



OAKS MARKETPLACE SHOPPING CENTER

SEC MOONEY BLVD & VISALIA PARKWAY | VISALIA, CA

OFFERING MEMORANDUM



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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.

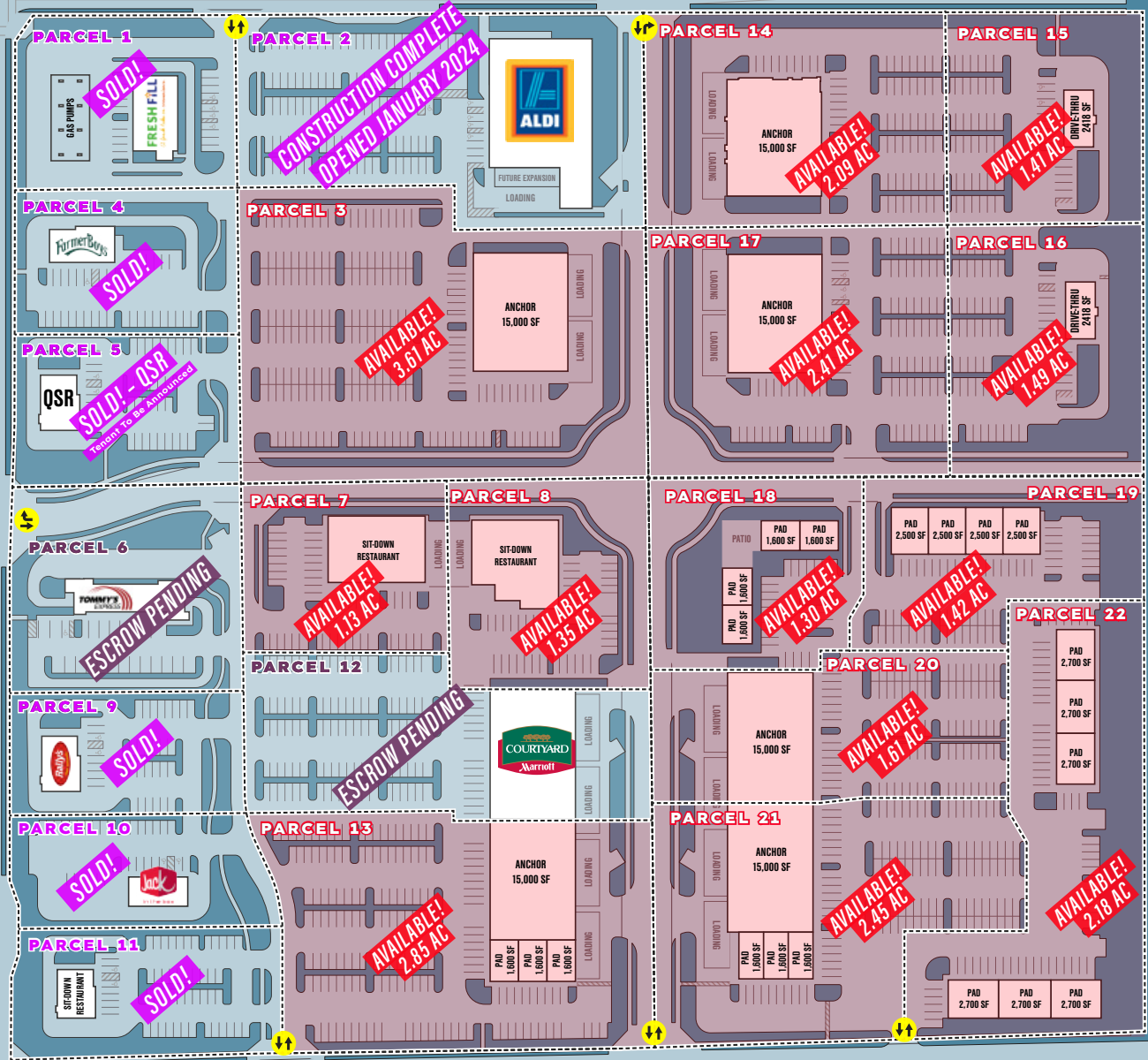
G. DATA

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 CENTER



LEFT TURN INTO CENTER

S MOONEY BLVD
S MOONEY BLVD

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 | Escrow Pending | 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 | Escrow Pending | 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



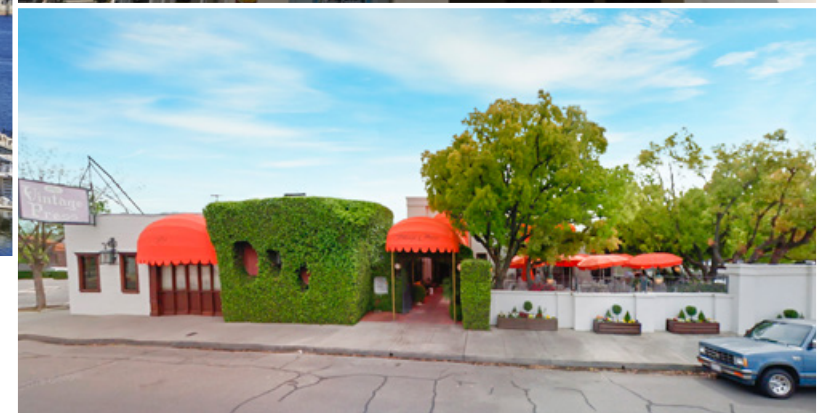
MARKET OVERVIEW

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.

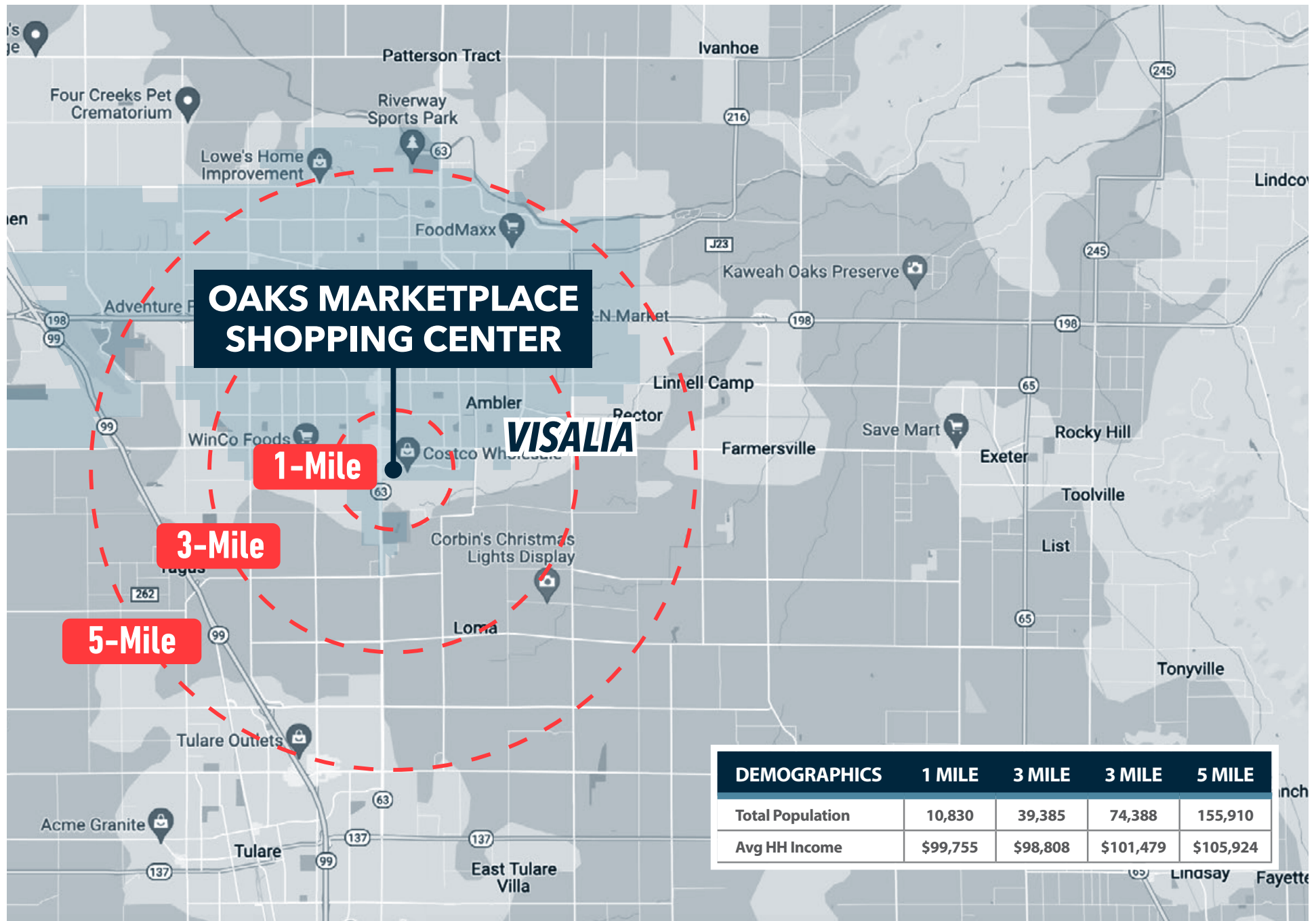
As the regional hub of the greater Tulare/Kings County region, Visalia has seen a robust and growing economy. It is part of Tulare County, which is the more populated of the two, with 442,179 people and a median age of just 28.5 years old - one of the youngest regional populations in California. Tulare 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





1.13 AC AVAILABLE

AVE 274

SOLD! SIT-DOWN RESTAURANT



SMOONEY BLVD



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