

# VISALIA PAVILION | 4041 W. CALDWELL, VISALIA, CA 93277

## Executive Summary



**LEASE RATE** **\$18.00 SF/YR**

### OFFERING SUMMARY

Available SF: 4,375 SF

Lease Rate: \$18.00 SF/yr (NNN)

Building Size: 300,000 SF

Zoning: Commercial Mixed-Use

Market: Tulare County

Submarket: Visalia/Tulare

### PROPERTY OVERVIEW

Small pad adjacent to Winco. Former children's gym, with Reception, 2 very large, separate spaces, office, (2) restrooms and washer/dryer hook up.

### PROPERTY HIGHLIGHTS

- Intersection has 2nd highest ADT's (37,000) in Tulare County
- WinCo has regional draw exceeding Tulare County, strong micro-market
- Excellent mix of tenants: Starbucks, Subway, Papa Murphy's, Medical Clinic, Nail & threading salons, Tahoe Joes, Asian & Mexican restaurants, Caldwell Vet, The Bone Store & Good Feet

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	3,155	40,767	78,602
Total Population	8,802	122,301	251,684
Average HH Income	\$63,467	\$68,819	\$64,549

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## Site Plan



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## Retailer Map



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Additional Photos

## 2017 Sales Ranking Report: Visalia to California

BUSINESS	Out of				BUSINESS	Out of			
	Rank	#	Location	%		Rank	#	Location	%
APPLEBEE'S	3	93	multiple	0.032	XXXX ULTA BEAUTY	28	99	Packwood	0.283
SAVE MART	5	87	multiple	0.057	XXXX IN-N-OUT BURGERS	44	151	Visalia Mall	0.291
RED ROBIN	4	60	Visalia Mall	0.067	XXXX COSTCO	29	95	Packwood	0.305
ROSS STORES	12	174	multiple	0.069	XXXX SMART & FINAL	44	140	multiple	0.314
LOWE'S	6	86	multiple	0.070	XXXX HOBBY LOBBY	12	38	Sequoia Mall	0.316
O'REILLY AUTO	22	225	multiple	0.098	XXXX VICTORIA'S SECRET	27	79	Visalia Mall	0.342
STARBUCKS	40	322	multiple	0.124	XXXX AEROPOSTLE	24	66	Visalia Mall	0.364
WAL MART	20	156	multiple	0.128	XXXX DICK'S SPORTING	14	38	Mooney	0.368
J C PENNEY	13	88	Visalia Mall	0.148	XXXX K MART STORES	26	70	Noble	0.371
WALGREEN'S	33	222	multiple	0.149	XXXX CVS/PHARMACY	103	274	multiple	0.376
THE HABIT BURGER	18	103	Mooney	0.175	XXXX PANERA BREAD	47	125	Packwood	0.376
HOMETOWN BUFFET	11	60	Mooney	0.183	XXXX BEST BUY STORES	46	115	Packwood	0.400
HARBOR FREIGHT	14	74	Mooney	0.189	XXXX KOHL'S	44	99	Mooney	0.444
CHUCK E CHEESE	14	67	Noble	0.209	XXXX PIER 1 IMPORTS	39	87	Packwood	0.448
TARGET STORES	38	168	multiple	0.226	XXXX PETSMAST	52	115	Packwood	0.452
MOR FURNITURE	3	12	Mooney	0.250	XXXX FAMOUS FOOTWEAR	48	101	multiple	0.475
JO-ANN FABRICS	19	75	Mooney	0.253	XXXX BURLINGTON COAT	28	58	Mooney	0.483
BUFFALO WILD WINGS	18	67	Packwood	0.269	XXXX CHIPOTLE MEX GRILL	93	191	Packwood	0.487
WINCO FOODS	9	32	Caldwell	0.281	XXXX KIRKLAND'S	13	26	Packwood	0.500

Chart shows Visalia locations 2017Q2 performance vs. the rest of CA

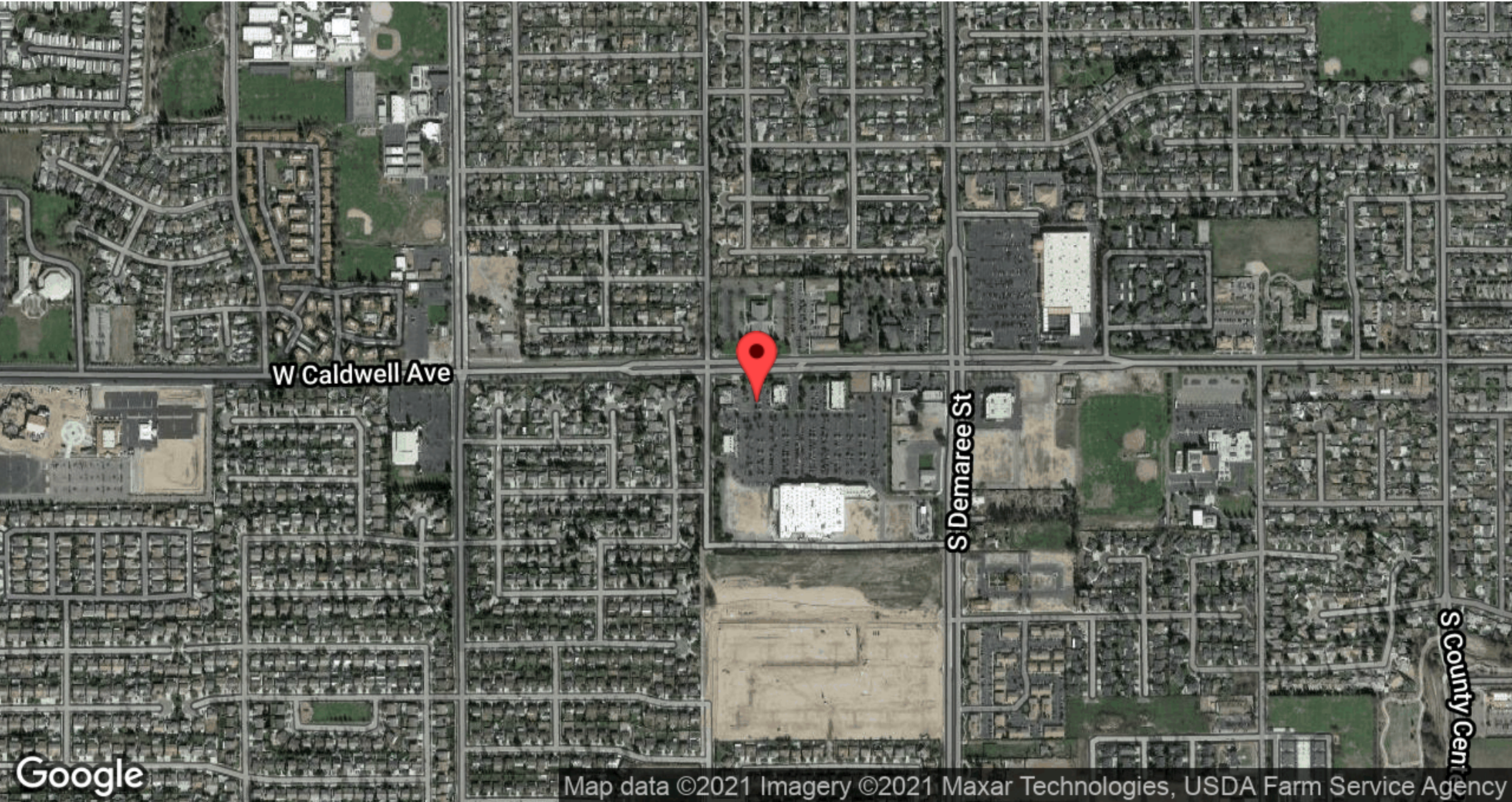
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## Location Maps



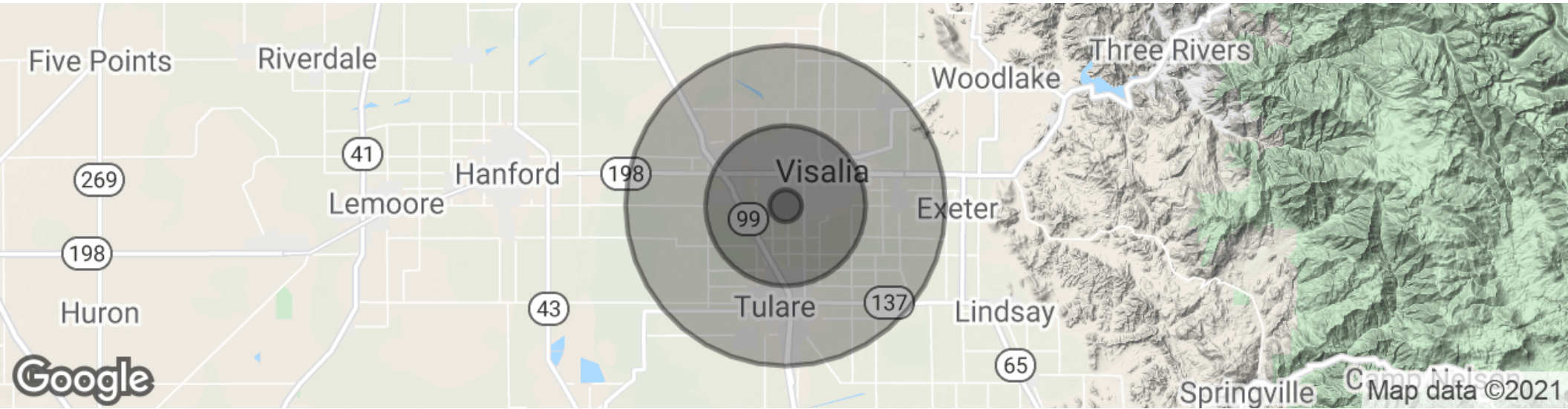
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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	8,802	122,301	251,684
Median age	32.8	32.4	30.8
Median age (Male)	31.2	31.7	30.2
Median age (Female)	34.8	33.7	31.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	3,155	40,767	78,602
# of persons per HH	2.8	3.0	3.2
Average HH income	\$63,467	\$68,819	\$64,549
Average house value	\$274,068	\$281,422	\$271,344

\* Demographic data derived from 2010 US Census

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