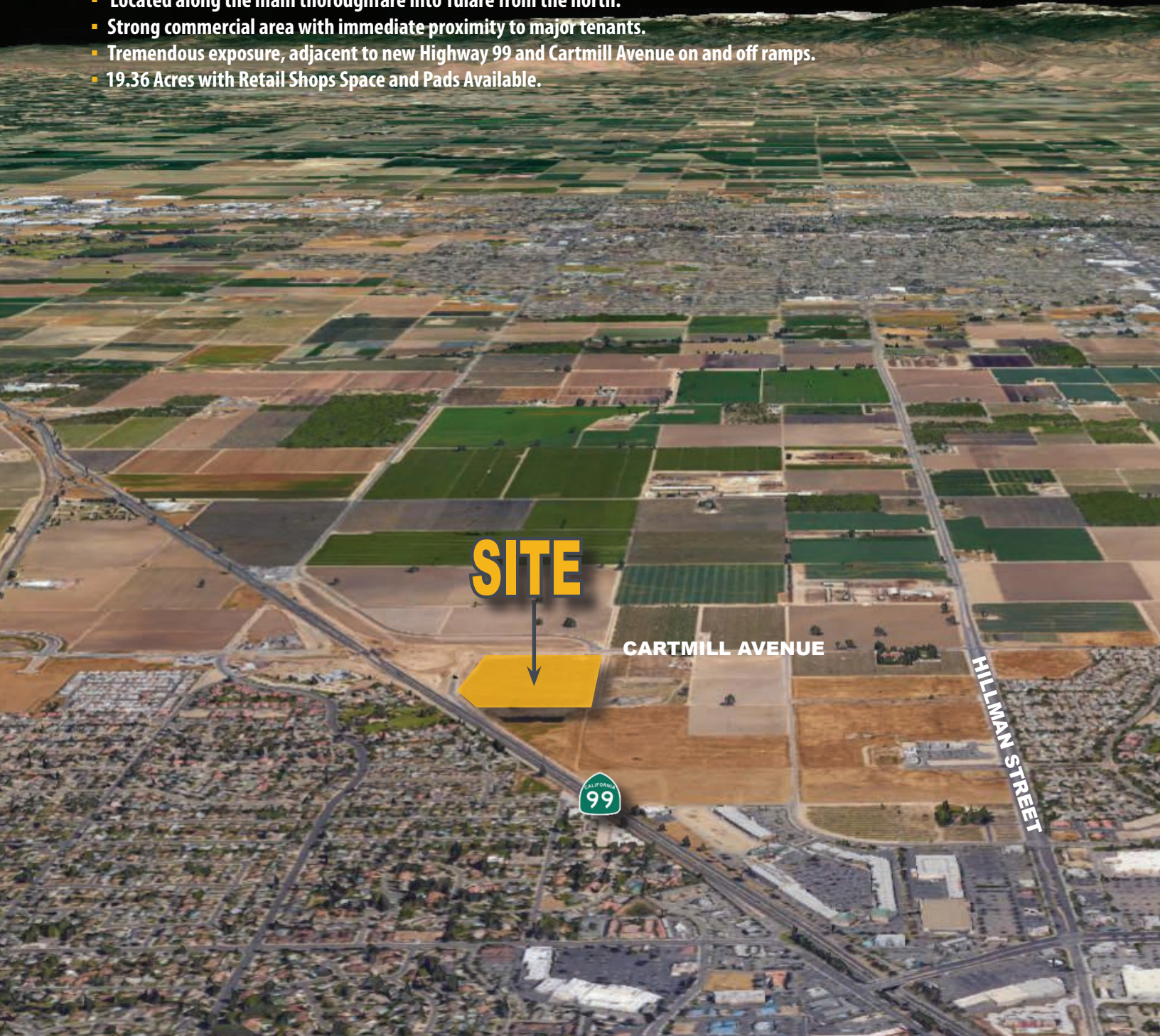


NEW COMMERCIAL DEVELOPMENT

SEC HIGHWAY 99 & CARTMILL AVENUE
TULARE, CA

PAD AND SHOP OPPORTUNITY AVAILABLE

- Located along the main thoroughfare into Tulare from the north.
- Strong commercial area with immediate proximity to major tenants.
- Tremendous exposure, adjacent to new Highway 99 and Cartmill Avenue on and off ramps.
- 19.36 Acres with Retail Shops Space and Pads Available.



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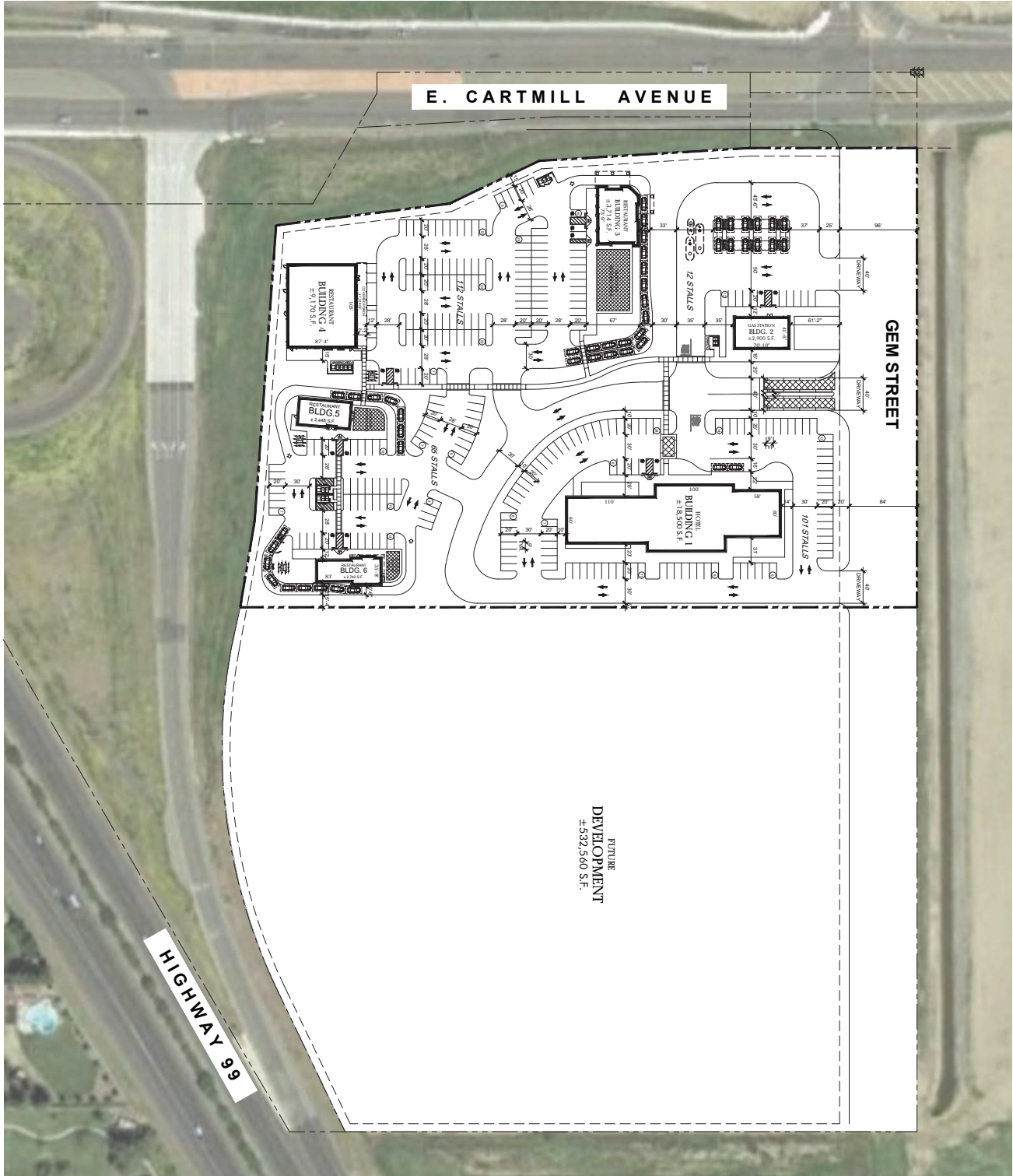
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GRAHAM & ASSOCIATES

FOR SALE OR LEASE

UNION CROSSINGS SHOPPING CENTER J STREET & CROSS AVENUE ■ TULARE, CA

SITE PLAN



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AERIAL MAP



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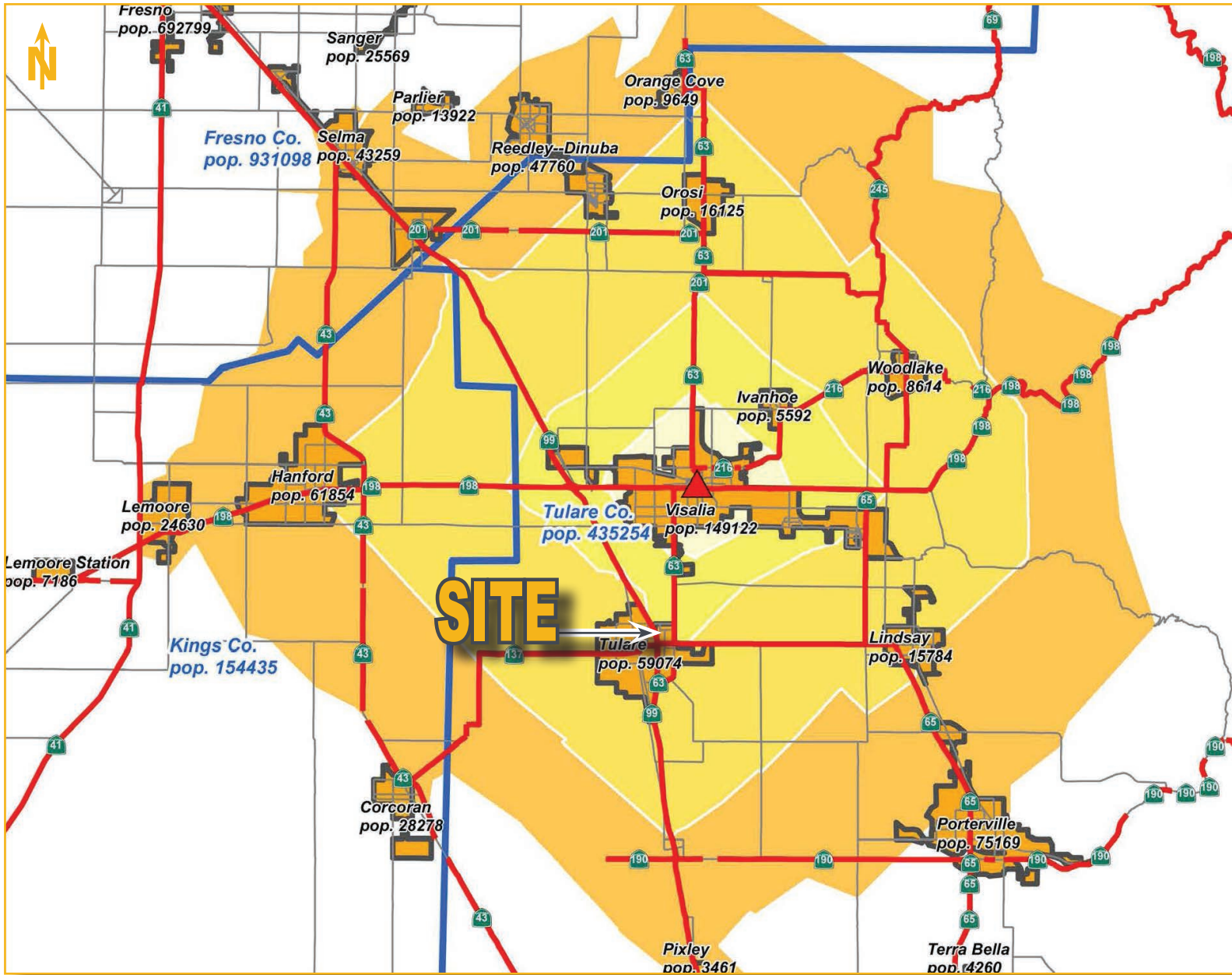
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CITY OF TULARE MARKET TRADE AREA



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J STREET & CROSS AVENUE ■ TULARE, CA

TRADE AREA POLYGON MAP

DEMOGRAPHICS SUMMARY

- POPULATION: 344,374
- AVERAGE ANNUAL HOUSEHOLD INCOME: \$63,121



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