

MONTE VISTA PAD & SHOP SPACE



- Anchors: Smart & Final and 99 Cent Only
- Located at Fwy 99 On/Off-Ramp
- Signalized intersection
- Across from Lowe's, Walmart & Kmart Centers
- Neighboring retailers include Home Depot, Kmart, Foods Co, Big 5, Big Lots, and O'Reilly

Monte Vista Shopping Center
969-1083 E. Prosperity Ave
Turlock, CA 93274

For more information, please contact:

Nick Frechou
559.447.6266
nick@retailcalifornia.com
BRE # 01887999

Monte Vista Shopping Center Pad & Shop Space

SWC Prosperity Ave. & Hillman St., Tulare, CA 93274

Location Description

Conveniently located at the south west corner of Prosperity and Hillman Avenues in Tulare, CA. The Monte Vista Shopping Center provides tremendous visibility and easy access to the 99 Freeway.

Anchored by 99 Cent Only and Smart & Final, the Monte Vista Shopping Center is a mainstay in the Tulare Community. The center features a strong mix of both local and national tenants including Chase, Starbucks, Subway and Long John Silver's.

Property Highlights

- Located just west of the Freeway 99 off-ramp terminus at Prosperity Ave.
- Across the street from the Lowe's, Walmart, and Tulare Outlet Mall
- Nearby retailers include Home Depot, FoodsCo, Big 5, Big Lots, O'Reilly, CVS, and Walgreens
- Excellent visibility and access
- Signalized intersection

Available Shop Space

Ste. 981-983	2,380± SF	} CAN BE COMBINED TOTAL AVAILABLE = 10,780± SF
Ste. 985	1,050± SF	
Ste. 989	2,800± SF	
Ste. 1001	1,050± SF	
Ste. 1003	1,050± SF	
Ste. 1005	2,450± SF	
Ste. 1067	1,050± SF	

Available Pad Space

2,026± SF Pad with Drive-Thru

2014 Demographics:

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Total Population:	12,908	36,253	61,141
Total Households:	4,205	11,169	17,688
Avg HH Income:	\$77,467	\$62,447	\$59,746
Total Daytime Pop:	15,080	37,576	57,663

Source: Pitney Bowes Software

2015 Traffic Counts:

Prosperity Ave. @ Hillman St.:	40,995 ADT
Hillman St. @ Prosperity Ave.:	17,145 ADT
Total:	58,140 Average Daily Traffic

Source: City of Tulare



Monte Vista Shopping Center Availability

PROSPERITY AVE



AVAILABLE PAD SPACE

Ste. 969 2,026± SF
w/Drive Thru

COMBINABLE SHOP SPACE*

Ste. 981-983 2,380± SF
Ste. 985 1,050± SF
Ste. 989 2,800± SF
Ste. 1001 1,050± SF - Cigarette Shop
Ste. 1003 1,050± SF - Wayne Crookshanks
Ste. 1005 2,450± SF - Pin Up Hair Salon

*Existing tenants can be relocated to provide a total of 10,780± SF contiguous space.

OTHER AVAILABLE SPACE

Ste. 1067 1,238± SF

7480 North Palm Avenue, Suite 101 • Fresno, California 93711 • P 559 256-1700 • F 559 432-2938 • www.retailcalifornia.com

This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or financial advisor make an independent projection. © 2015 Retail California. All rights reserved.

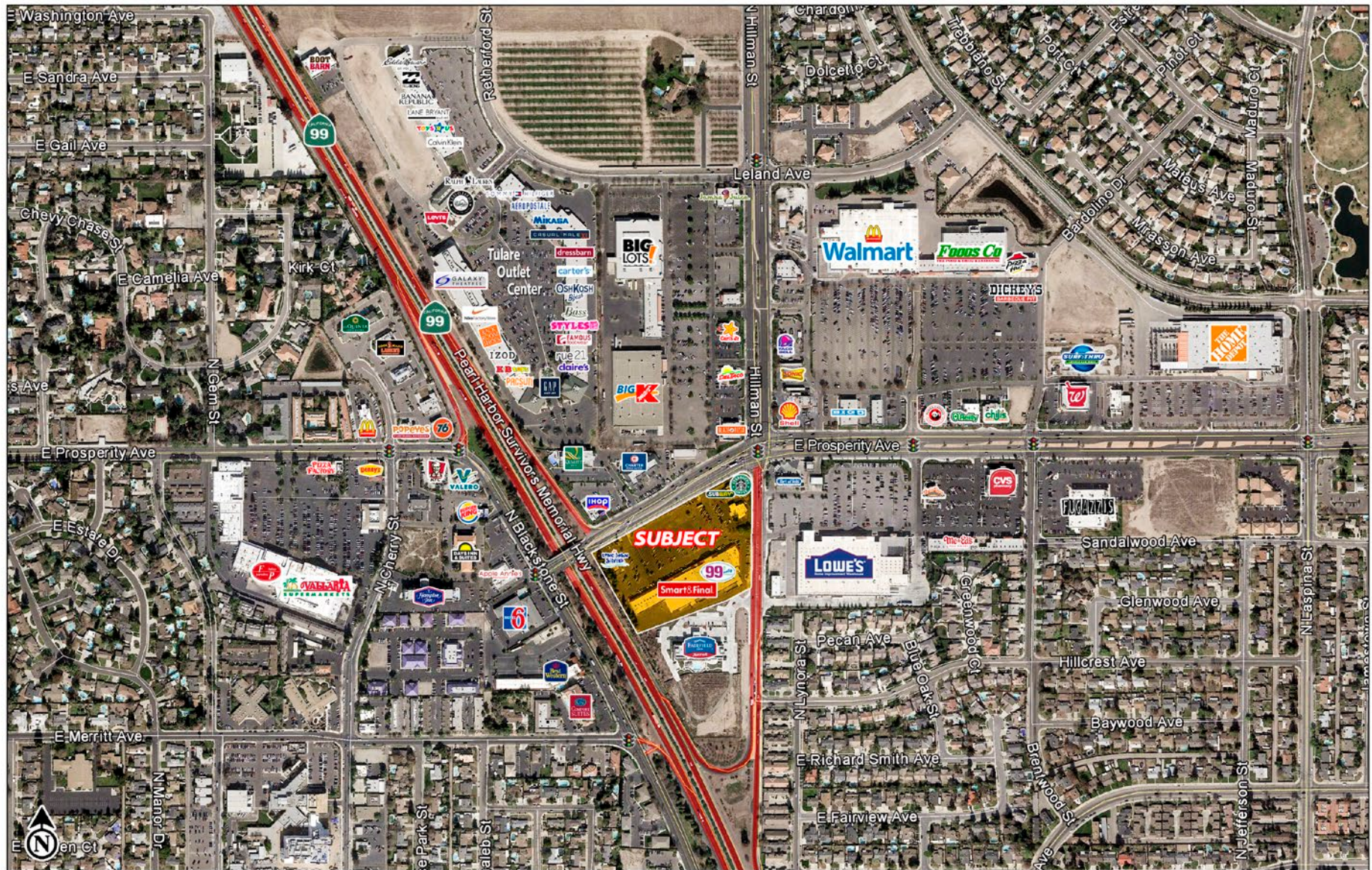
Monte Vista Shopping Center Aerial



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Monte Vista Shopping Center Photos



Demographic Study Updated Summary Report

AnySite®

Monte Vista Shopping Center
SWC E Prosperity Ave & 1401 Hillman St Tulare, CA 93274

20 October 2015

Coordinates Longitude: -119.330960
Latitude: 36.225900

	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
Population Trend			
2000 Total Population	8,823	28,632	46,688
2010 Total Population	12,076	34,620	58,399
2014 Total Population	12,908	36,253	61,141
2019 Total Population	13,752	37,806	64,165
Households Trend			
2000 Total Households	3,145	9,388	14,403
2010 Total Households	4,104	11,058	17,479
2014 Total Households	4,205	11,169	17,688
2019 Total Households	4,464	11,659	18,582
Population Change Trend			
2000 to 2010 Population Change	36.9%	20.9%	25.1%
2000 to 2014 Population Change	46.3%	26.6%	31.0%
2010 to 2019 Population Change	13.9%	9.2%	9.9%
2014 to 2019 Population Change	6.5%	4.3%	4.9%
Household Change Trend			
2000 to 2010 Household Change	30.5%	17.8%	21.4%
2000 to 2014 Household Change	33.7%	19.0%	22.8%
2010 to 2019 Household Change	8.8%	5.4%	6.3%
2014 to 2019 Household Change	6.2%	4.4%	5.1%
2014 Race			
White alone	74.0%	65.0%	61.5%
Black or African American alone	2.8%	3.5%	3.8%
American Indian and Alaska Native alone	0.9%	1.0%	1.1%
Asian alone	3.7%	2.3%	2.1%
Native Hawaiian and OPI alone	0.2%	0.2%	0.1%
Some Other Race alone	13.7%	23.1%	26.6%
% 2014 Hispanic			
% 2014 Hispanic	37.1%	50.8%	57.3%
% 2014 Not Hispanic	62.9%	49.2%	42.7%
2014 Income			
Per Capita Income	\$25,847	\$19,410	\$17,369
Household Income: Median	\$62,356	\$46,166	\$46,877
Household Income: Average	\$77,467	\$62,447	\$59,746

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	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
2014 Income (cont.)			
Less than \$10,000	3.0%	6.1%	6.0%
\$10,000 to \$14,999	1.8%	5.7%	5.5%
\$15,000 to \$19,999	5.5%	6.4%	5.3%
\$20,000 to \$24,999	6.4%	6.1%	6.6%
\$25,000 to \$29,999	4.6%	7.6%	7.4%
\$30,000 to \$34,999	4.3%	5.5%	6.7%
\$35,000 to \$39,999	6.0%	6.9%	6.6%
\$40,000 to \$44,999	3.2%	4.6%	3.9%
\$45,000 to \$49,999	4.8%	4.6%	5.3%
\$50,000 to \$59,999	9.0%	6.5%	7.7%
\$60,000 to \$74,999	9.5%	9.0%	10.7%
\$75,000 to \$99,999	14.2%	12.3%	13.2%
\$100,000 to \$124,999	12.0%	7.7%	6.3%
\$125,000 to \$149,999	7.1%	5.4%	4.4%
\$150,000 to \$199,999	3.4%	2.6%	2.3%
\$200,000 or more	5.3%	2.9%	2.1%
Average household size	3.0	3.2	3.4
Total Daytime Population	15,080	37,576	57,663
Total Daytime at Home Population	7,237	22,507	38,828
Total Daytime at Home Population (% of Daytime Population)	48.0%	59.9%	67.3%
2000 Population Density	1,089	908	833
2014 Total Population	12,908	36,253	61,141