



Parcel 6

Retail Pad - The Vineyards | Tulare, CA

Property For Sale

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | **& ASSOCIATES**

Matt Graham
Lic# 01804235
www.mdgre.com

to learn more, visit: www.mdgre.com

PROPERTY DETAILS

Address:	Parcel 6 - The Vineyards - Corner of Mooney Blvd & Prosperity Tulare, CA
APN:	149-430-032
Pad Size:	41,448 +/- Sq. Ft.
Zoning	C-3
Sales Price	\$800,000.00

Additional Comments:

- New Construction Outparcel is located in New Construction \pm 10.5 Acre Shopping Center Located at Two Traffic Signals
- Neighboring Tenants include Target, Ford Dealership, Home Depot, CVS, Lowe's, Walmart, Tulare Outlets and many more.
- Ideal for auto repair, tire shop, etc.
- Located Approximately 1 Mile from Golden State Highway



Contact Broker:

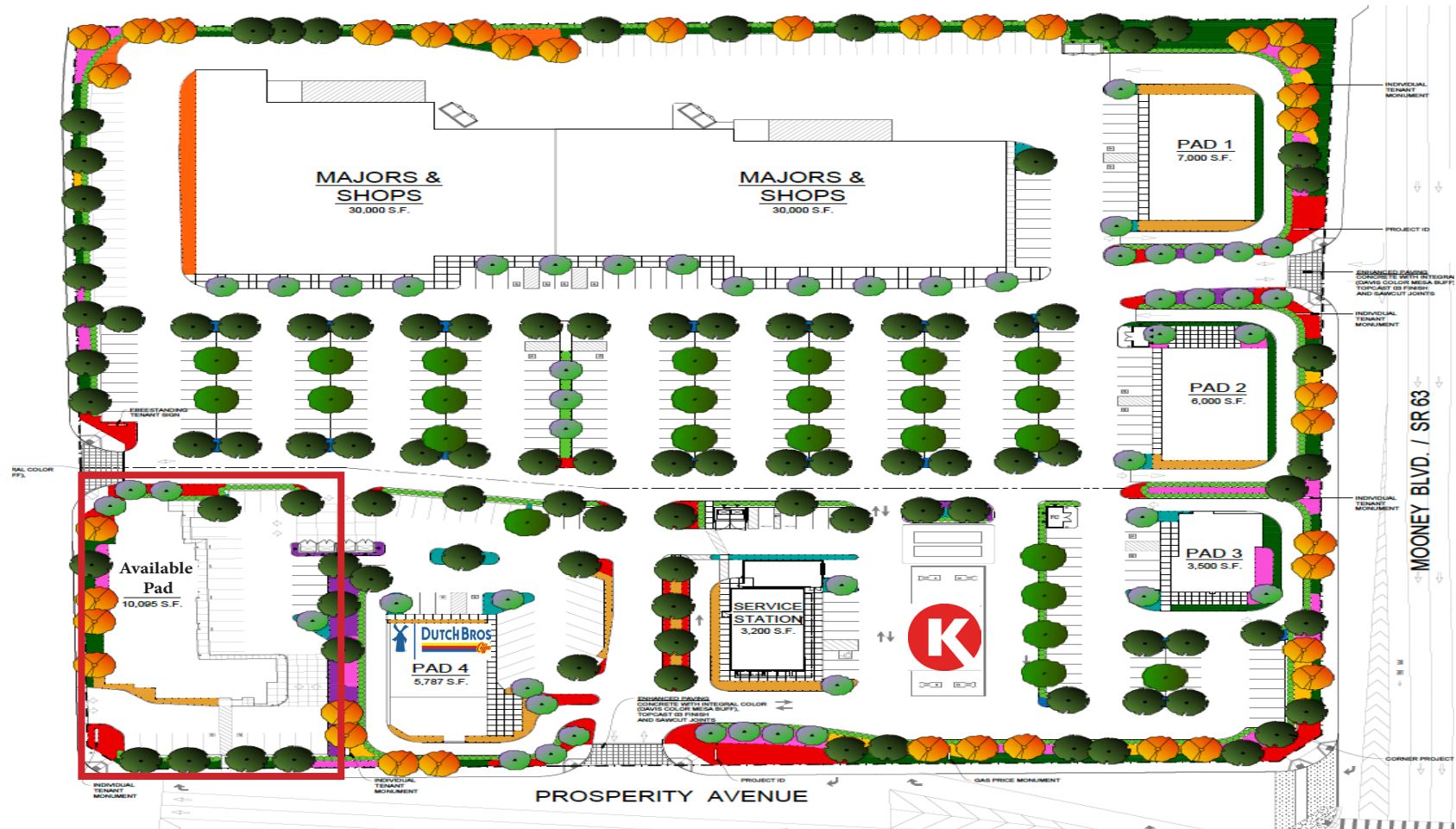
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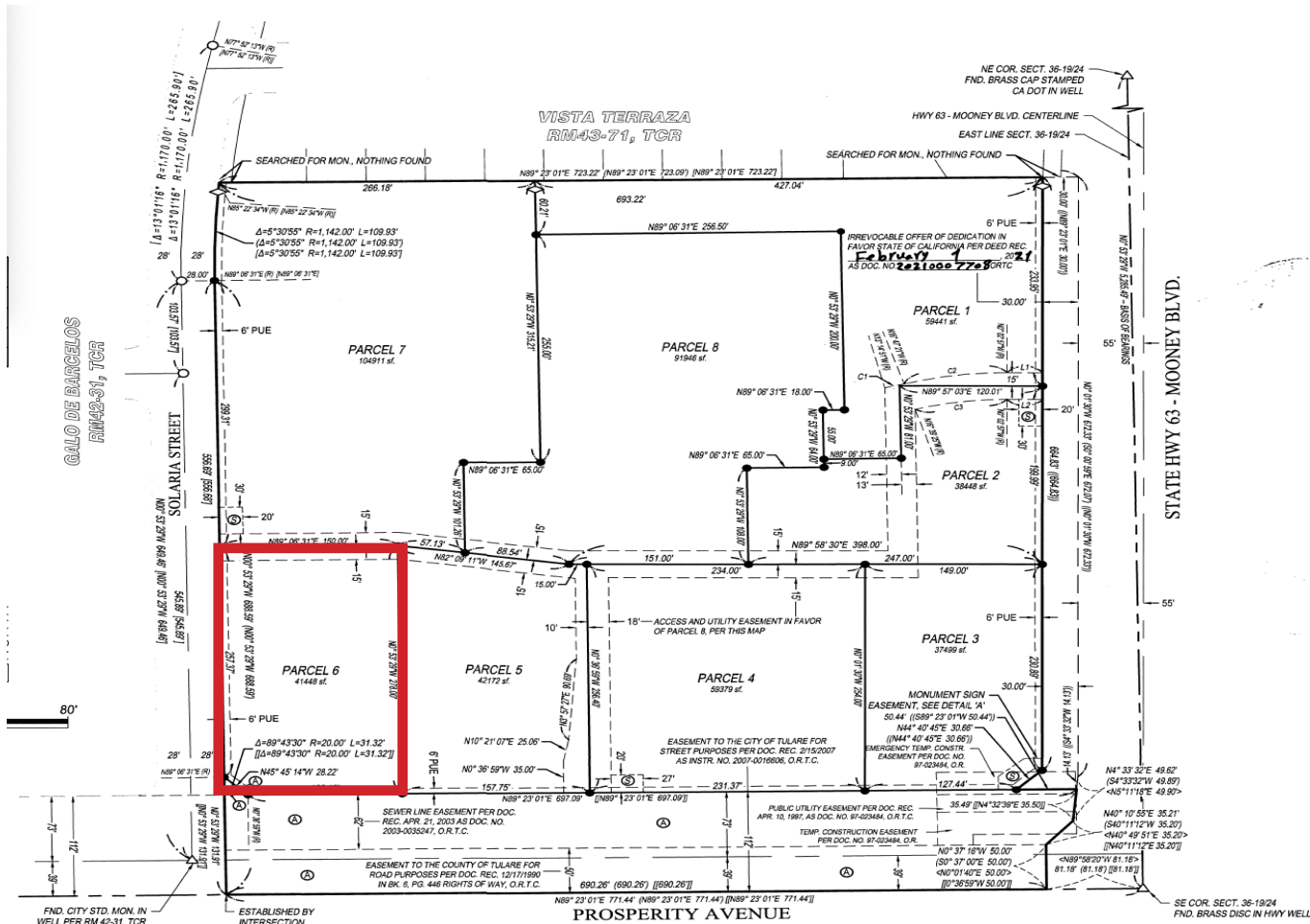
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SITE PLAN



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PARCEL MAP



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LOCATION MAP



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DEMOGRAPHICS

MARKET OVERVIEW & DEMOGRAPHICS

The subject property is in the city of Tulare, in Tulare County, California. Tulare County is located near the center of California in the heart of San Joaquin Valley. The "Central Valley," as it is referred to by locals, is the fastest growing section of California and is a rich agricultural region that is often considered to be the "breadbasket of the world." In 2020, the county ranked third in agriculture production in the United States, behind only neighboring Fresno and Kern Counties, with a total commodity value of \$7.14 billion. The highest grossing commodities include milk, oranges, and cattle, which make up 26%, 15% and 8% of the total value, respectively.

The City of Tulare is situated 170 miles south of San Francisco and 240 miles north of Los Angeles and is the only Highway 99 community in Tulare County. This centralized location allows same day access to key California markets as well as recreational opportunities in the beautiful Sierra Nevada Mountains to the east and the spectacular California coastline to the west. The Central Valley's only Outlet Mall – Tulare Outlet Center – is located along Highway 99 in Tulare. The City of Tulare is proud to be the home to the largest farm equipment show in the world – World Ag Expo. All of this makes Tulare the best of both worlds: small town personalized service and big city self-sufficiency with access to a wide range of goods, services, and shopping centers.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2021 Estimate Population	7,819	52,407	80,623
2026 Projected Population	8,136	54,387	83,824
Pop Growth 2021-2026	4.05%	3.78%	3.97%
Average Age	35.50	34.90	34.40
HOUSEHOLDS			
2021 Estimate Households	2,494	16,373	24,526
HH Growth 2021-2026	4.01%	3.91%	4.06%
INCOME			
Average Household Inc	\$91,736	\$79,384	\$76,764
Median Household Inc	\$75,592	\$65,463	\$63,730



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