

NEW SHOPPING CENTER ANCHORED BY CVS | TULARE, CA



Location: SWC Bardsley Ave & Mooney Blvd,
Tulare, California

Available: Shops -- ±1,200 - ±5,250 SF
Pads for Sale, Ground Lease or Built-to-Suit
Anchor -- up to ±20,000 SF

Timing: Spring 2020

Traffic:	Bardsley Ave	10,038 ADT
	Mooney Blvd	8,852 ADT
	Total	18,890 ADT

Highlights:

- New Shopping Center Anchored by existing CVS
- Only anchored shopping center within 2-mile radius
- 14,773 people living within 1-mile with over 1,000 new homes planned or under construction
- Newest K-8 and High Schools built in Tulare, 0.6 miles away with a combined enrollment of 2,563 students
- New College of the Sequoias Tulare Campus, 1-mile to the east. Additional 3,391 students. Campus is over 500 acres



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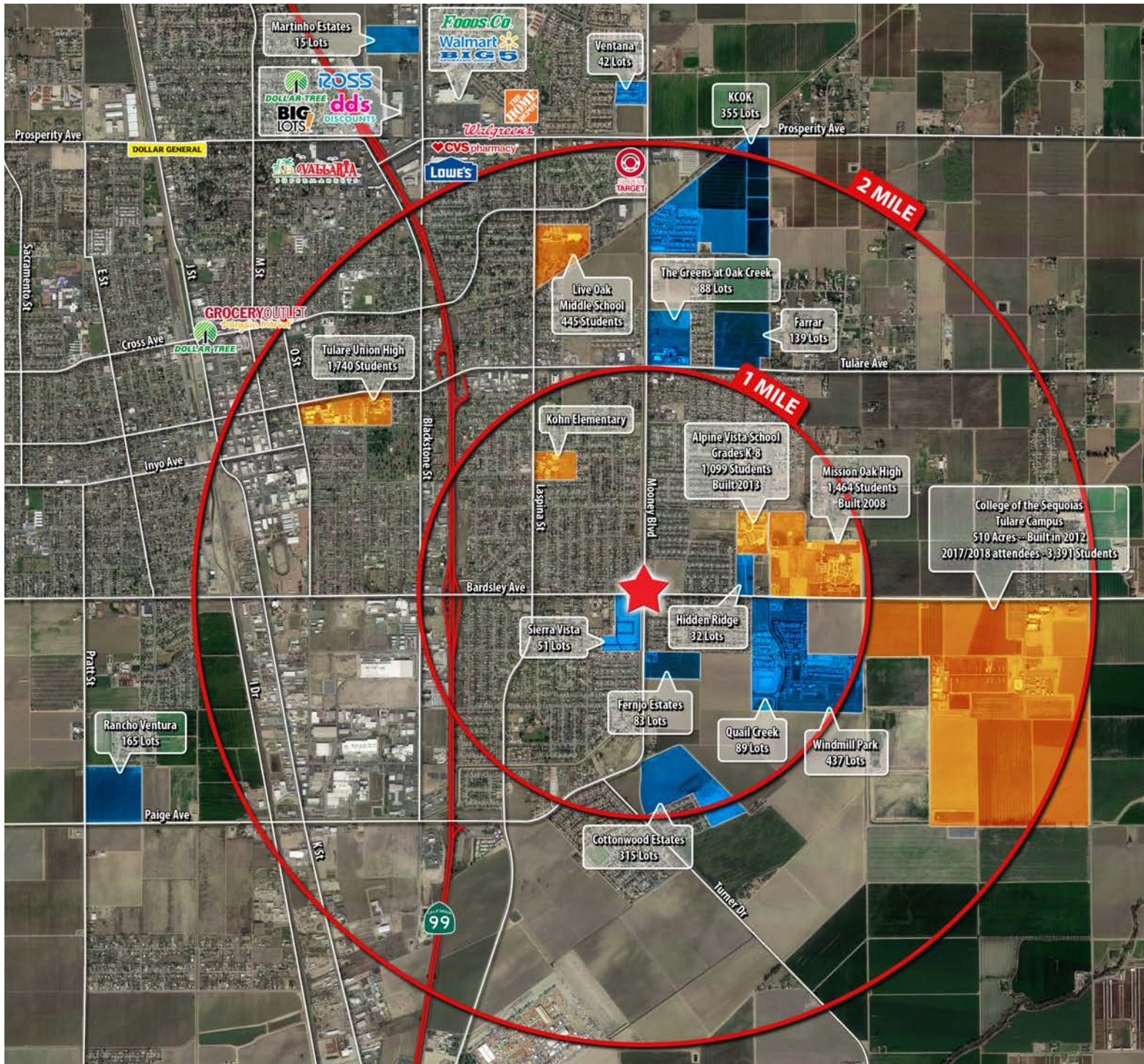
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Demographics

Population	
1-mile	14,796
2-mile	29,344
3-mile	52,251
Employees	
1-mile	670
2-mile	10,023
3-mile	18,980
Avg Household Income	
1-mile	\$69,949
2-mile	\$69,194
3-mile	\$68,010

Drive Time Demographics

Population	
5-minutes	18,211
8-minutes	31,052
10-minutes	43,223
Employees	
5-minutes	1,941
8-minutes	10,150
10-minutes	17,825
Avg Household Income	
5-minutes	\$70,005
8-minutes	\$70,358
10-minutes	\$71,301

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