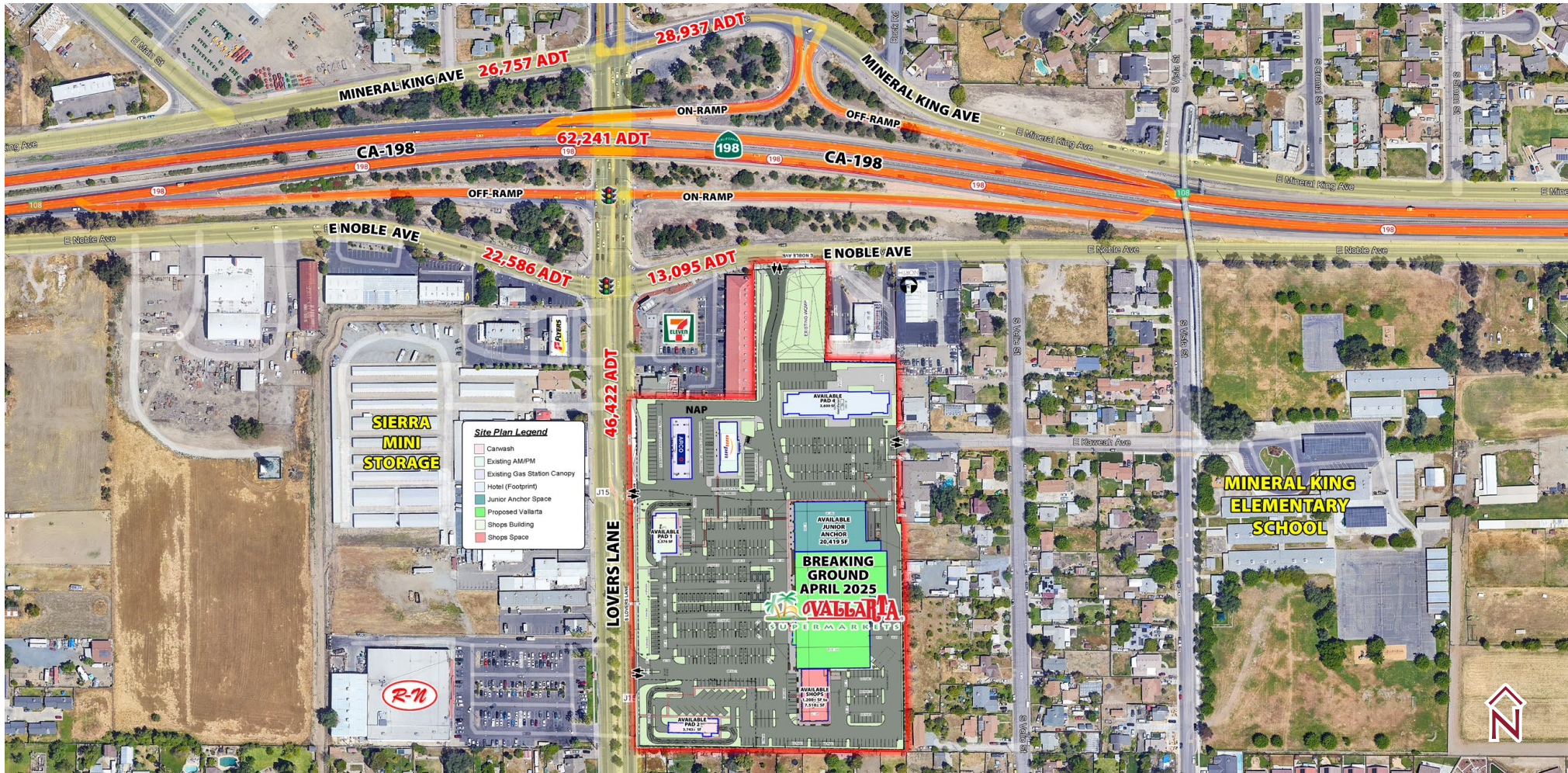


MAJOR GROCERY ANCHOR NOW SIGNED · BREAKING GROUND APRIL 2025!

VALLARTA SUPERMARKETS SHOPPING CENTER FOR LEASE

SEC LOVERS LANE & NOBLE AVE · VISALIA, CA 93292



FOR MORE INFORMATION, CONTACT:

LEWIS SMITH, Sr. V.P.

+1 (559) 447-6235

lewis@retailcalifornia.com

CA RE Lic. #01214178

NICK FRECHOU, Sr. V.P.

+1 (559) 447-6266

nick@retailcalifornia.com

CA RE Lic. #01887999

RETAIL CALIFORNIA CRE

A Division of Pearson Realty

7480 North Palm Avenue, Suite 101

Fresno, CA 92711

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 a C.P.A. and/or Financial Advisor make an independent projection. ©2024 Retail California. All rights reserved.

MAJOR GROCERY ANCHOR NOW SIGNED · BREAKING GROUND APRIL 2025!

VALLARTA SUPERMARKETS SHOPPING CENTER FOR LEASE

SEC LOVERS LANE & NOBLE AVE · VISALIA, CA 93292

Property Description:

This new Vallarta-anchored shopping center will offer Junior Anchor, Pad, and Shop Leasing opportunities. The center is breaking ground in April of 2025. The center's location can be easily accessed from Freeway 198 ramps adjacent to the site's main entrance on Noble Ave, and from its west entrance on Lovers Lane. Retailers in the area include Walmart Supercenter, Save Mart, R-N Market, CVS, Arco Gas, Jack in the Box, Papa Murphy's Take 'N' Bake, and more.

Availabilities: See site plan or contact agent for details.

Lease Rate: Please contact agent for more information.

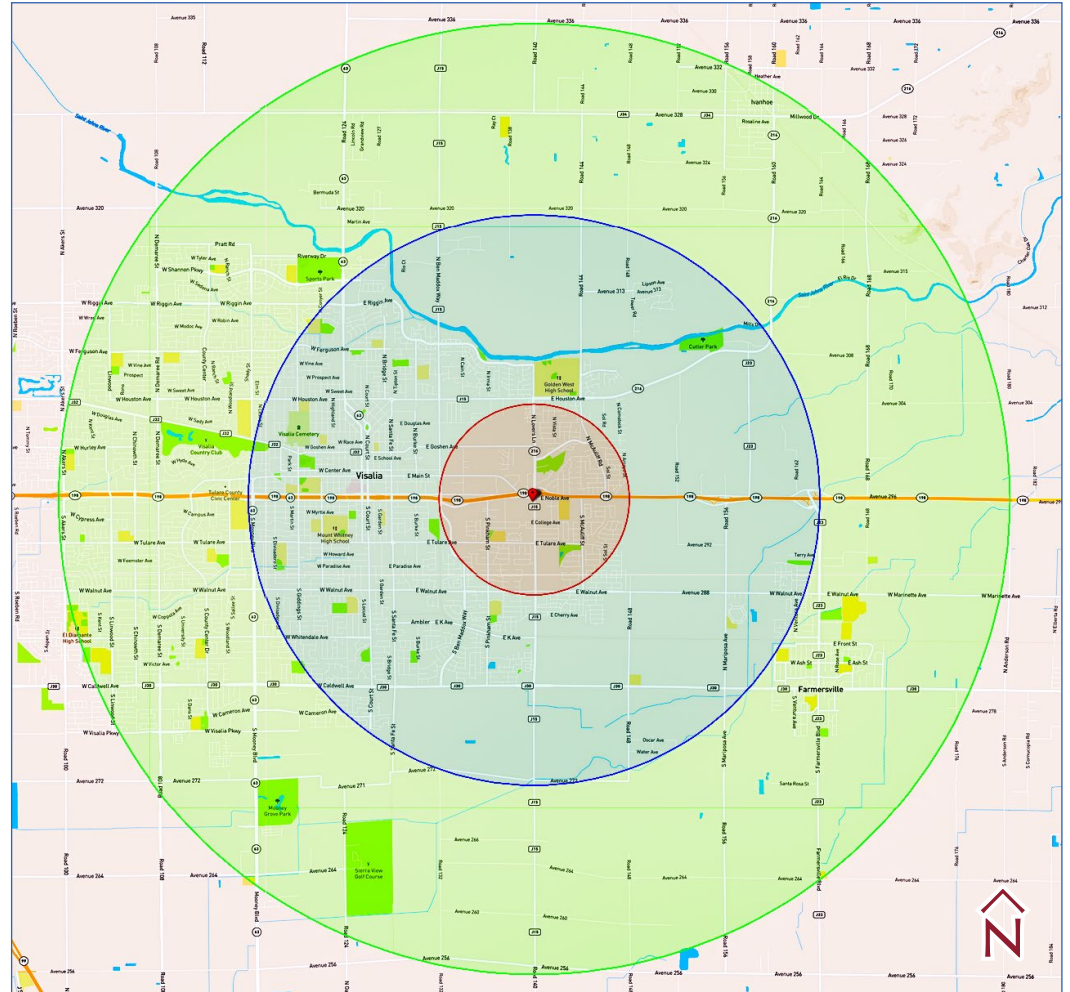
2024 Demographics:

	1 Mile	3 Miles	5 Miles
Total Population:	11,858	73,981	150,169
Total Households:	3,907	23,941	48,373
Avg. HH Income:	\$96,555	\$89,459	\$92,361
Total Daytime Pop:	10,396	77,112	153,289

2024 Traffic Counts:

Lovers Lane (N/S):	46,422	ADT
Noble Ave (E/W):	35,681	ADT
Surface Street Total:	82,103	ADT
State Hwy 198 (E/W):	62,241	ADT
Total Traffic Exposure:	144,344	Average Daily Traffic

Data Sources: Claritas, LLC; Kalibrate TrafficMetrix



FOR MORE INFORMATION, CONTACT:

LEWIS SMITH, Sr. V.P.

+1 (559) 447-6235

lewis@retailcalifornia.com

CA RE Lic. #01214178

NICK FRECHOU, Sr. V.P.

+1 (559) 447-6266

nick@retailcalifornia.com

CA RE Lic. #01887999

RETAIL CALIFORNIA CRE

A Division of Pearson Realty

7480 North Palm Avenue, Suite 101

Fresno, CA 92711

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 a C.P.A. and/or Financial Advisor make an independent projection. ©2024 Retail California. All rights reserved.

PROPOSED SITE PLAN

Site Legend

EV PATH OF TRAVEL
EVIC
EVIC
EVIC

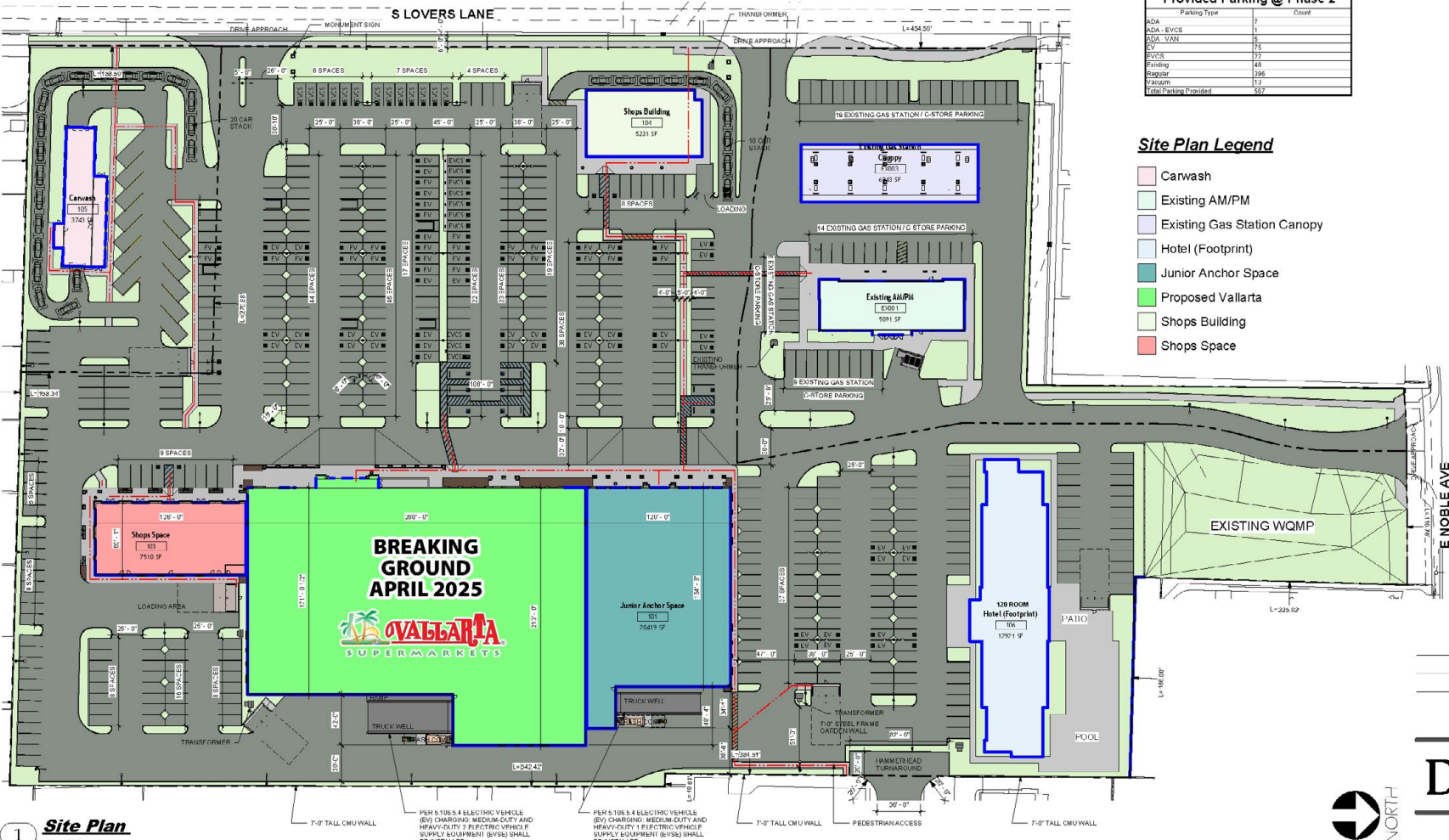
Site GLA Area - Phase 2			
Name	Number	Area	
Junior Anchor Space	101	20419 SF	
Proposed Vallarta	102	52267 SF	
Shops Space	103	7510 SF	
Shops Building	104	5231 SF	
Canopy	105	2743 SF	
Hotel (Footprint)	106	12901 SF	
Existing AM/PM	107	5091 SF	
Existing Gas Station	108	6843 SF	
Canopy		11403 SF	

Required Parking @ Phase 2			
Name	Area	Factor	Min Parking
Hotel (Footprint)	12901 SF	110	120
Canopy	2743 SF	225	17
Existing AM/PM	5091 SF	225	23
Shops Building	5231 SF	225	24
Existing Gas Station	6843 SF	0	
Proposed Vallarta	52267 SF	225	236
Junior Anchor Space	20419 SF	225	91
Shops Space	7510 SF	225	34
Total Required Parking	11403 SF		545

Provided Parking @ Phase 2	
Parking Type	Count
ADA	7
ADA - EVCS	1
ADA - VAN	6
EV	7
EVCS	27
Feeding	48
Regular	196
Vacuum	13
Total Parking Provided	587

Site Plan Legend

- Carwash
- Existing AM/PM
- Existing Gas Station Canopy
- Hotel (Footprint)
- Junior Anchor Space
- Proposed Vallarta
- Shops Building
- Shops Space



1 Site Plan
1" = 40'-0"



Number	Revision	Description	Date
--------	----------	-------------	------

Design Review for:
**Tulare Corner
Minimart LLC**

23-206
3-19-2024

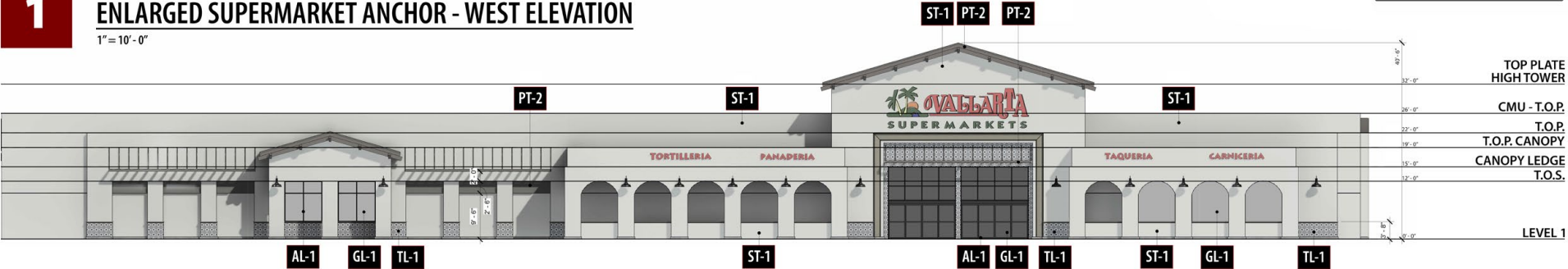
600 S. Lovers Lane
Visalia, CA 93292

DR-101-2

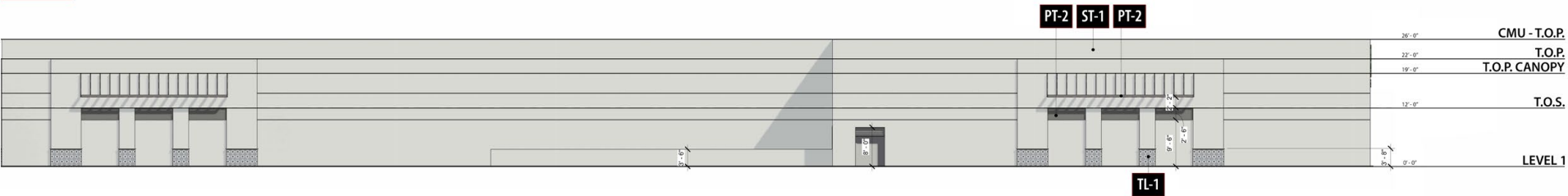
Site Plan -
Phase 2



1 ENLARGED SUPERMARKET ANCHOR - WEST ELEVATION
1" = 10' - 0"



2 ENLARGED SUPERMARKET ANCHOR - EAST ELEVATION
1" = 10' - 0"



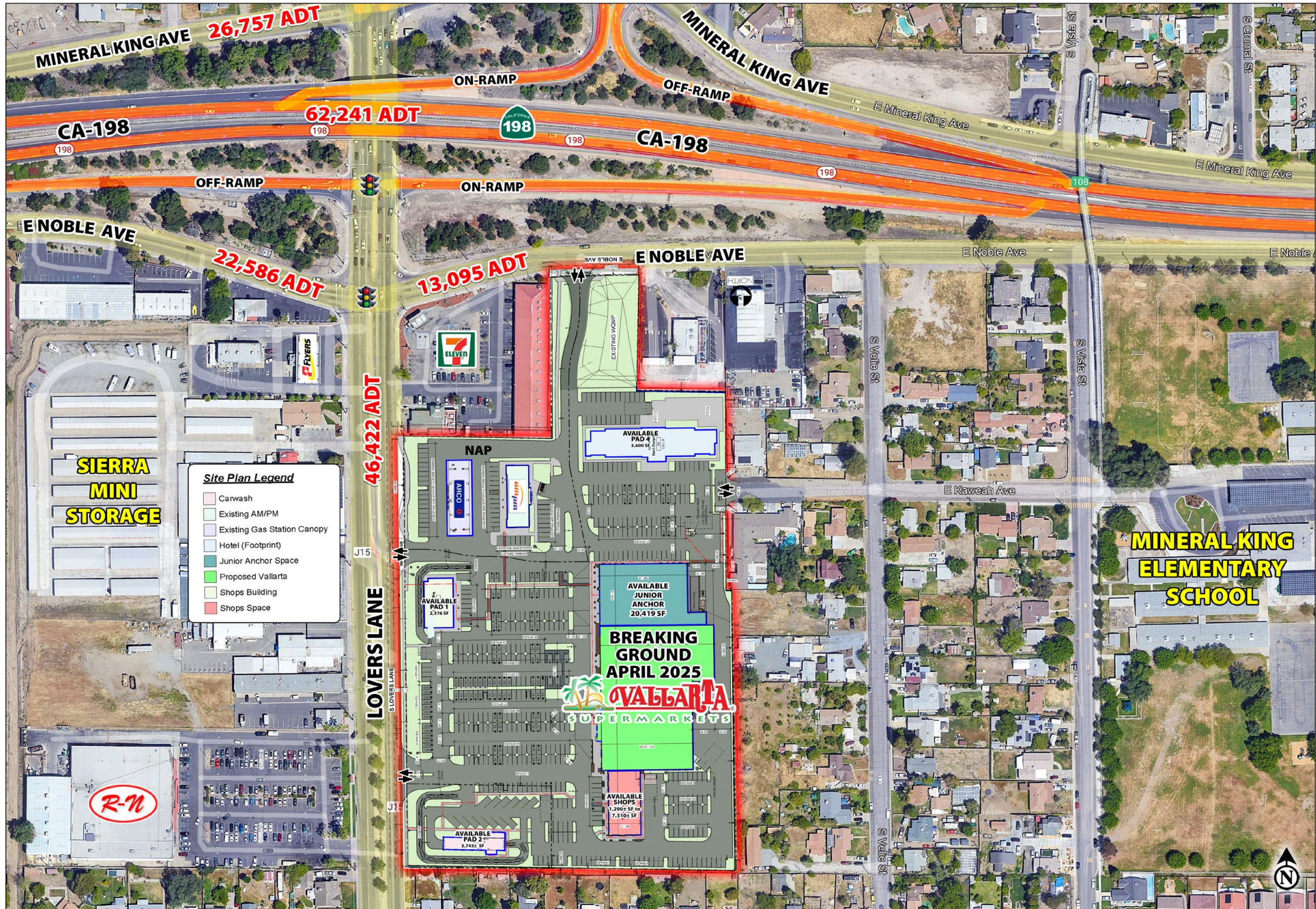
MATERIAL LEGEND

 ST-1	ST-1 Stucco-Paint Dunn Edwards (White DEW340)	 AL-1	AL-1 Aluminum Frame Valspar (Black SL8A007)	 ST-2	ST-2 Stucco-Paint Dunn Edwards (Weathered Brown DEC756)	 GL-1	GL-1 Glass Valspar (Charcoal 392F232)
 PT-2	PT-2 Paint Dunn Edwards (Weathered Brown DEC756)	 RT-1	RT1 BORAL 2-Piece Mission Red	 TL-1	TL-1 Mosaic Tile (PROVIDED BY OWNER)		

600 S. LOVERS LANE
VISALIA, CA 93292

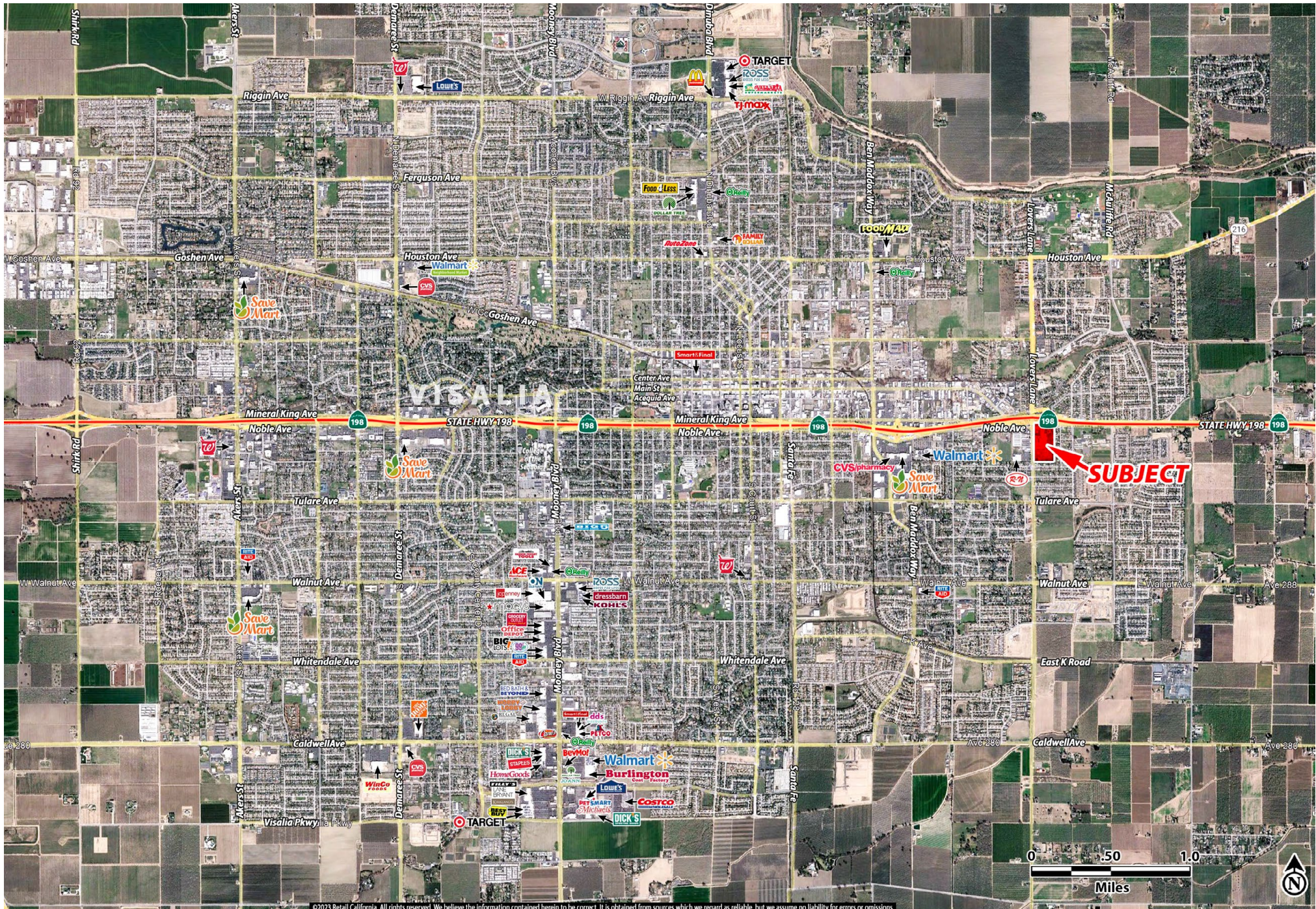
DR-206
ELEVATIONS ENLARGED

PROPOSED SITE PLAN · SEC LOVERS LANE & NOBLE AVENUE · VISALIA, CA



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 a C.P.A. and/or Financial Advisor make an independent projection. ©2024 Retail California. All rights reserved.

VISALIA, CA · MAJOR RETAIL COMPETITION · NEW SHOPPING CENTER AT LOVERS LANE & NOBLE AVE



©2023 Retail California. All rights reserved. We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.

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 a C.P.A. and/or Financial Advisor make an independent projection. ©2024 Retail California. All rights reserved.