

GRAHAM & ASSOCIATES



OAKS MARKETPLACE SHOPPING CENTER

SEC MOONEY BLVD & VISALIA PARKWAY | VISALIA, CA

OFFERING MEMORANDUM



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PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

EXECUTIVE SUMMARY

Delivery of Pads

A. GRADING

1. Seller shall demolish and remove all existing improvements on and under the Property.
2. Seller shall provide uncompacted and unimproved leveled land as-is.

B. STORM DRAINAGE

1. Seller shall provide a 12" PVC storm drain stub to 5' inside of the property at location and depth as shown on approved civil plans.

C. SANITARY SEWER

1. Seller shall provide one 4" sanitary sewer lateral at location and depth as shown on approved civil plans.

D. DOMESTIC WATER

1. Seller shall provide a 1" water service without backflow or meter to location shown on approved California Water Service Co. plans. If up-size of water service is required; then buyer shall obtain at it's sole expense. Water meter shall be set by agency upon meter application from Buyer.

E. FIRE WATER

1. Buyer to obtain fire water connection at it's sole expense and direction with California Water Service Co. Seller shall not be required to provide fire water stubs and/or backflows.

F. ELECTRIC

1. Seller has installed a 5" conduit for SCE use at future transformer pad location.

G. DATA

1. Seller has stubbed one 2" conduit for Comcast for future use in Buyer obtaining Comcast service.
2. Seller has stubbed one 4" conduit for ATT for future use in Buyer obtaining ATT service.





VISALIA PKWY

LEFT TURN
INTO CENTERLEFT TURN
INTO CENTER

S MOONEY BLVD

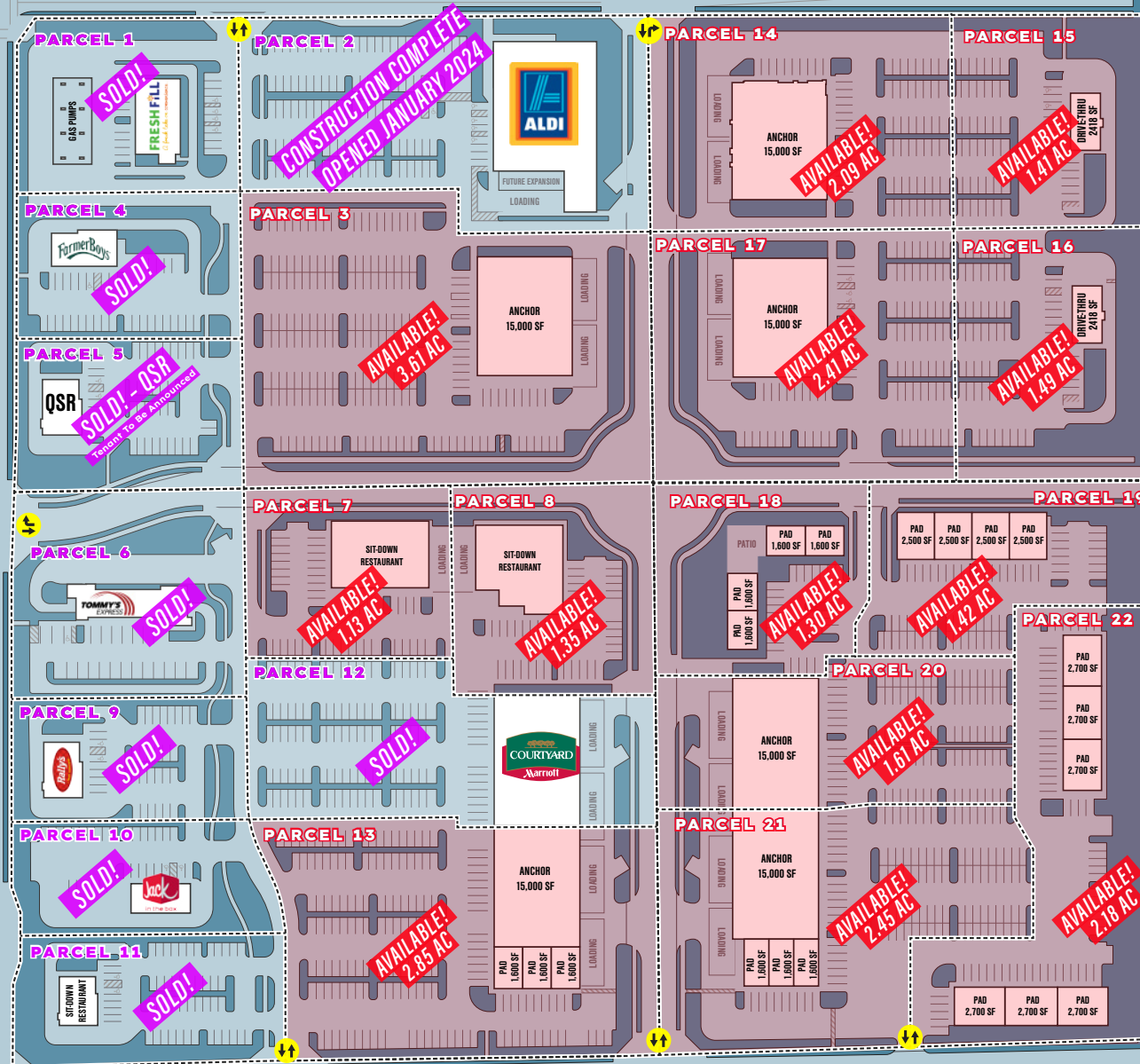
S MOONEY BLVD

63

63



AVE 274

LEFT TURN
INTO CENTER

PHASES 1 & 2

PARCEL 1	Sold	1.25 Ac	Fresh Fill Convenience Store/Gas Station
PARCEL 2	Sold (Building has been built)	2.51 Ac	ALDI
PARCEL 3	Available	3.61 Ac	Proposed Anchor
PARCEL 4	Sold	1.08 Ac	Farmer Boys
PARCEL 5	Sold	1.24 Ac	Tenant To Be Announced
PARCEL 6	Sold	1.43 Ac	Tommy's Express Car Wash
PARCEL 7	Available	1.13 Ac	Proposed Sit-down Restaurant
PARCEL 8	Available	1.35 Ac	Proposed Sit-down Restaurant
PARCEL 9	Sold	0.92 Ac	Rally's
PARCEL 10	Sold	0.94 Ac	Jack in the Box
PARCEL 11	Sold	1.09 Ac	Tenant To Be Announced
PARCEL 12	Sold	1.91 Ac	Courtyard by Marriott Hotel
PARCEL 13	Available	2.85 Ac	Proposed Anchor

PHASES 3 & 4

PARCEL 14	Available	2.09 Ac
PARCEL 15	Available	1.41 Ac
PARCEL 16	Available	1.49 Ac
PARCEL 17	Available	2.41 Ac
PARCEL 18	Available	1.30 Ac
PARCEL 19	Available	1.42 Ac
PARCEL 20	Available	1.61 Ac
PARCEL 21	Available	2.45 Ac
PARCEL 22	Available	2.18 Ac

DRONE AERIAL



MIDRANGE AERIAL



MARKET AERIAL



MARKET OVERVIEW

Visalia is a city of 136,000 people located in the San Joaquin Valley of Central California, equidistant from the Ports of Los Angeles/Long Beach and Oakland. It is home to one of the finest downtown areas between Stockton and Bakersfield with a variety of restaurants, shops, boutiques, entertainment and event centers, many professional office tenants as well as the area's largest hospital Kaweah Delta Healthcare District. Visalia is also the County Seat for Tulare County, which is reflective of its position as the economic and cultural hub of the county.

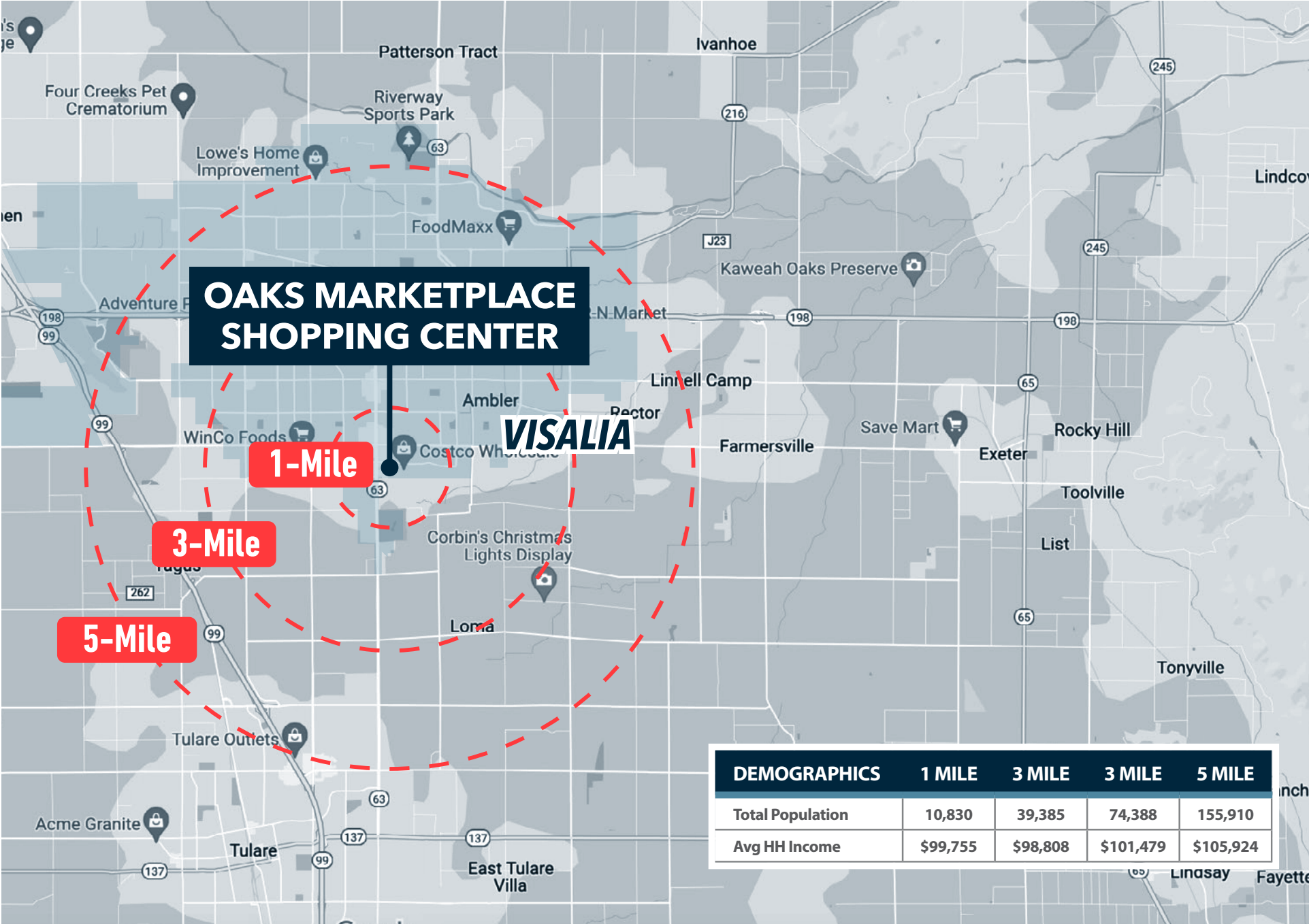
As the regional hub of the greater Tulare/Kings County region, Visalia has seen a robust and growing economy. It is part of Tulare County, which is the more populated of the two, with 442,179 people and a median age of just 28.5 years old - one of the youngest regional populations in California. Tulare County is also within an Enterprise Zone which offers a number of economically-favorable incentives such as 21-Day permit fast-tracking, 5-year, no interest, development fee deferral, state tax credits for hiring and purchasing qualified equipment, accelerated expense deductions, net interest deduction and preference points on state contracts.



- image Clockwise from top:*
1. Fox Theatre (± 0.7 miles from subject)
 2. Vintage Press Restaurant (± 0.7 miles from subject)
 3. Lake Kaweah Marina (± 20 miles from subject)



AREA MAP & DEMOGRAPHICS





AVE 274

**SOLD! SIT-DOWN
RESTAURANT**



SMOONEY BLVD



**1.13 AC
AVAILABLE**



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&
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