



Prime Retail Space For Lease

TULARE PAVILIONS



Location: NWC of Prosperity Avenue and Hillman Street in Tulare, California

Traffic Counts:

Prosperity Avenue	33,500 CPD
Hillman Street	19,092 CPD
Highway 99	52,500 CPD
Total	105,092 ADT

Source: City of Tulare, Caltrans 2009

Demographics:

	1 Mile	2 Mile	3 Mile	5 Mile
Population	12,936	36,198	61,568	75,054
Avg HH Income	\$76,500	\$61,871	\$62,349	\$65,160

Property Features:

- Anchored by Big Lots, Ross/rd's Discounts (Proposed), ALDI (Proposed)
- Neighboring retailers include: Wal-Mart, Foods Co, Home Depot, CVS Pharmacy, Lowe's, Walgreens, 99¢ Only Stores, and Smart and Final
- Co-tenants include: Carl's Jr., Del Taco, Payless Shoes, Sally Beauty, Jamba Juice, CosmoProf, and other national, regional and local tenants.
- High rate of residential growth in the immediate area.



COMMERCIAL | RETAIL
ASSOCIATES

PHONE **559/650.1300** FAX **559/650.1311**

680 West Shaw Avenue, Suite 202 | Fresno, California 93704
www.RetailAssociates.com

Bryan Cifranic

Direct Line: 559/650.1316
bcifranic@retailassociates.com
BRE License # 01809130

Shane Anderson

Direct Line: 559/650.1305
sanderson@retailassociates.com
BRE License # 01422414

Doug Cords

Direct Line: 559/650.1307
dcords@retailassociates.com
BRE License # 01264420

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Tulare Pavilions Shopping Center

Description:

Located at the epicenter of regional retail activity at the intersection of Prosperity Avenue and Hillman Street in Tulare. The site benefits from excellent daytime population and high traffic counts. The immediate access to Highway 99, via the Prosperity Avenue on/off ramps, opens the trade area up to neighboring communities. Tulare Pavilions is situated within a high residential growth area, and at the gateway to the Tulare Outlets and Galaxy Theater.

Location:

NWC of Prosperity and Hillman in Tulare, California

Availability:

1583 Hillman	± 2,360 SF - End-Cap Pad Fronting The Street
1559 Hillman	± 1,050 SF - In-Line



C O M M E R C I A L

R E T A I L
A S S O C I A T E S

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BRE License # 01422414

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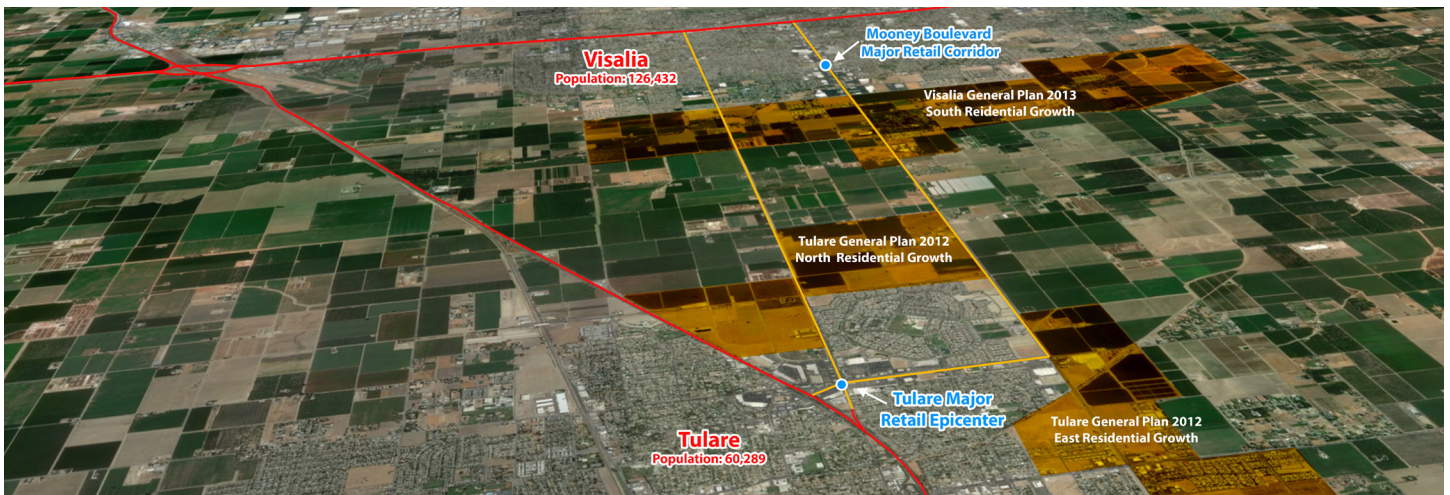
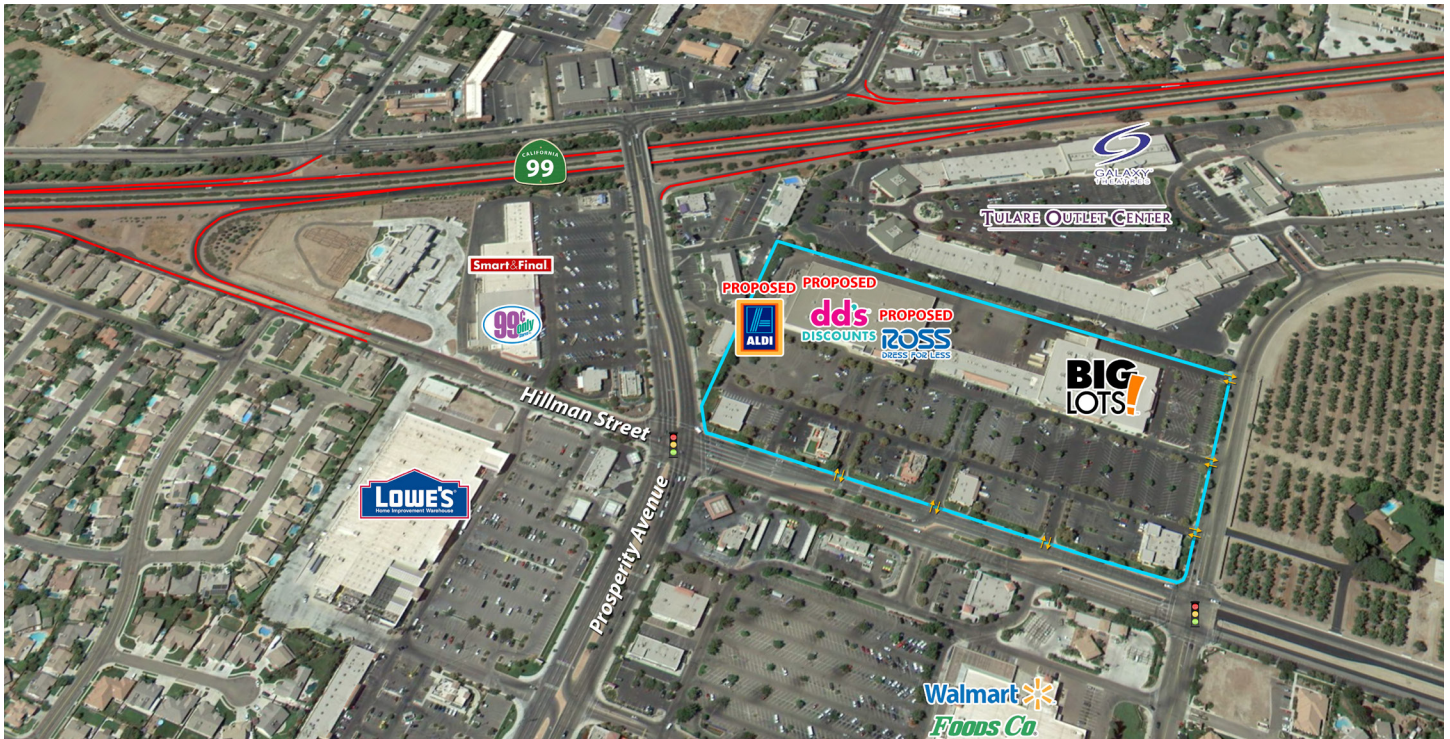
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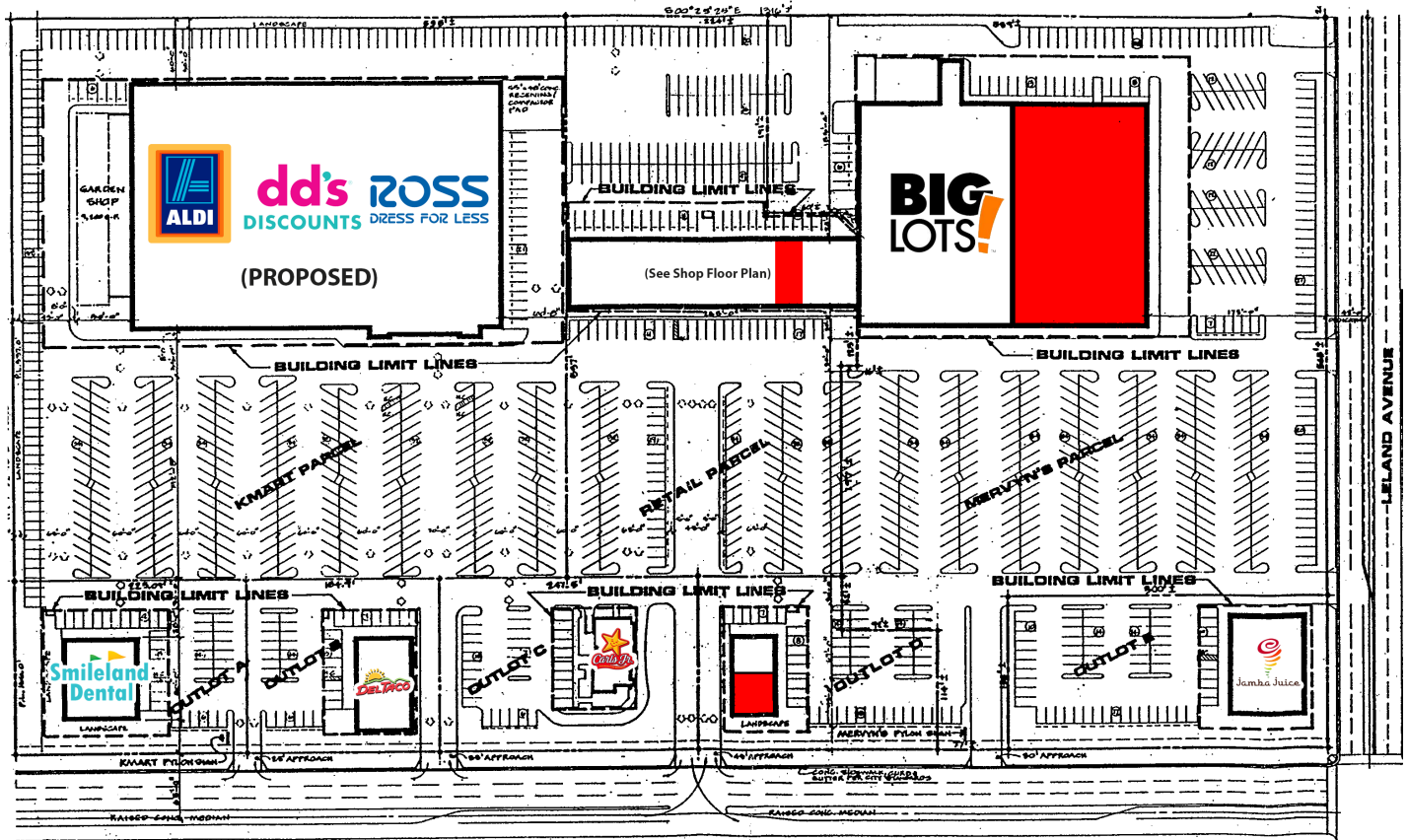




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Site Plan



Major Anchors

Ross/ds/Aldi (Proposed)	± 95,665 SF
Big Lots Available	± 26,386 SF ± 36,561 SF

Retail Shops

1531 Quality Cleaners	± 2,185 SF	1549
1535 Farmers Insurance	± 1,050 SF	1555
1537 Tokyo Place	± 1,400 SF	1559 Available
1541 Sally Beauty	± 1,400 SF	1561
1543 Nail Salon	± 1,050 SF	1565
1545 Turamerica	± 1,067 SF	1575
1547 Check n' Go	± 970 SF	

Retail Pads

Payless Shoes	± 2,963 SF	Dentist	± 6,000 SF
Springleaf	± 1,400 SF	Del Taco	± 3,400 SF
CosmoProf	± 2,450 SF	Carl's Jr.	± 2,377 SF
Sunny Asian Therapy	± 1,200 SF	Deli Delicious	± 1,640 SF
#1 Sports Fan	± 2,113 SF	Available	± 2,360 SF
		Jamba Juice	± 1,500 SF
		Amigo's Restaurant	± 5,500 SF



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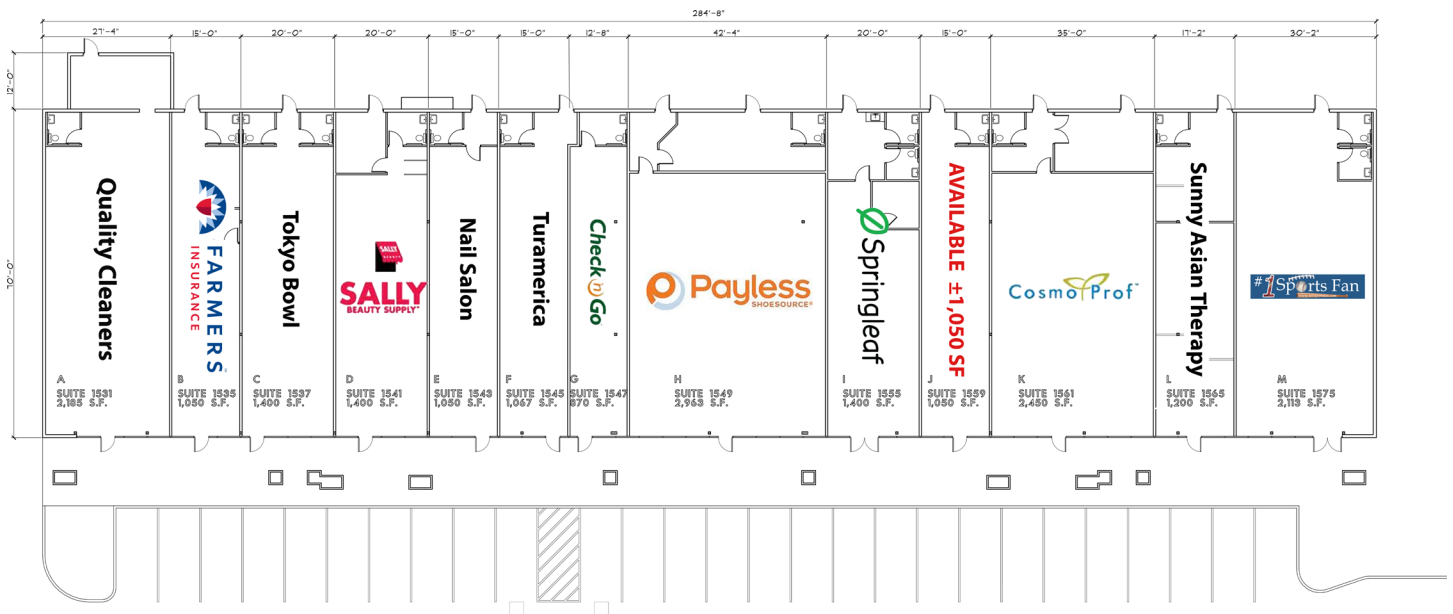


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Shop Space Floor Plan



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