

FOR LEASE > RETAIL SPACE

# SWC Prosperity & Hillman Avenues

TULARE, CALIFORNIA



## NEW ANCHORS



## ALSO FEATURING



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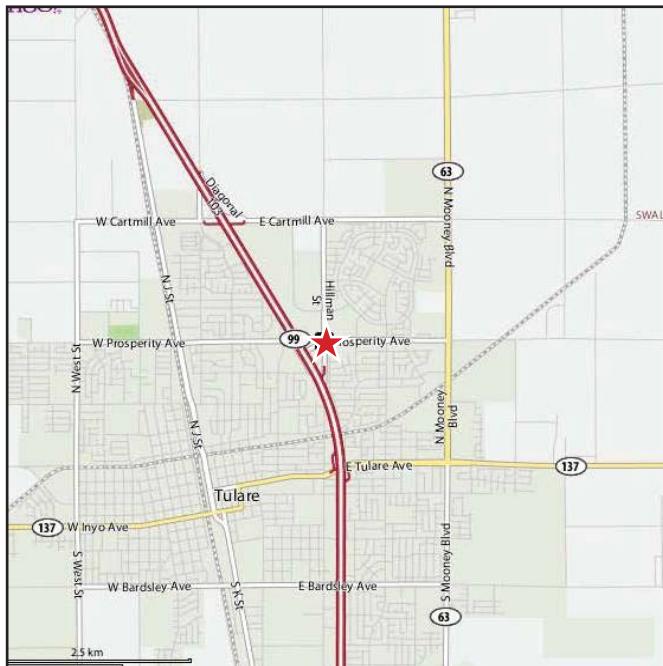
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# Tulare Shopping Center

SWC PROSPERITY & HILLMAN AVENUES, TULARE, CA



## Community Profile & Retail Growth

Situated on Highway 99 in the central San Joaquin Valley, the City of Tulare is located 45 miles south of Fresno and 60 miles north of Bakersfield and is home to the County of Tulare. Tulare County is the second-leading producer of agriculture commodities in the United States.

Retail growth in the City of Tulare has been robust following record breaking residential growth during the past decade. Lowe's Home Improvement, CVS Drug Stores, Rite Aid, Walgreen's, Home Depot and Super Target all have added recently opened stores. Preferred Factory Outlets located just north of the subject site has recently expanded now totaling approximately 300,000 square feet of name brand fashion, home goods, accessories stores, entertainment and restaurant venues.

## Property Summary

- › Address: 1035 E. Prosperity Avenue
- › Anchors: Smart & Final and 99-Cents Only Stores
- › Space Available: Up to 10,086 SF
- › Traffic Counts:

HWY 99 N of Tulare Ave.:	47,500 cars per day
HWY 99 N of Prosperity Ave.:	43,000 cars per day
Prosperity Ave. W of Cherry Ave.:	12,500 cars per day
Blackstone Ave. S of Prosperity Ave.:	15,000 cars per day

- › Demographics:

	Population	Number of HH	Avg. HH Income
1 Mile:	8,953	3,272	\$55,939
2 Miles:	30,925	10,289	\$48,554
3 Miles	50,916	15,932	\$48,914
4 Miles:	56,574	17,911	\$49,987
5 Miles:	61,242	19,815	\$52,129

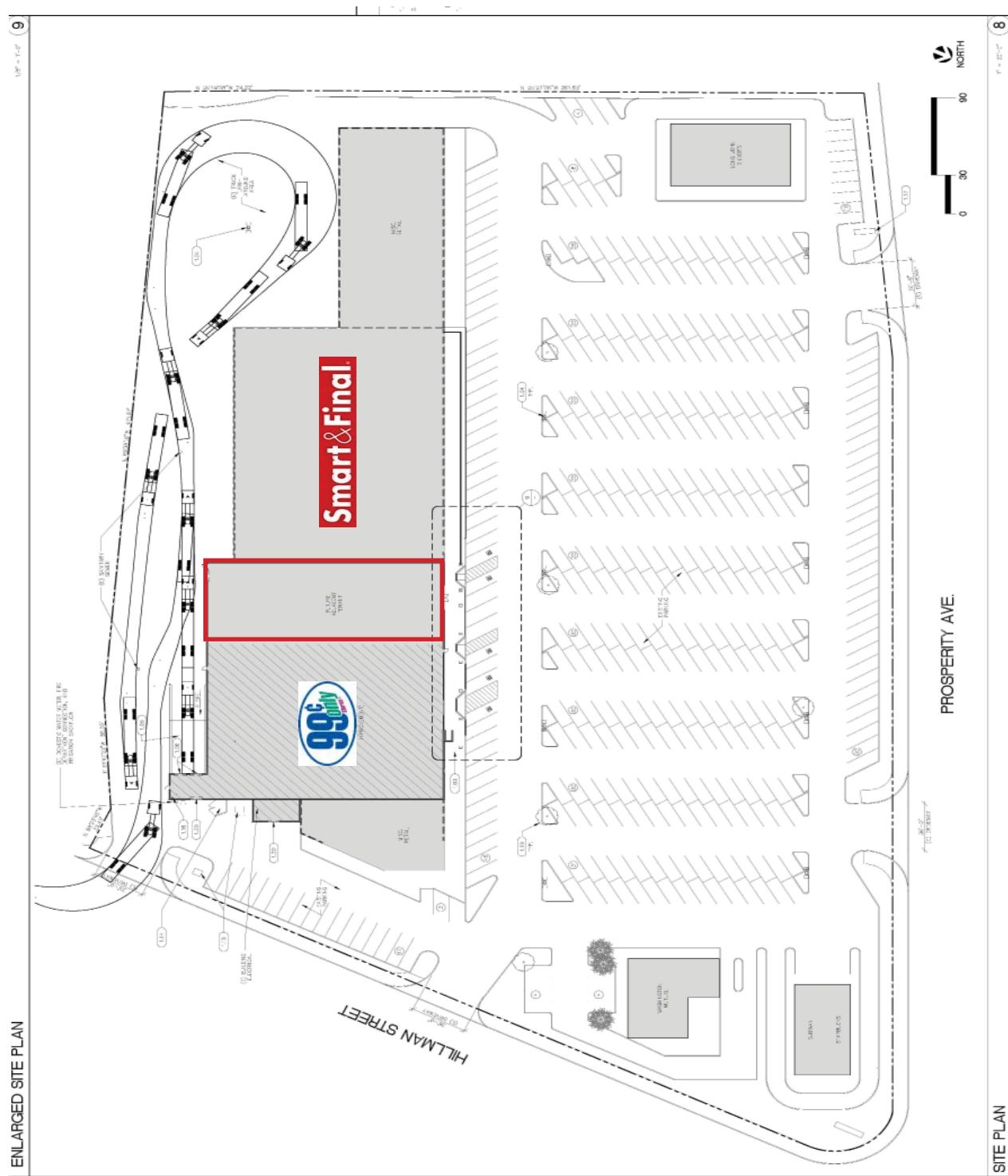
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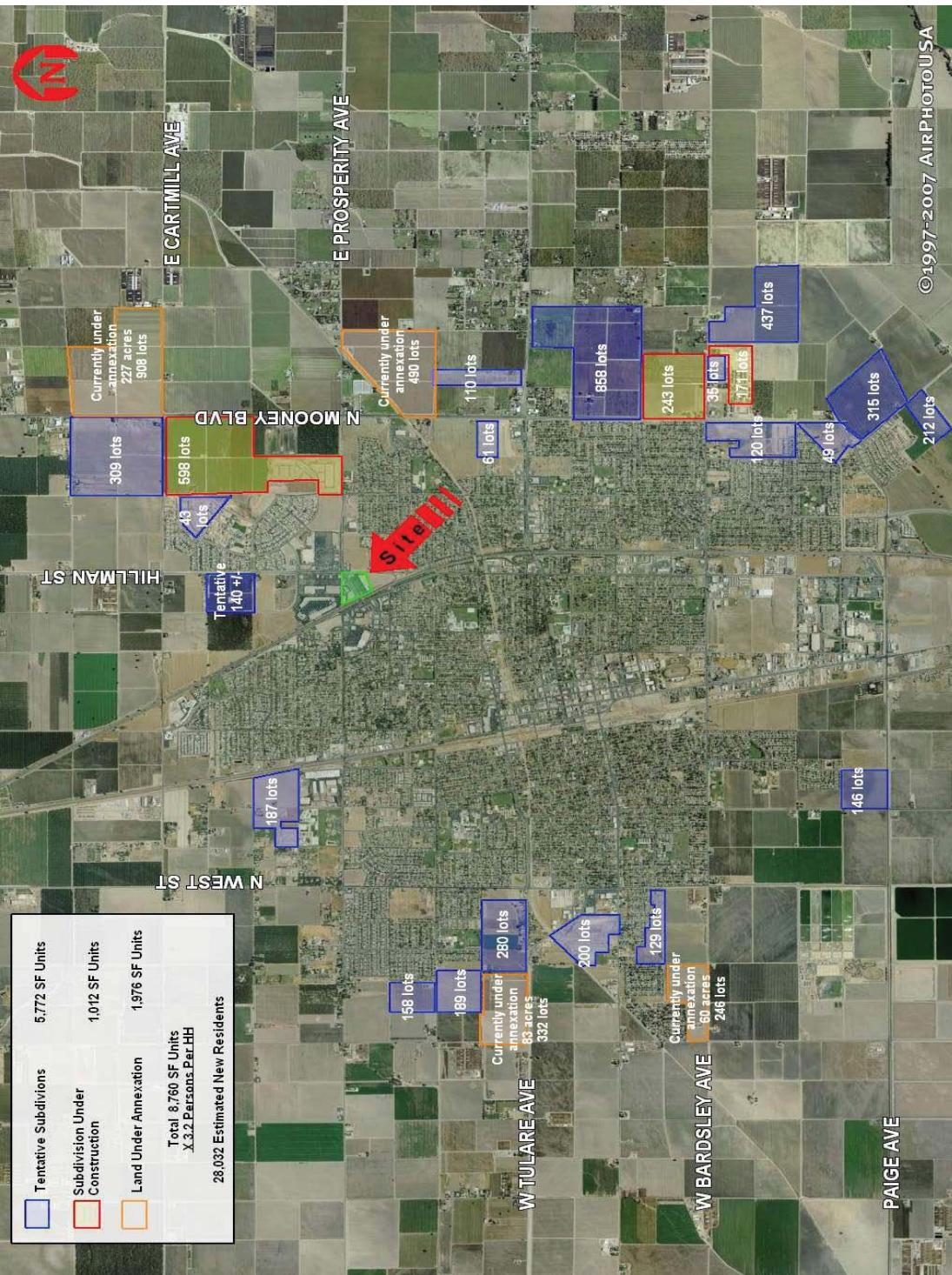
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## Contact Us

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