



Prime Retail Space For Lease

TULARE PAVILIONS



Location: NWC of Prosperity Avenue and Hillman Street in Tulare, California

Traffic Counts:	Prosperity Avenue	33,926 ADT (2015)
	Hillman Street	19,663 ADT (2013)
	Highway 99 (@ Prosperity)	60,500 ADT (2016)
	Total	114,089 ADT

Source: City of Tulare, Caltrans

Demographics:	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	12,506	38,735	64,077	76,760
Avg HH Income	\$92,105	\$72,781	\$67,847	\$71,015

Property Features:

- Anchored by Big Lots, Ross, dd's Discounts ALDI (Proposed), Dollar Tree, and Harbor Freight Tools
- Neighboring retailers include: Wal-Mart, Foods Co, Home Depot, CVS Pharmacy, Lowe's, Walgreens, 99¢ Only Stores, and Smart & Final Extra
- Co-tenants include: Carl's Jr., Del Taco, Sally Beauty, Jamba Juice, CosmoProf, Blaze Pizza, and Deli Delicious
- High rate of residential growth in the immediate area



COMMERCIAL | RETAIL ASSOCIATES

PHONE **559/650.1300** FAX **559/650.1311**

680 West Shaw Avenue, Suite 202 | Fresno, California 93704
www.RetailAssociates.com

Bryan Cifranic

Direct Line: 559/650.1316
bcifranic@retailassociates.com
DRE License # 01809130

Shane Anderson

Direct Line: 559/650.1305
sanderson@retailassociates.com
DRE License # 01422414

Doug Cords

Direct Line: 559/650.1307
dcords@retailassociates.com
DRE License # 01264420

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License #01121565.





Prime Retail Space For Lease

TULARE PAVILIONS



Tulare Pavilions Shopping Center

Description:

Located at the epicenter of regional retail activity at the intersection of Prosperity Avenue and Hillman Street in Tulare. The site benefits from excellent daytime population and high traffic counts. The immediate access to Highway 99, via the Prosperity Avenue on/off ramps, opens the trade area up to neighboring communities. Tulare Pavilions is situated within a high residential growth area, and at the gateway to the Tulare Outlets and Galaxy Theater.

Location:

NWC of Prosperity and Hillman in Tulare, California

Availability:

1549 Hillman	± 2,963 SF - In-Line
1545 Hillman	± 1,067 SF - In-Line



COMMERCIAL RETAIL ASSOCIATES

Bryan Cifranic

Direct Line: 559/650.1316
bcifranic@retailassociates.com
DRE License # 01809130

Doug Cords

Direct Line: 559/650.1307
dcords@retailassociates.com
DRE License # 01264420

Shane Anderson

Direct Line: 559/650.1305
sanderson@retailassociates.com
DRE License # 01422414

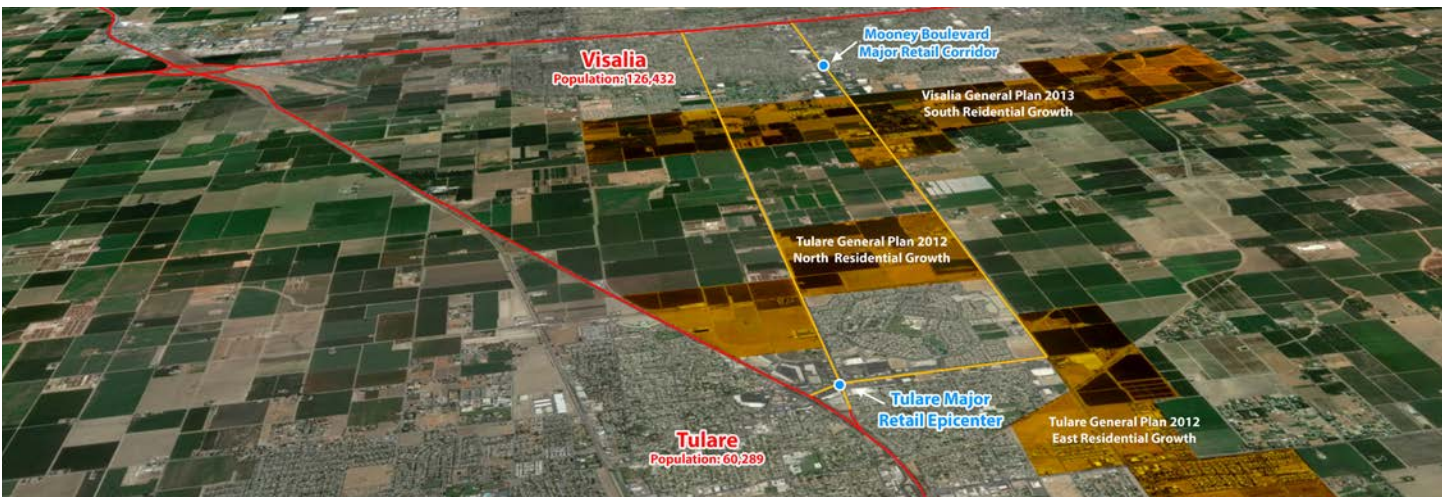
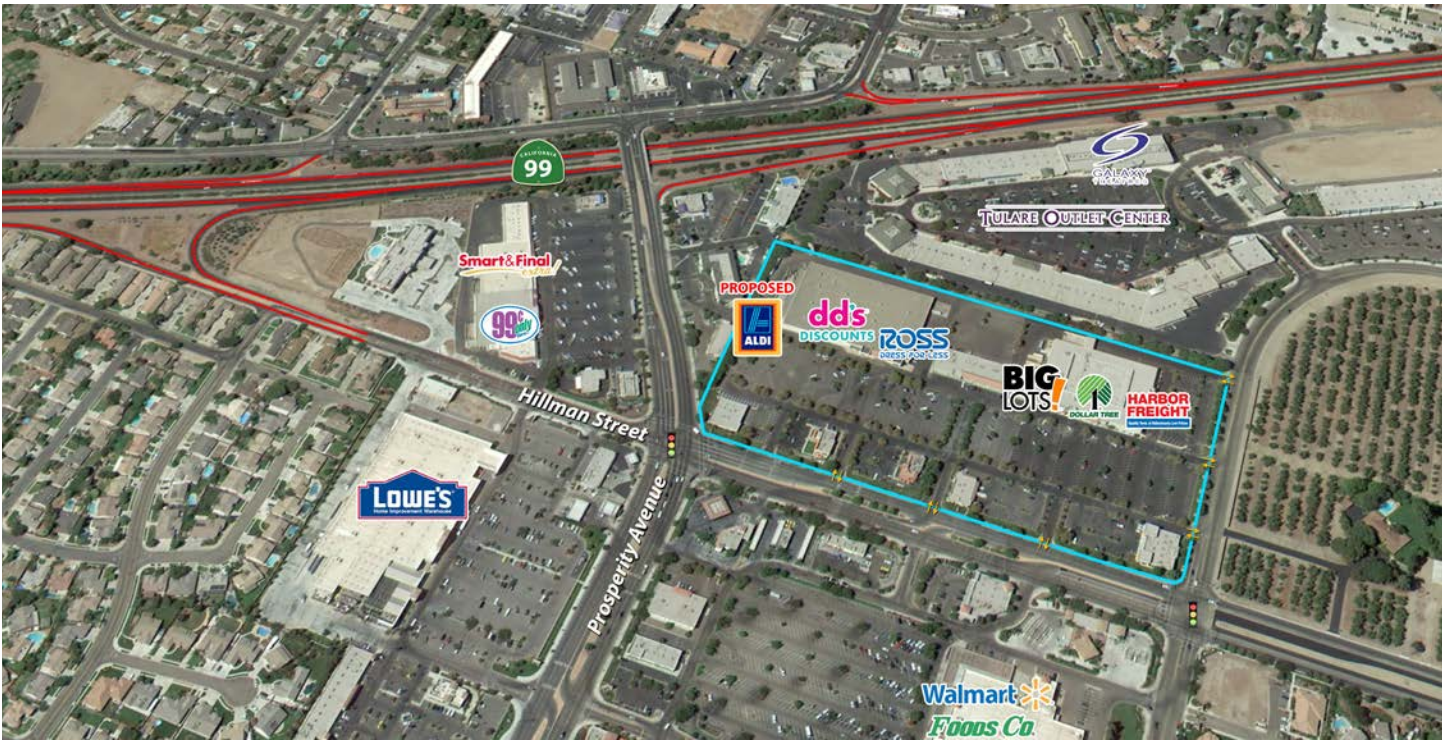
All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License #01121565.





Prime Retail Space For Lease

TULARE PAVILIONS



COMMERCIAL RETAIL ASSOCIATES

Bryan Cifranic
Direct Line: 559/650.1316
bcifranic@retailassociates.com
DRE License # 01809130

Doug Cords
Direct Line: 559/650.1307
dcords@retailassociates.com
DRE License # 01264420

Shane Anderson
Direct Line: 559/650.1305
sanderson@retailassociates.com
DRE License # 01422414

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License #01121565.

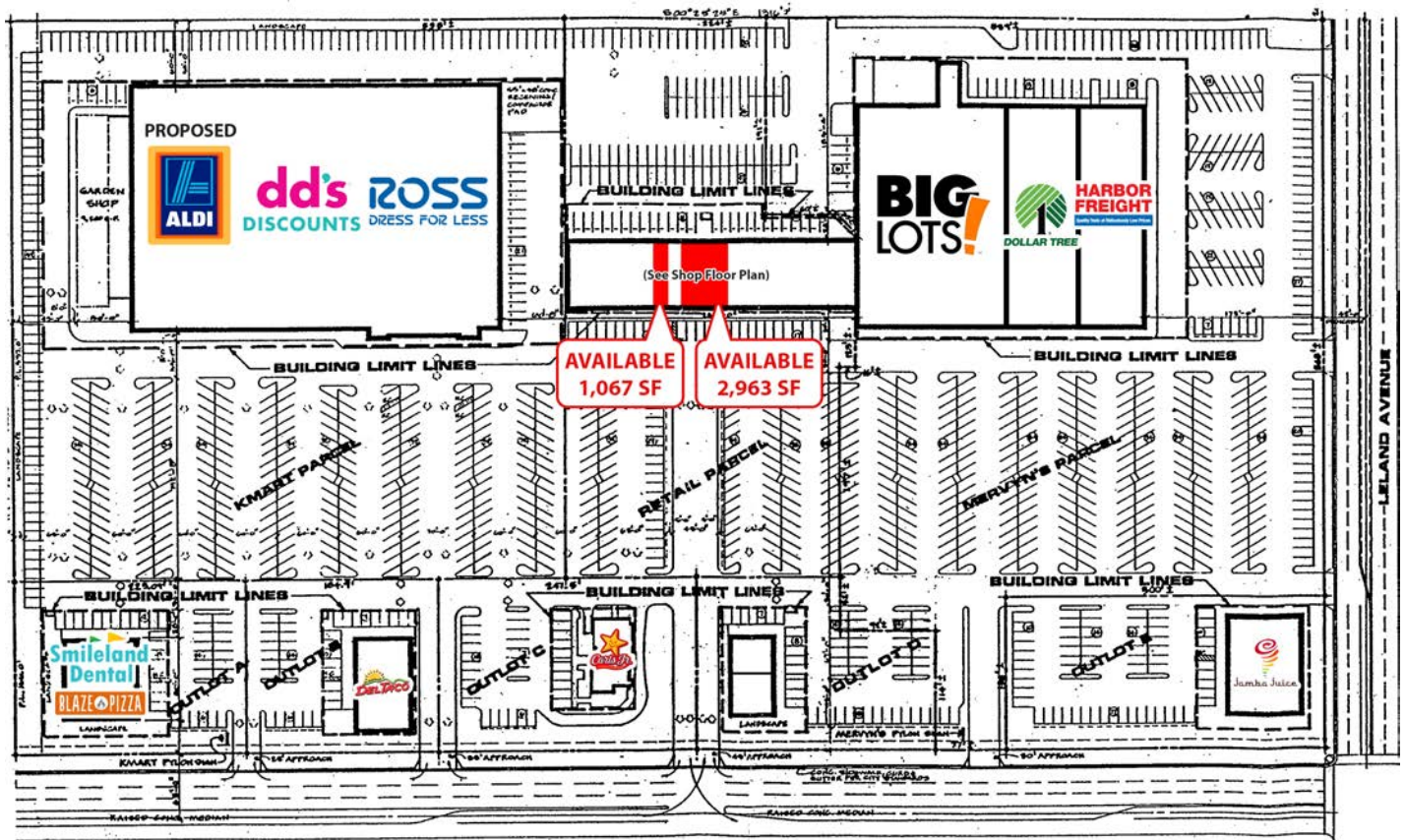




Prime Retail Space For Lease

TULARE PAVILIONS

Site Plan



Major Anchors

Ross/dd's/Aldi	± 95,665 SF
Big Lots	± 36,000 SF
Dollar Tree	± 10,000 SF
Harbor Freight	± 16,500 SF

Retail Shops

1531 Quality Cleaners	± 2,185 SF	1549 Available	± 2,963 SF
1535 Liberty Tax	± 1,050 SF	1555 Springleaf	± 1,400 SF
1537 Tokyo Place	± 1,400 SF	1559 Eyebrow Threading	± 1,050 SF
1541 Sally Beauty	± 1,400 SF	1561 CosmoProf	± 2,450 SF
1543 Nail Salon	± 1,050 SF	1565 Reflexology	± 1,200 SF
1545 Available	± 1,067 SF	1575 #1 Sports Fan	± 2,113 SF
1547 Check n' Go	± 970 SF		

Retail Pads

Blaze Pizza	± 2,000 SF
Smileland Dental	± 4,000 SF
Del Taco	± 3,400 SF
Carl's Jr.	± 2,377 SF
Deli Delicious	± 1,640 SF
Tulare Urgent Care	± 2,360 SF
Jamba Juice	± 1,500 SF
Compadres Restaurant	± 5,500 SF



COMMERCIAL RETAIL ASSOCIATES

Bryan Cifranic

Direct Line: 559/650.1316
bcifranic@retailassociates.com
DRE License # 01809130

Doug Cords

Direct Line: 559/650.1307
dcords@retailassociates.com
DRE License # 01264420

Shane Anderson

Direct Line: 559/650.1305
sanderson@retailassociates.com
DRE License # 01422414

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License #01121565.





Prime Retail Space For Lease

TULARE PAVILIONS



Shop Space Floor Plan



COMMERCIAL RETAIL ASSOCIATES

Bryan Cifranic
 Direct Line: 559/650.1316
 bcifranic@retailassociates.com
 DRE License # 01809130

Doug Cords
 Direct Line: 559/650.1307
 dcords@retailassociates.com
 DRE License # 01264420

Shane Anderson
 Direct Line: 559/650.1305
 sanderson@retailassociates.com
 DRE License # 01422414

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License #01121565.

