

TULARE PAVILIONS

**FOR
LEASE**

Neighboring
Retailers
Include:



680 W. Shaw, Suite 202
Fresno, CA 93704



NWC of Prosperity & Hillman, Tulare, CA 93274

Co-Tenants
Include:



Traffic Counts:

Prosperity Ave: 33,500 ADT (2007)

Hillman Street: 19,000 ADT (2009)

Highway 99: 54,000 ADT (2009)
Source: City of Tulare, CA

Demographics:

	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>
<u>Population:</u>	9,004	30,656	49,076
<u>Average HH Income:</u>	\$59,415	\$51,253	\$51,269

Average HH Income:

For Further Information, Please Contact:

Bryan Cifranic DRE #01809130

Shane Anderson DRE #01422414

Doug Cords DRE #01264420

(559) 650-1300

Location, demographics and site plan information is supplied by sources believed to be reliable. However, we can not guarantee its accuracy and make no warranty or representation as to its veracity. It 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. We include projections, opinions, assumptions or estimates for example only, and these may not represent current or future performance of the property. (Corporate DRE # 01121565)

PROPERTY OVERVIEW:

- ◆ Anchored by K-Mart and co-anchored by Big Lots. Neighboring tenants at the intersection that include Wal-Mart, Foods Co, Home Depot, CVS, Lowe's, Walgreens, 99 Cent Only Stores and Smart & Final.
- ◆ Co-tenants include Carl's Jr., Del Taco, Blockbuster Video, Radio Shack, Payless Shoes, Sally Beauty, Jamba Juice and other national, regional and strong local tenants.
- ◆ The adjacent Preferred Outlets Center has an established trade area of 1.85 million people within a one hour drive time. Tulare is an hour's drive from the south side of Bakersfield or the north side of Fresno.
- ◆ The state-of-the-art 10 screen Galaxy Theater located in the Preferred Outlets Center brings in over 450,000 visitors to the area annually.
- ◆ Exploding residential growth in the immediate area. Projected residential unit activity of 2,447 new units.

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TULARE PAVILION
TENANT LIST

Major 1	K-Mart	86,479
Major 2	Big Lots AVAILABLE ANCHOR SPACE (Separate Ownership)	26,386 36,561

<u>Retail Shops</u>	<u>Tenant</u>	<u>Square Feet</u>
1531	Lucky Liquors	2,185
1535	AVAILABLE	1,050
1537	Tokyo Bowl	1,400
1541	Sally Beauty Supply	1,400
1543	Nail Salon	1,050
1545	Turamerica	1,067
1547	Check n'Go	870
1549	Payless Shoe Source	2,963
1555	American General Finance	1,400
1559	AVAILABLE	1,050
1561	AVAILABLE	2,450
1565	AVAILABLE	1,200
1575	AVAILABLE	2,113
	Total Shops	20,198

Can be
combined up
to 6,813 SF

<u>Retail Pads</u>	<u>Tenant</u>	<u>Square Feet</u>
Pad A	Blockbuster Video	6,000
Pad B	Del Taco	3,400
Pad C	Carl's Jr.	2,377
Pad D	AVAILABLE	1,200
	Radio Shack	2,800
Pad E	Jamba Juice	1,500
	AVAILABLE	1,182
	AVAILABLE	1,300
	AVAILABLE	1,600
	#1 Sports Fan	<u>1,418</u>
	Total GLA:	<u>189,454</u>

Can be
combined up
to 4,082 SF

Note: All information representation and projections shown in this brochure are based on information supplies by Owner or other sourced deemed to be reliable and are not warranted by Commercial Retail Associates, Inc.

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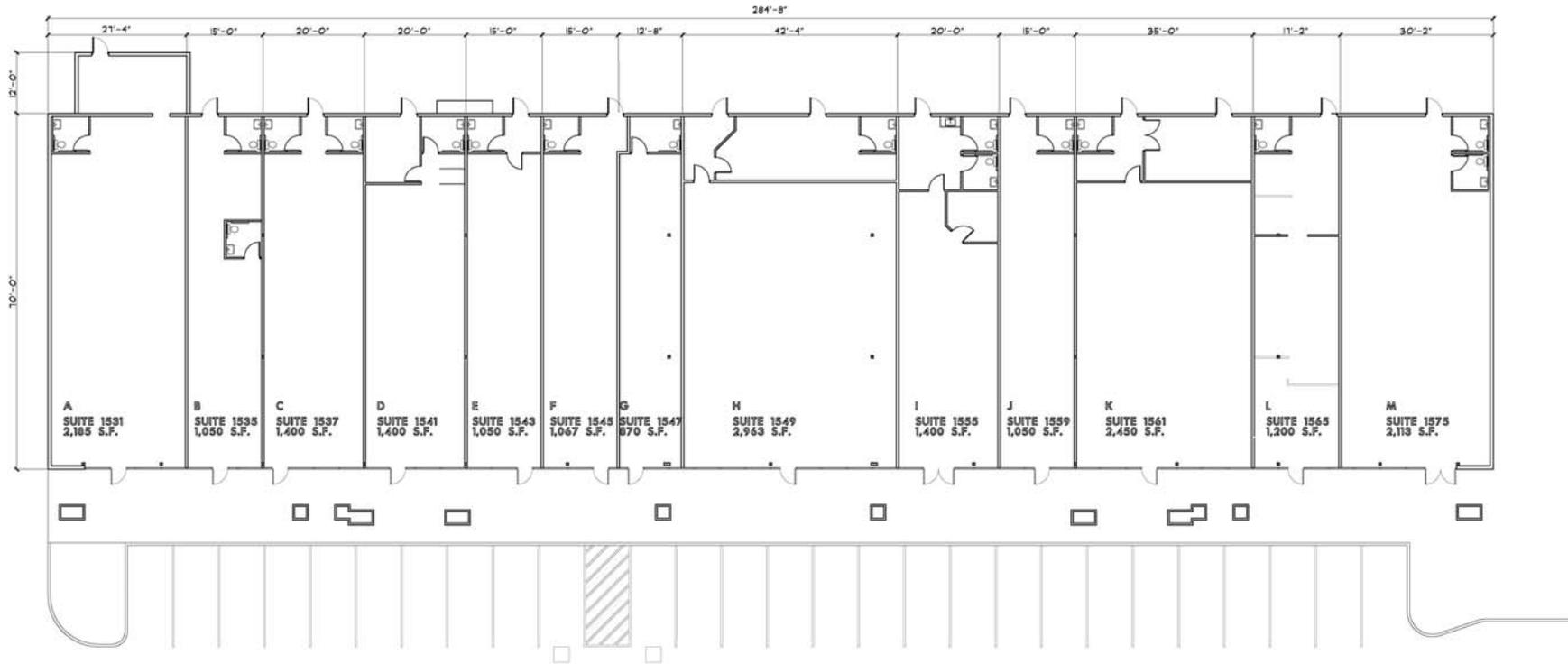
Commercial Retail Associates, Inc.

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TULARE PAVILION SHOPS



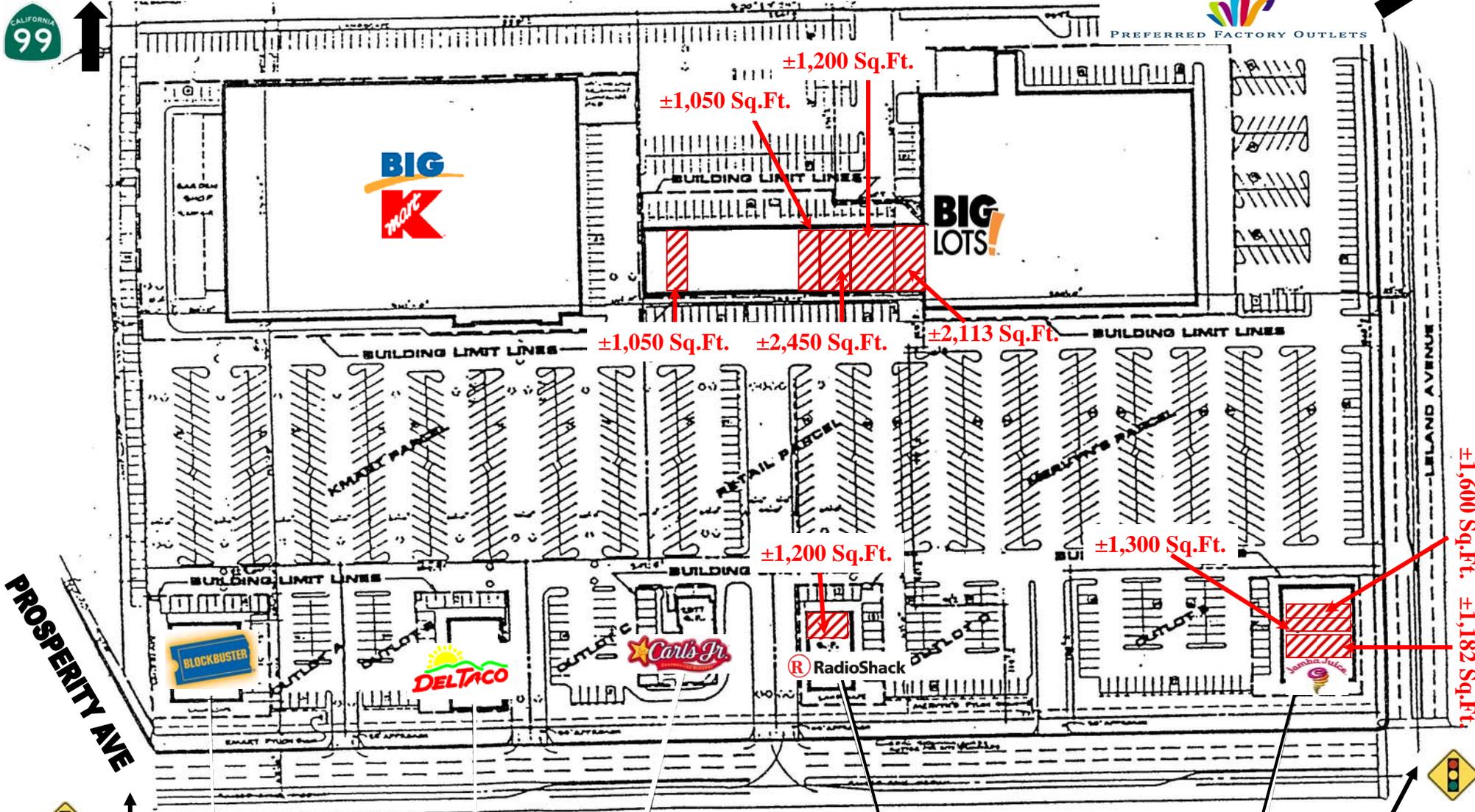
LEGEND

A. Lucky Liquors (AVAILABLE) 2,185 sq. ft.
B. AVAILABLE 1,050 sq. ft.
C. Tokyo Bowl 1,400 sq. ft.
A. Sally Beauty Supply 1,400 sq. ft.
E. Nail Salon 1,050 sq. ft.
A. Turamerica 1,067 sq. ft.

G. Check N' Go 870 sq. ft.
H. Payless ShoeSource 2,963 sq. ft.
I. American General Finance 1,400 sq. ft.
J. AVAILABLE 1,050 sq. ft.
K. AVAILABLE 2,450 sq. ft.
L. AVAILABLE 1,200 sq. ft.
M. AVAILABLE 2,113 sq. ft.



PREFERRED FACTORY OUTLETS



PROSPERITY AVE

$\pm 1,600$ Sq.Ft. $\pm 1,182$ Sq.Ft.

FULLY SIGNALIZED INTERSECTION

SHOP PAD E FULLY SIGNALIZED INTERSECTION

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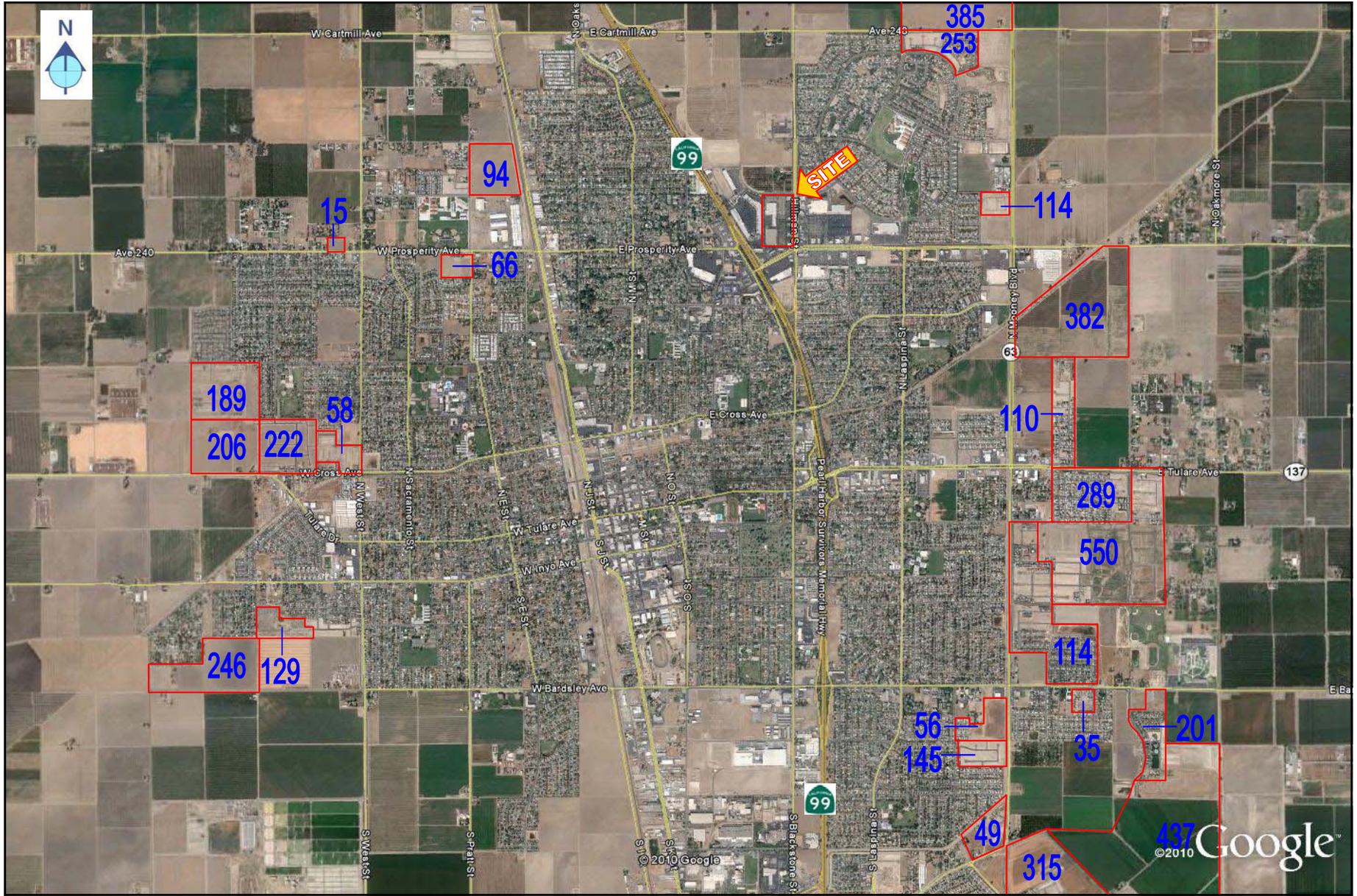
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COMMERCIAL RETAIL ASSOCIATES

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City of Tulare Residential Activity



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FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared For

Commercial Retail Associates, Inc.

Lat/Lon: 36.22575/-119.330848



RF1

Prosperity Avenue & Hillman Street Tulare, California		1.00 mi radius	2.00 mi radius	3.00 mi radius
POPULATION	2007 Estimated Population	9,004	30,656	49,076
	2012 Projected Population	9,604	32,693	52,697
	2000 Census Population	8,037	27,347	43,306
	1990 Census Population	7,525	23,398	35,158
	Historical Annual Growth 1990 to 2007	1.2%	1.8%	2.3%
	Projected Annual Growth 2007 to 2012	1.3%	1.3%	1.5%
HOUSEHOLDS	2007 Est. Households	3,111	9,687	14,626
	2012 Proj. Households	3,248	10,110	15,376
	2000 Census Households	2,890	9,001	13,436
	1990 Census Households	2,676	7,994	11,494
	Historical Annual Growth 1990 to 2007	1.0%	1.2%	1.6%
	Projected Annual Growth 2007 to 2012	0.9%	0.9%	1.0%
AGE	2007 Est. Population 0 to 9 Years	13.7%	17.3%	18.4%
	2007 Est. Population 10 to 19 Years	14.5%	16.3%	17.2%
	2007 Est. Population 20 to 29 Years	14.3%	15.1%	15.6%
	2007 Est. Population 30 to 44 Years	18.5%	19.4%	20.0%
	2007 Est. Population 45 to 59 Years	20.1%	16.8%	15.7%
	2007 Est. Population 60 to 74 Years	11.0%	9.5%	8.6%
	2007 Est. Population 75 Years Plus	7.9%	5.6%	4.5%
	2007 Est. Median Age	35.9	30.9	29.1
MARITAL STATUS & SEX	2007 Est. Male Population	47.6%	48.3%	48.8%
	2007 Est. Female Population	52.4%	51.7%	51.2%
	2007 Est. Never Married	22.9%	26.0%	27.4%
	2007 Est. Now Married	53.6%	51.5%	51.6%
	2007 Est. Separated or Divorced	15.2%	15.2%	14.5%
	2007 Est. Widowed	8.3%	7.3%	6.5%
INCOME	2007 Est. HH Income \$200,000 or More	2.1%	1.7%	1.8%
	2007 Est. HH Income \$150,000 to 199,999	2.3%	1.6%	1.4%
	2007 Est. HH Income \$100,000 to 149,999	11.8%	8.7%	7.7%
	2007 Est. HH Income \$75,000 to 99,999	13.9%	11.0%	10.3%
	2007 Est. HH Income \$50,000 to 74,999	19.6%	17.8%	19.4%
	2007 Est. HH Income \$35,000 to 49,999	17.0%	15.1%	16.4%
	2007 Est. HH Income \$25,000 to 34,999	12.4%	12.9%	12.3%
	2007 Est. HH Income \$15,000 to 24,999	12.1%	14.1%	14.1%
	2007 Est. HH Income \$0 to 14,999	8.8%	17.1%	16.5%
	2007 Est. Average Household Income	\$ 59,415	\$ 51,253	\$ 51,269
	2007 Est. Median HH Income	\$ 51,313	\$ 43,233	\$ 43,157
	2007 Est. Per Capita Income	\$ 21,579	\$ 16,626	\$ 15,624
	2007 Est. Number of Businesses	299	1,051	1,438
2007 Est. Total Number of Employees	2,993	8,699	13,443	

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RACE	2007 Est. White Population	86.6%	77.4%	74.6%
	2007 Est. Black Population	1.9%	2.9%	3.1%
	2007 Est. Asian & Pacific Islander	2.1%	2.5%	2.7%
	2007 Est. American Indian & Alaska Native	0.4%	0.5%	0.6%
	2007 Est. Other Races Population	9.0%	16.7%	19.0%
HISPANIC	2007 Est. Hispanic Population	2,704	14,048	24,902
	2007 Est. Hispanic Population Percent	30.0%	45.8%	50.7%
	2012 Proj. Hispanic Population Percent	34.8%	49.5%	54.0%
	2000 Hispanic Population Percent	22.2%	39.1%	44.5%
EDUCATION (Adults 25 or Older)	2007 Est. Adult Population (25 Years or Older)	5,819	18,007	27,801
	2007 Est. Elementary (0 to 8)	7.3%	15.4%	17.4%
	2007 Est. Some High School (9 to 11)	8.2%	11.7%	12.2%
	2007 Est. High School Graduate (12)	31.0%	31.5%	31.7%
	2007 Est. Some College (13 to 16)	27.2%	21.9%	21.4%
	2007 Est. Associate Degree Only	9.9%	7.9%	7.5%
	2007 Est. Bachelor Degree Only	12.0%	8.2%	7.1%
	2007 Est. Graduate Degree	4.3%	3.3%	2.9%
HOUSING	2007 Est. Total Housing Units	3,227	10,101	15,239
	2007 Est. Owner Occupied Percent	60.3%	54.8%	56.2%
	2007 Est. Renter Occupied Percent	36.1%	41.1%	39.8%
	2007 Est. Vacant Housing Percent	3.6%	4.1%	4.0%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	0.4%	1.0%	1.4%
	2000 Homes Built 1995 to 1998	2.9%	5.1%	6.7%
	2000 Homes Built 1990 to 1994	7.7%	10.7%	12.0%
	2000 Homes Built 1980 to 1989	30.8%	21.2%	19.9%
	2000 Homes Built 1970 to 1979	21.2%	21.2%	20.7%
	2000 Homes Built 1960 to 1969	11.2%	13.3%	13.2%
	2000 Homes Built 1950 to 1959	13.0%	14.6%	14.0%
	2000 Homes Built Before 1949	12.7%	12.9%	12.2%
HOME VALUES	2000 Home Value \$1,000,000 or More	0.2%	0.2%	0.1%
	2000 Home Value \$500,000 to \$999,999	0.7%	0.6%	0.4%
	2000 Home Value \$400,000 to \$499,999	0.3%	0.2%	0.2%
	2000 Home Value \$300,000 to \$399,999	0.7%	0.7%	0.5%
	2000 Home Value \$200,000 to \$299,999	8.0%	4.6%	3.4%
	2000 Home Value \$150,000 to \$199,999	15.1%	9.4%	6.5%
	2000 Home Value \$100,000 to \$149,999	39.9%	33.8%	31.2%
	2000 Home Value \$50,000 to \$99,999	34.4%	48.2%	54.8%
	2000 Home Value \$25,000 to \$49,999	0.6%	1.6%	2.1%
	2000 Home Value \$0 to \$24,999	0.2%	0.7%	0.7%
	2000 Median Home Value	\$ 115,534	\$ 105,989	\$ 100,642
	2000 Median Rent	\$ 528	\$ 379	\$ 363

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LABOR FORCE	2007 Est. Labor: Population Age 16+	7,004	22,324	34,937
	2007 Est. Civilian Employed	58.2%	53.7%	54.4%
	2007 Est. Civilian Unemployed	3.6%	4.8%	5.0%
	2007 Est. in Armed Forces	-	0.0%	0.0%
	2007 Est. not in Labor Force	38.2%	41.5%	40.6%
	2007 Labor Force: Males	47.3%	47.7%	48.3%
	2007 Labor Force: Females	52.7%	52.3%	51.7%
OCCUPATION	2000 Occupation: Population Age 16+	3,466	10,026	15,639
	2000 Mgmt, Business, & Financial Operations	12.7%	9.6%	8.2%
	2000 Professional and Related	17.4%	14.2%	13.0%
	2000 Service	14.3%	16.5%	16.9%
	2000 Sales and Office	29.5%	27.5%	27.5%
	2000 Farming, Fishing, and Forestry	2.9%	4.9%	5.9%
	2000 Construction, Extraction, & Maintenance	10.5%	11.0%	10.5%
	2000 Production, Transport, & Material Moving	12.6%	16.2%	17.9%
	2000 Percent White Collar Workers	59.6%	51.4%	48.7%
2000 Percent Blue Collar Workers	40.4%	48.6%	51.3%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	82.4%	78.6%	78.4%
	2000 Drive to Work in Carpool	12.3%	14.6%	14.2%
	2000 Travel to Work by Public Transportation	0.4%	0.9%	1.1%
	2000 Drive to Work on Motorcycle	0.3%	0.2%	0.4%
	2000 Walk or Bicycle to Work	1.0%	2.0%	2.2%
	2000 Other Means	0.9%	0.9%	0.9%
	2000 Work at Home	2.7%	2.8%	2.8%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	49.2%	46.1%	44.1%
	2000 Travel to Work in 15 to 29 Minutes	30.6%	33.2%	33.9%
	2000 Travel to Work in 30 to 59 Minutes	15.7%	16.1%	17.4%
	2000 Travel to Work in 60 Minutes or More	4.6%	4.7%	4.6%
	2000 Average Travel Time to Work	18.1	18.6	18.8
CONSUMER EXPENDITURE	2007 Est. Total Household Expenditure (in Millions)	\$ 153.0	\$ 429.8	\$ 649.2
	2007 Est. Apparel	\$ 7.3	\$ 20.7	\$ 31.3
	2007 Est. Contributions & Gifts	\$ 9.3	\$ 25.4	\$ 38.0
	2007 Est. Education & Reading	\$ 4.0	\$ 11.1	\$ 16.6
	2007 Est. Entertainment	\$ 8.5	\$ 23.8	\$ 35.9
	2007 Est. Food, Beverages & Tobacco	\$ 24.8	\$ 70.5	\$ 106.9
	2007 Est. Furnishings And Equipment	\$ 6.6	\$ 18.2	\$ 27.4
	2007 Est. Health Care & Insurance	\$ 11.0	\$ 31.2	\$ 47.1
	2007 Est. Household Operations & Shelter & Utilities	\$ 45.6	\$ 128.4	\$ 194.0
	2007 Est. Miscellaneous Expenses	\$ 2.6	\$ 7.3	\$ 11.0
	2007 Est. Personal Care	\$ 2.2	\$ 6.3	\$ 9.5
	2007 Est. Transportation	\$ 31.1	\$ 86.8	\$ 131.4

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