

# PROMINENT RETAIL END CAP FOR LEASE



FORMER  
**ROGERS**  
JEWELRY CO.



C O M M E R C I A L

R E T A I L  
A S S O C I A T E S

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### Property Facts & Figures

<b>Location:</b>	2007 Caldwell Avenue, Visalia, CA 93277 (Just east of Mooney Boulevard)		
<b>Building Area:</b>	± 9,850 Square Feet		
<b>Land Area:</b>	± 30,499 Square Feet		
<b>Zoning:</b>	CR (Regional Retail Commercial, City of Visalia)		
<b>Available Space:</b>	±5,000 Square Feet (Former Rogers Jewelers) <i>The adjacent 2,100 square foot space can also be made available for a contiguous 7,100 square feet.</i>		
<b>Traffic Counts:</b>	Mooney Boulevard:	31,500 ADT (2017)	
	Caldwell Avenue:	23,000 ADT (2017)	
	Total:	54,500 ADT	
	<i>Source: Caltrans, City of Visalia</i>		

<b>Demographics:</b>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
2019 Population	11,828	75,890	144,528	249,144
2019 Average Household Income	\$79,736	\$77,469	\$78,024	\$72,899
Projected Annual Population Growth (2019-2024)	0.7%	0.7%	0.7%	0.7%

#### City of Visalia Population:

2000 Census Population	96,466 (+25% from 1990)
2010 Census Population	124,498 (+29%)
2019 Estimate Population	134,747 (+8%)
2024 Projected Population	140,266 (+4%)

**Regional Trade Area Population:** 596,523

#### Overview:

- Positioned one parcel east of Tulare County's highest trafficked intersection
- Proximate retailers include Walmart Supercenter, Burlington Coat Factory, Ashley Furniture, Dollar Tree, BevMo, Petco, dd's Discounts, Smart & Final Extra, Party City, Dick's Sporting Goods, Home Goods, DSW, Staples, Hobby Lobby, Marshall's, Bed Bath & Beyond and many more
- Available summer 2020



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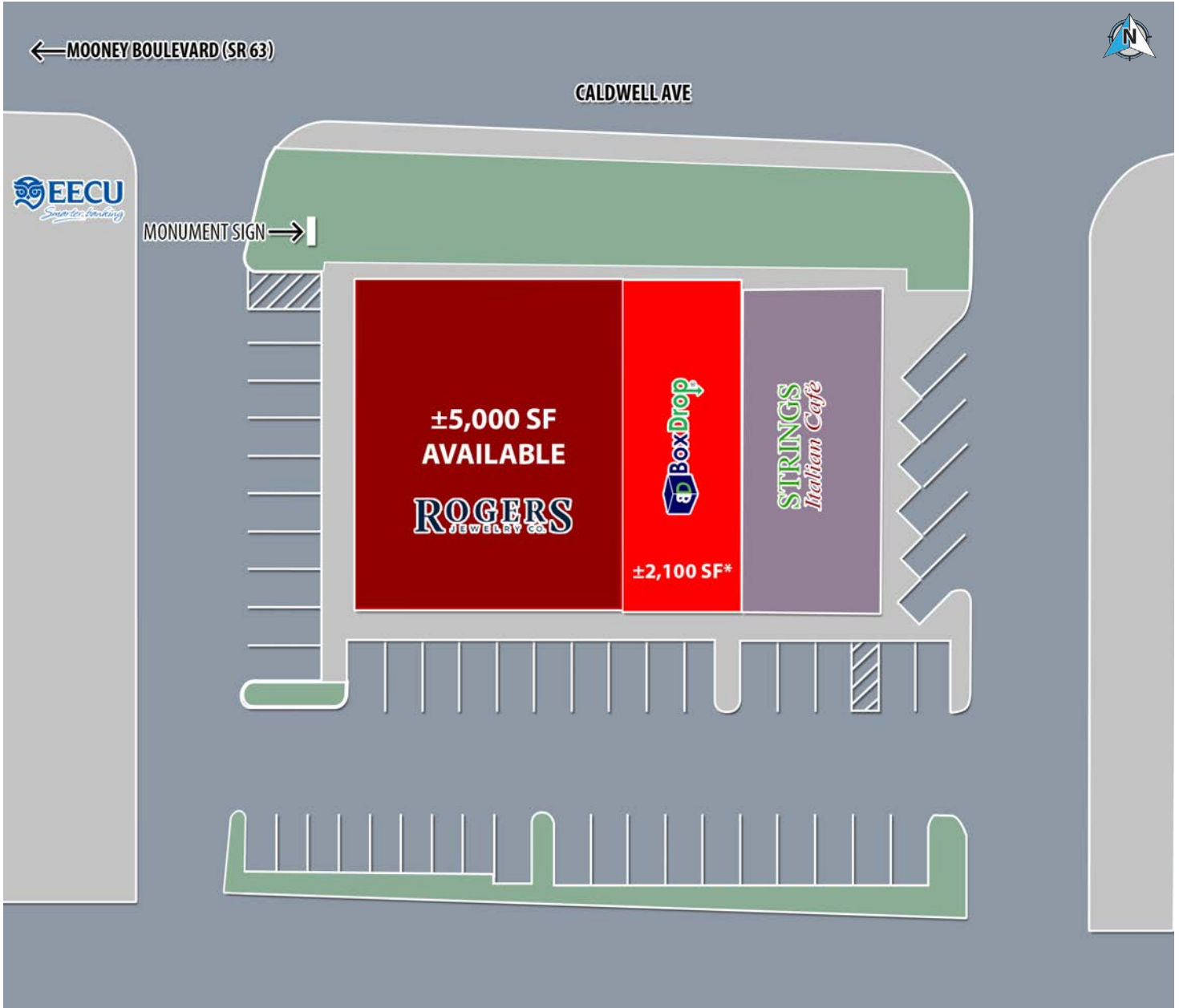
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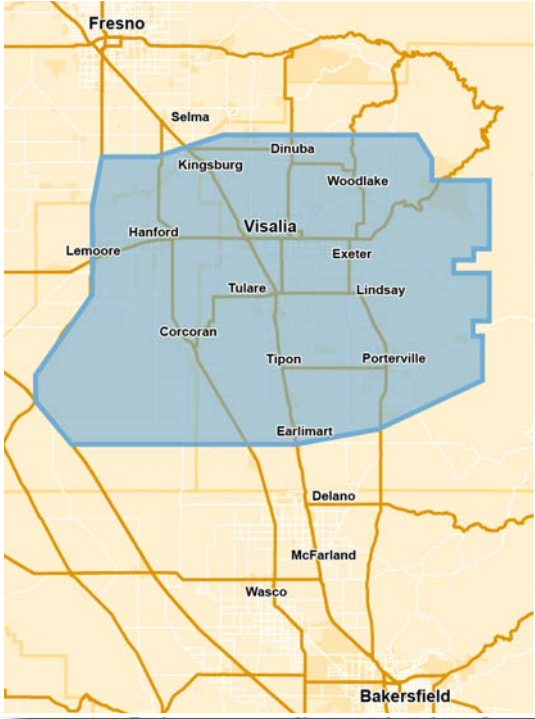
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## Visalia Regional Trade Area

Visalia draws shoppers from a polygon roughly 45 miles wide and 20 miles in either direction to the north and south of the city. It includes the surrounding towns of Porterville, Dinuba, Hanford, Lemoore, Tulare, and Kingsburg. Regional retailers locating in Visalia have a trade area of approximately 600,000 people based on drive-times to Visalia and split between locations in Fresno (40 miles north) and Bakersfield (65 miles south).

## Regional Trade Area Demographics:

2019 Estimated Population	596,523
2024 Projected Population	617,541
2010 Census Population	570,661
2000 Census Population	474,338
2019 Estimated Median Age	31.1
2019 Est. Average HH Income	\$68,474
2019 Est. Median HH Income	\$55,585



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## Vertical Aerial



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