

For Lease - Build To Suit Opportunity Drive Through Restaurant Visalia, CA



EAST WALNUT & BEN MADDOX WAY VISALIA,CA
NEXT TO RITE-AID LOCATED AT 1735 E WALNUT

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SITE

11,200 ADT
E WALNUT AVE

8,490 ADT
S BEN MADDOX WAY





NDINUBA BLVD

63

216

LOWE'S



foodmaxx



Rosa's
ITALIAN RESTAURANT



RN MARKETS

Walmart
Neighborhood Market

Smart & Final



DOLLAR TREE



Walmart



Marie Callender's
Restaurant & Bakery

BEST BUY
MARKETS
SaveCo



Kaweah Health
Medical Group

Walgreens

11200 ADT
E WALNUT AVE

8490 ADT
S BEN MADDOCK WAY

SUBJECT
PROPERTY

VISALIA
MARKETPLACE



KOHL'S



MOUNTAIN VIEW
ELEMENTARY SCHOOL



IN-N-OUT
BURGER

BIG 5
RECREATION EQUIPMENT

AutoZone
HARBOR FREIGHT
QUALITY TOOLS AT RIDICULOUSLY LOW PRICES



Walmart
Pharmacy



PRINCE'S
SUPERETTE



VISALIA
MALL



COSTCO
WHOLESALE

Save Mart
SHANGHAI
CHINESE
RESTAURANT

SONIC
WinCo
FOODS

W WALNUT AVE

AVE 280

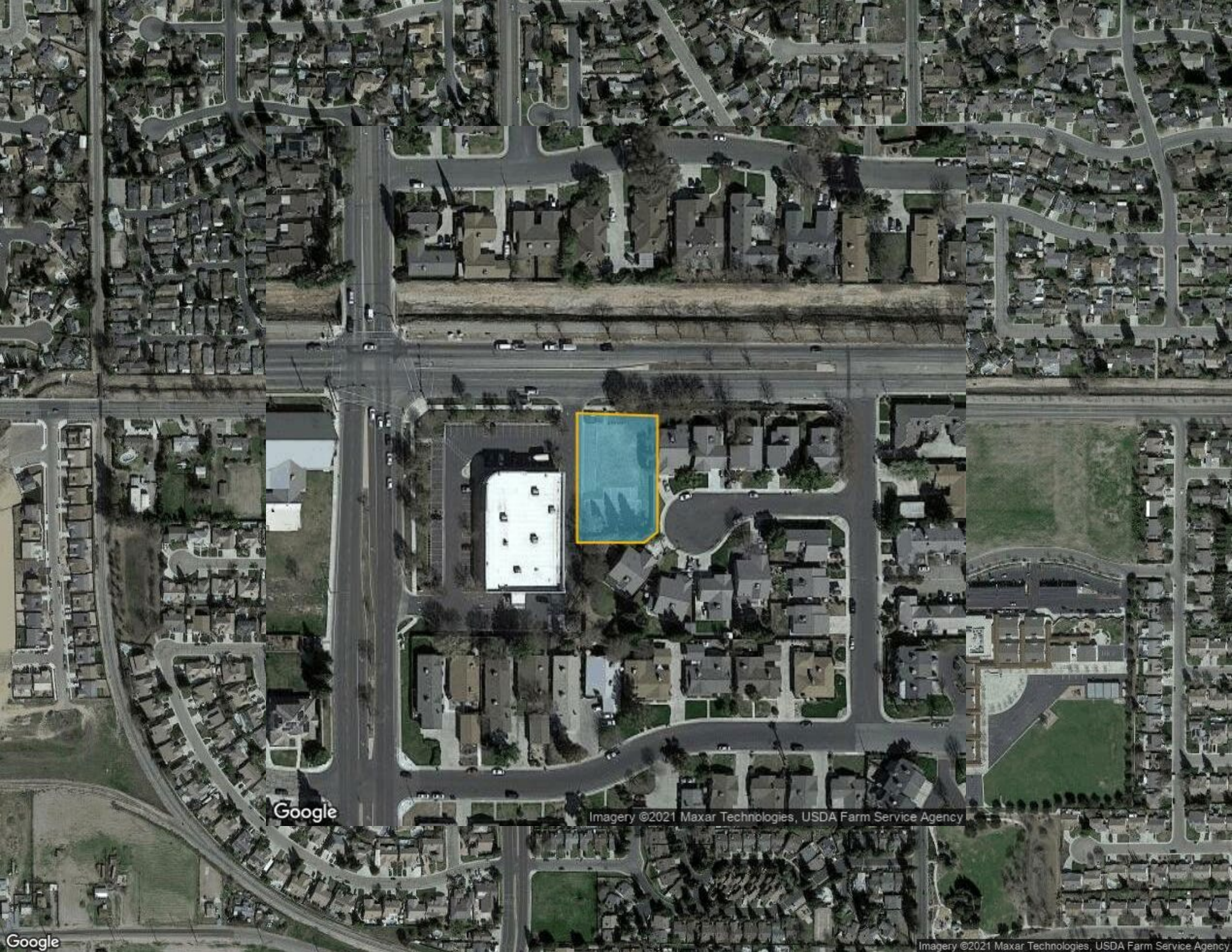
63

S MOONEY BLVD

GOLDEN STATE HWY

99

Google N



Google

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PROPERTY HIGHLIGHTS

LAND SIZE	19,303 +/-
DEVELOPMENT SIZE	3,750 SF Divisible
ZONING	Neighborhood Commercial
USES	Retail-Restaurant Medical
GROUND RENT:	TBD
BUILD TO SUIT RENT:	TBD

ACCESS AND CO-TENANCY.

The signalized intersection and access points on points on Ben Maddox and E. Walnut provide customers easy access from all directions.

Rite-Aid is well established with a successful operating history. They are so content; they have expressed interest in extending their lease.

QUALITIES OF A GREAT SITE



Dominant location in trade area with Rite-Aid committed to long-term tenancy.



Your customers live and drive by your site. Dense residential community combined with strong commercial corridors.



Rising. The population is growing, and incomes are strong.



Void analysis shows there are many food and retail businesses which are not represented in trade area.



Dense infill location with affluent residents with disposable income.



* Placer AI

Traffic Counts

E. Walnut	10,899
	9,562
Ben Maddox	1,752
	8,006
Total VPD	40,219

N1/2 OF NE1/4 OF NW1/4 OF SEC.4, T.19S., R.25E., M.D.B.&M.

Tax Area Codes 126-006-020

Bk.
100

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES, AND NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION SHOWN HEREON.

N1/4 COR.
NW1/4

P.M. 46-29 R.M. 39-90

WALNUT AVE.

N1/4 COR.

BEN MADDOX WAY



HARTER CT.

CAIN ST.

TRACY CT.

PINKHAM RD.

LAURA DR.

1/64 COR.

1/64 COR.

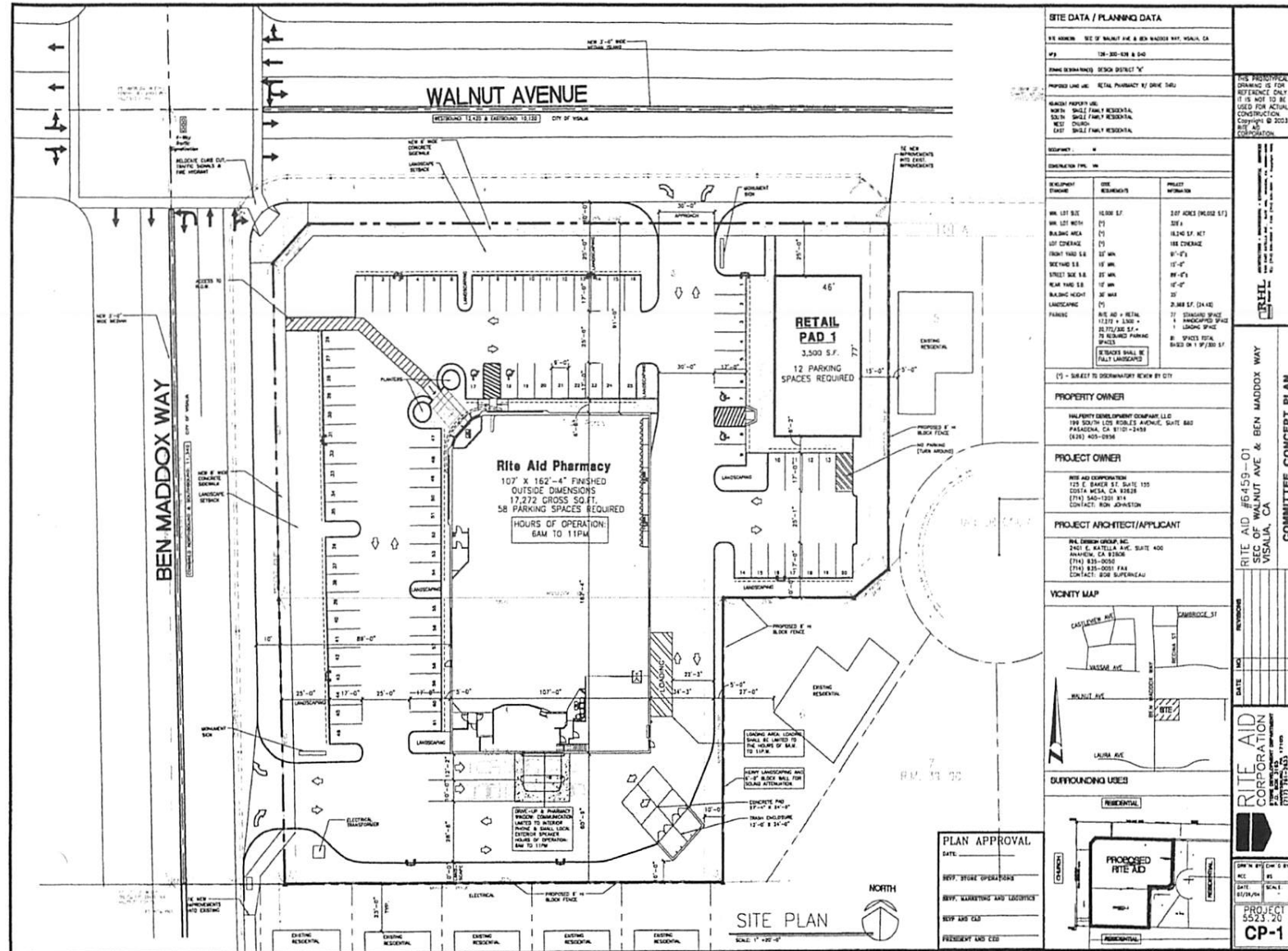
POR. HILLCREST ESTATES UNITS NO. 1&2, R.M. 28-64
PLUM ORCHARD SUBDIVISION, R.M. 29-23
PARCEL MAP NO. 4524, P.M. 46-29
HARTER COURT, R.M. 39-90

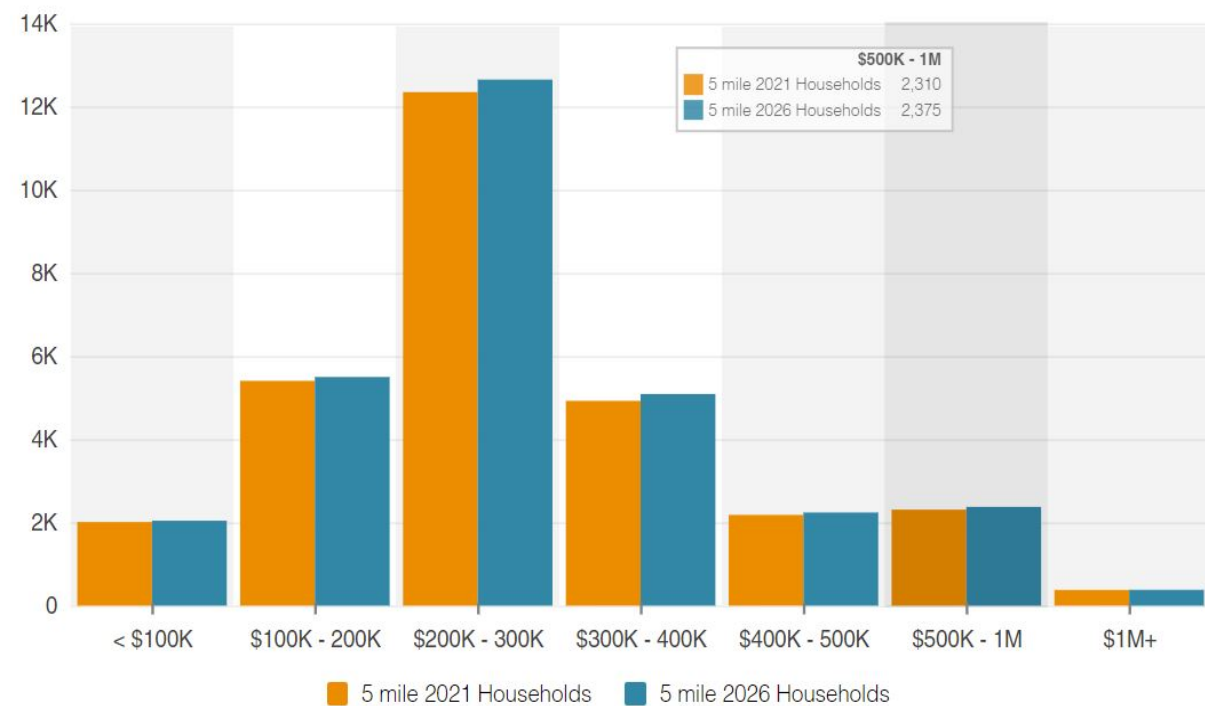
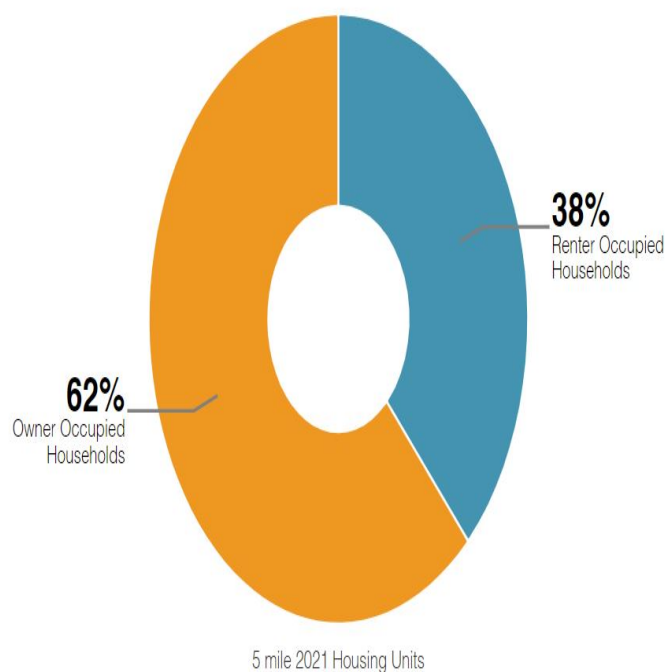
CITY OF VISALIA
ASSESSOR'S MAPS BK.126 , PG.30
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles
Assessor's Block Numbers Shown in Ellipses

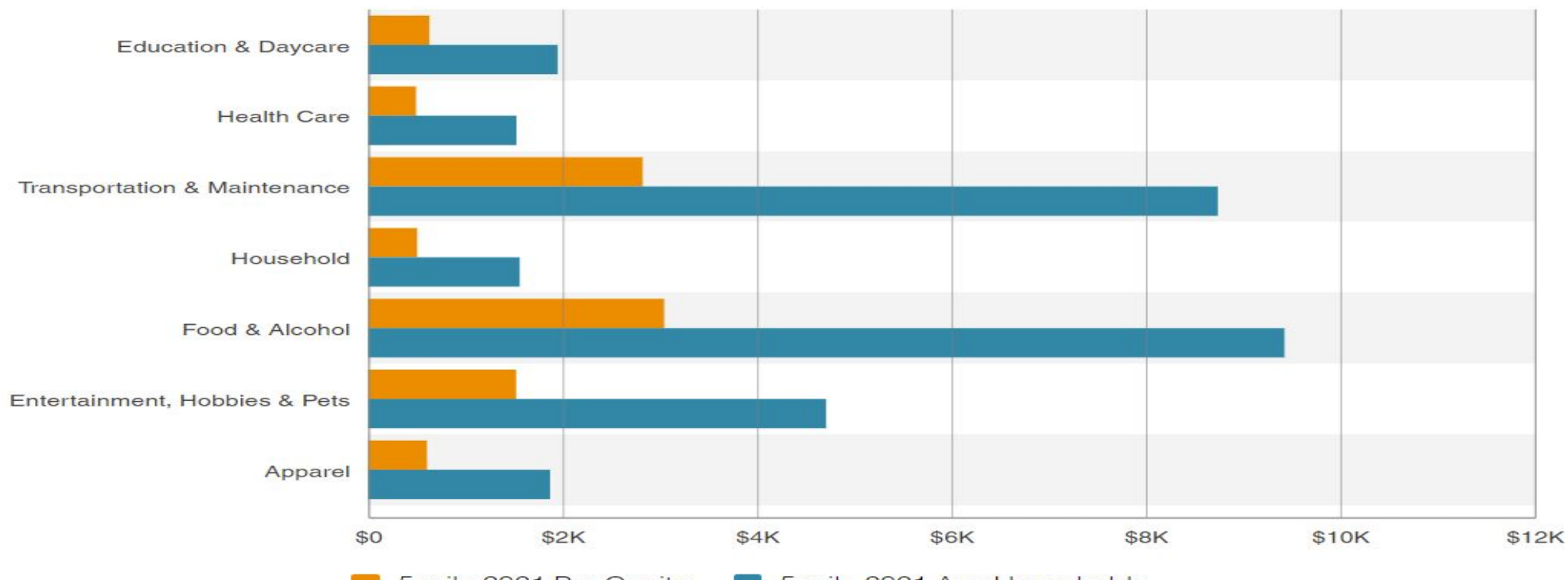
2005-0067080	10/12/2005
REVISION	DATE

Site Plan





Per Capita & Avg Household Spending



DEMOGRAPHIC TRENDS

Demographic Category	Current Level		Current Change		10-Year Change		Forecast Change (5 Yrs)	
	Metro	U.S.	Metro	U.S.	Metro	U.S.	Metro	U.S.
Population	468,732	329,404,375	0.5%	0.5%	0.6%	0.7%	0.6%	0.5%
Households	139,831	122,134,141	0.4%	0.4%	0.8%	0.7%	0.6%	0.4%
Median Household Income	\$51,322	\$64,811	3.7%	3.3%	2.3%	2.6%	3.0%	2.9%
Labor Force	206,272	163,643,531	-1.1%	0.4%	0.2%	0.6%	0.7%	0.4%
Unemployment	9.6%	3.7%	0%	0%	-0.8%	-0.6%	-	-

Source: Oxford Economics

POPULATION GROWTH



LABOR FORCE GROWTH



INCOME GROWTH



Source: Oxford Economics

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At May Realty Advisors (MRA) we are passionate about what we do. Our team of commercial real estate advisors' averages over 30 years of experience and a diversity of skills that range from asset management to sales, leasing, due diligence, development and finance. Research and strong local and national relationships drive our business. Our recommendations are driven by quantitative and qualitative data on retailer operations, finances, street-level market intelligence, and retailing trends.

MRA is the founding member of two national broker associations: Retail Brokers Network and Capital Markets Real Estate Networks. With over 60 offices in the US and Canada, they provide MRA and our clients access to real-time market data, buyers and sellers from across the country, and national and international opportunities. Collectively, MRA has closed over \$3 Billion in transactions nationwide.

Our Mission

Our mission is to provide our clients with institutional level service with an entrepreneurial approach. We focus entirely on the needs and concerns of our client and on providing value. We recognize that our business comes from within our community and we have an opportunity and obligation to give back. We acknowledge our fiduciary obligation to our clients and respect the trust they have bestowed upon us. Our success is measured by the success of our clients.



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