



INVESTMENT OPPORTUNITY

Shops at Visalia Pavilion

TROPHY MULTI-TENANT RETAIL INVESTMENT

km Kidder
Mathews


The Offering

Kidder Mathews is pleased to offer to qualified investors the opportunity to acquire the 100% fee-interest in the Shops at Visalia Pavilion. This offering represents a unique opportunity to acquire a high-image, quality constructed asset with a tenant roster comprised of desirable “internet resistant” national, regional and local tenancy in addition to a passive net ground lease to a highly popular multi-location restaurant chain.

The Shops at Visalia Pavilion consists of four (4) buildings totaling ±33,359 SF on five (5) separate land parcels within an extremely high-volume WinCo anchored shopping center. Constructed in 2007, the single-story improvements include two (2) multi-tenant freestanding pad buildings, one (1) multi-tenant in-line (adjacent to WinCo) and a freestanding single-tenant building at the prime corner location. Construction for the multi-tenant buildings are primarily wood frame with stucco exteriors enhanced with aluminum frame glazed mullion store fronts with architectural stone elements. The single-tenant restaurant was a build-to-suit for the existing tenant and is highly-improved with wood frame & logs with stained trusses, Hardi-Plank siding and a slate-style concrete roof system.

Presently, the asset is 92% occupied by a complimentary mix of fourteen (14) national, regional and local tenants occupying space ranging from 1,000 to 6,852 SF. The only two (2) available suites are second-generation build-out which will minimize tenant improvement costs. Existing tenancy at the Shops at Visalia Pavilion include an extremely high-volume Starbucks (with drive-thru), Subway, T-Mobile, Great Clips, Papa Murphy’s Pizza, Fast Signs and Caldwell Pet Hospital. Additionally, the offering includes the signalized, hard-corner pad which is ground-leased on a long-term basis to the popular Tahoe Joe’s Steakhouse. Neighboring tenants within the larger project and not part of the offering include WinCo, Sonic (drive-thru) and Premier Medical. Notable tenant within the immediate trade-area include Home Depot, Walmart, Costco, Best Buy, Lowes and Dick’s Sporting Goods.

PROPERTY DESCRIPTION

Property Address	3833, 3837, 3927, 4015 W Caldwell Avenue Visalia, CA 93277
Auction Site	
Occupancy	92%
Zoning	CCM (Community Commercial)
Improved Area	±33,359 SF
Site Acres	3.75 AC
Year Built	2007
Construction	Concrete slab foundation; wood frame, and stucco exterior with aluminum framed glazed mullion store fronts
Parking	±883 (Entire Center)
APN Numbers	119-340-004, 119-340-016, 119-340-017, 119-340-018, 119-730-010
Access	Ingress and Egress from Caldwell Avenue, Chinowth Street, and South Demaree Street
Frontage	665’ along W Caldwell Avenue; 580’ along Chinowth Street

ASKING PRICE

BEST OFFER

Year 1 Estimated NOI

\$669,497

Year 3 Estimated NOI

\$690,271

Year 5 Estimated NOI


\$733,437

**WinCo
FOODS**
(NOT A PART)

**CALDWELL
PET HOSPITAL**
We Love Your Pets. We Love You Too.

**PREMIER
MEDICAL GROUP**
(NOT A PART)

Diana Murphys
TAKE 'N BAKE PIZZA
personalexpress
PERSONALIZED
FAST SIGNS
More than fast. More than signs.
THE BONE STORE
Building the Comfort Centers

T-Mobile

GREAT CLIPS
for hair
SUBWAY

Tahoe Joe's
Famous Steakhouse

W Caldwell Ave

Chinoweth St



Site Plan



Representative Tenant Summaries



STARBUCKS
starbucks.com

Starbucks Corporation is an American global coffee company and coffeehouse chained based in Seattle, Washington. Starbucks is the largest coffeehouse company in the world ahead of UK rival Costa Coffee, with 21,536 stores in 64 countries and territories, including 12,218 in the United States, 1,716 in China, 1,330 in Canada, 1,079 in Japan, and 808 in the United Kingdom.

Starbucks has a strong presence both in the US and in the global marketplace due in part to its rapid growth over the last few decades. In the 1990's, Starbucks was opening a new store every workday, a pace that continued into the 2000's.



TAHOE JOE'S
tahoejoes.com

Tahoe Joe's Famous Steakhouse was founded in 1996 and is based out of Fresno, CA, where the first location was established. The company operates as a subsidiary Food Management Partners (FMP), a multi-concept developer and operator of independent restaurant chains. With the addition of Ovation Brands, the FMP portfolio is comprised of roughly 500 restaurants and over \$1 billion in annual sales.

First opened in July 2007, the Tahoe Joe's Visalia location is comparable to newer locations by offering guests a welcoming open fireplace, full bar, an open patio area, 4 flat screen televisions as well as additional dining areas for large parties.



T-MOBILE
tmobile.com

T-Mobile US, Inc. (NASDAQ: "TMUS") is a national provider of wireless voice, messaging and data services capable of reaching over 300 million Americans. As America's Un-carrier, T-Mobile US, Inc. (NASDAQ: TMUS) is redefining the way consumers and businesses buy wireless services through leading product and service innovation. The Company's advanced nationwide 4G LTE network delivers outstanding wireless experiences to 67.4 million customers who are unwilling to compromise on quality and value. Based in Bellevue, Washington with nearly 50,000 employees, T-Mobile US provides services through its subsidiaries and operates its flagship brands, T-Mobile and MetroPCS.



SUBWAY
subway.com

Back in 1965, Fred DeLuca set out to fulfill his dream of becoming a medical doctor. Searching for a way to help pay for his education, a family friend suggested he open a submarine sandwich shop.

Today, the SUBWAY® brand is the world's largest submarine sandwich chain with more than 44,000 locations around the world. We've become the leading choice for people seeking quick, nutritious meals that the whole family can enjoy. From the beginning, Fred has had a clear vision for the future of the SUBWAY® brand.



GREAT CLIPS
greatclips.com

With 3,900 franchised salons throughout the United States and Canada, Great Clips is the world's largest salon brand. Great Clips franchisees employ 35,000 stylists who receive ongoing training to learn advanced skills and the latest trends. Our salon owners and corporate office are dedicated to our salon communities with a focus on philanthropic and volunteer activities.



Shops at Visalia Pavilion

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