

PACKWOOD CREEK

REGIONAL POWER CENTER



- Regional Shopping Center Development

- ±518,000 People within Trade Area

- GLA ± 309,589 SF

- Largest city between Fresno & Bakersfield

- Part of the successful Packwood Creek Centers



**Last Shop Space
AVAILABLE
±8,106 SF
(Divisible)**

CONTACT LISTING AGENT FOR MORE INFORMATION

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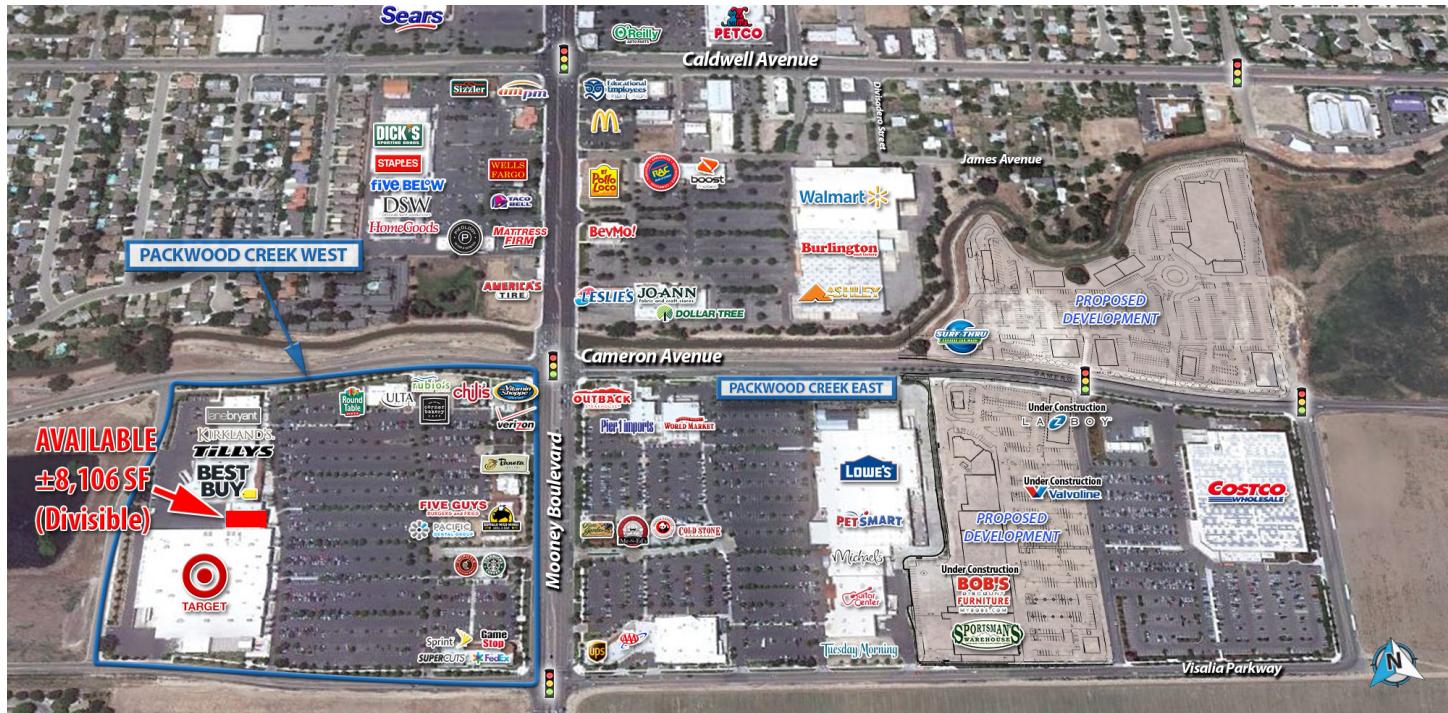
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An Overview of the Packwood Creek Shopping Center

Packwood Creek Shopping Center is a regional shopping destination in Visalia, California. Located amidst strong retail, residential neighborhoods and convenient transportation. The highly successful Packwood Creek Shopping Center is Visalia's largest power center. Nearby anchors include: Target, Costco, Wal-Mart Supercenter, Dick's Sporting Goods, Staples, Sears, Hobby Lobby, Marshalls, Bed Bath & Beyond, Joanns, Petco, Lowes, Best Buy, Petsmart, Guitar Center, Michaels, Cost Plus World Market and Pier 1 Imports.

Located within the diverse San Joaquin Valley, Visalia is one of the fastest growing cities in California. This shopping center benefits from the immediate access via Visalia Parkway, Mooney Boulevard, Caldwell and Cameron Avenues, offering an impressive 87,550 cars per day. Alignment along Visalia Parkway, connects the shopping center to; Hwy 63 - Mooney Boulevard, Visalia's major retail corridor; and to Hwy 99, allowing neighboring communities quick access. Strategically developed with numerous access points and high-visibility from several signalized intersections.

This Packwood Creek Landlord is exclusively represented by Commercial Retail Associates (CRA), the oldest and largest independent commercial retail real estate company in Central California. CRA's agents represent Landlords and Tenants primarily from Bakersfield to Stockton and over to the Central Coast, with offices in Fresno, Modesto and Monterey.

For further information, please contact: Bryan Cifranic 559/650.1316

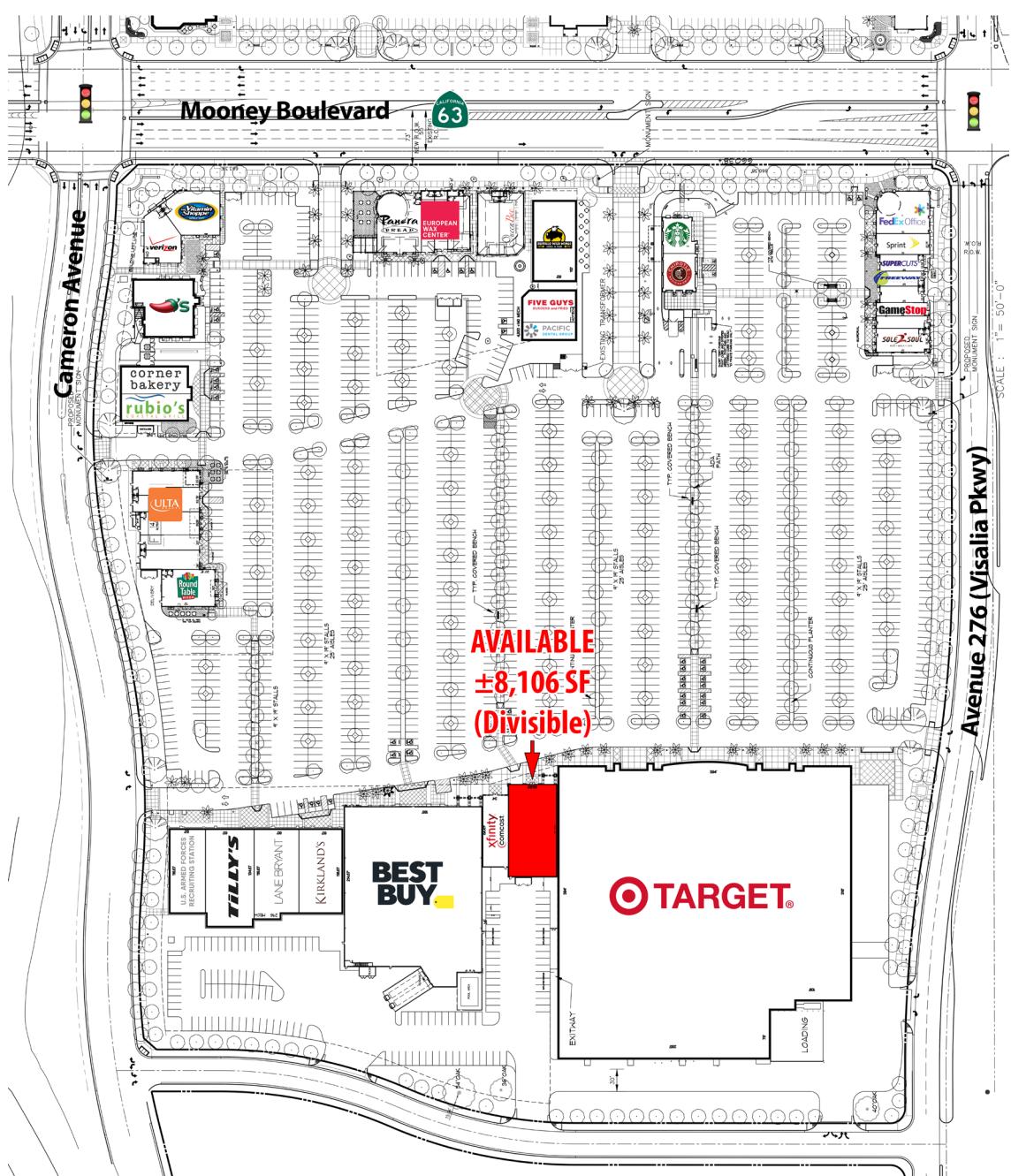
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Site Plan



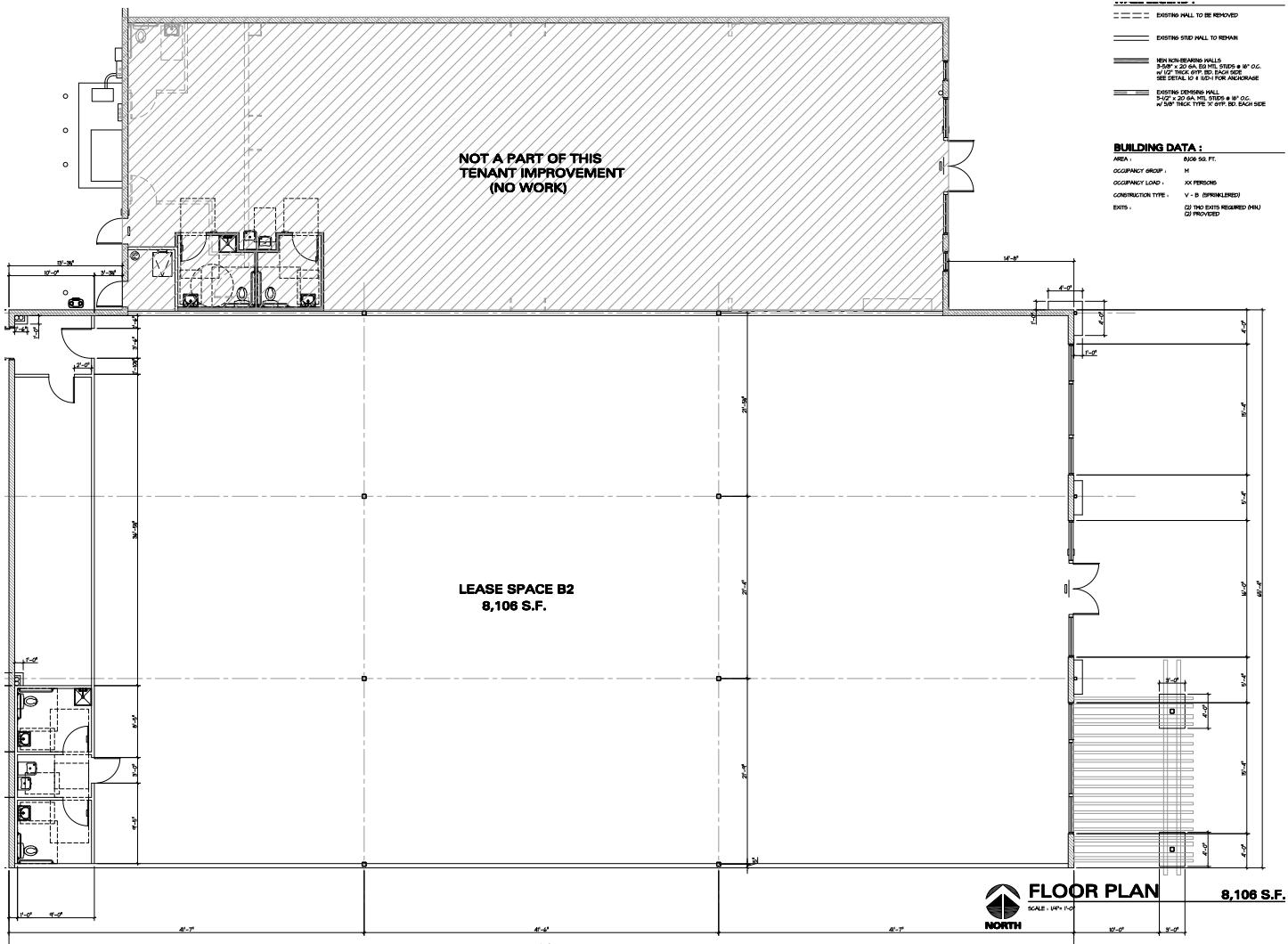
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Property Facts and Figures

Packwood Creek Shopping Center is a regional power center development located at the southernmost part of Mooney Boulevard (Hwy 63). As the largest city between Fresno and Bakersfield, the City of Visalia serves as a regional trading center for an estimated 528,000 people living within the Tulare, Kings, southern Fresno and northern Kern Counties. Visalia's urban growth boundary encompasses approximately 117,000 residents within a 28-square-mile area. Consistent with growth trends elsewhere in the Central Valley, the city of Visalia has attracted significant residential growth during the past decade as residents of the Bay Area and Southern California look to take advantage of the low cost of living, attractive housing market and diverse employment base.



• Location:

The southwest corner of Mooney Boulevard and Cameron Avenue in southeast Visalia.

• Building Area:

North:	± 148,000 SF
South:	± 130,300 SF
Total:	± 278,300 SF

• Site Area:

North:	± 11.82 Acres
South:	± 13.18 Acres
Total:	± 25 Acres

• Population:

1-Mile:	9,569
3-Mile:	68,998
5-Mile:	142,434
10-Mile:	243,111

• Average Household Income:

1-Mile:	\$66,926
3-Mile:	\$66,609
5-Mile:	\$70,353
10-Mile:	\$66,344

• Traffic Counts: 87,550 ADT

Determined from CPD data for Visalia Parkway, Caldwell Avenue at Mooney Boulevard, and Cameron Avenue at Stonebrook Avenue. Information provided by Caltrans and City of Visalia, 2015

• Trad Area:

Avg HH Income: \$64,666

Median Age:

10-19 Years:	28.8 years old
20-29 Years:	± 93,500
30-39 Years:	± 83,000
40-49 Years:	± 105,600

Population: 518,000

Hispanic: 230,448

Drive-Time to Center:

Average Time: 19.7 Minutes

<15 Minutes:	41.7%	220,176
15 - 30 Minutes:	33.5%	176,880

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Trade Area Study

Visalia, California: The Largest City Between Fresno & Bakersfield



State of California



Trade Area Demographic Study

2016 Estimated Population	518,573
2021 Projected Population	547,502
2016 Est. Households	157,905
2021 Proj. Households	167,001
2016 Est. HH Income \$200,000 or More	3.0%
2016 Est. HH Income \$150,000 to 199,999	4.2%
2016 Est. HH Income \$100,000 to 149,999	10.8%
2016 Est. HH Income \$75,000 to 99,999	11.1%
2016 Est. HH Income \$50,000 to 74,999	17.6%
2016 Est. Average Household Income	\$ 63,769
2016 Est. Total Businesses	15,467
2016 Est. Total Employees	164,993
2016 Labor: Population Age 16+	375,873
2010 Percent White Collar Workers	48.0%
2010 Percent Blue Collar Workers	52.0%
2016 Est. High School Graduate	26.1%
2016 Est. Some College	23.1%
2016 Est. Associate Degree Only	8.1%
2016 Est. Bachelor Degree Only	9.7%
2016 Est. Graduate Degree	4.4%

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