

# Pad Carve Out Purchase Opportunity



1145 E Prosperity Ave | Tulare, CA 93274



## Purchase Opportunity

±28K SF of Land  
Pad Carve Out

## CONTACT

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## DESCRIPTION

- Pad opportunity anchored by Lowe's and CVS Pharmacy
- Close proximity to 99 freeway
- Located at signalized intersection of Prosperity Avenue & Hillman Street (combined traffic count: over 30,000 cpd)
- Adjacent neighboring national tenants include: Walmart, Walgreens, Big Lots, Ross Dress for Less, Smart & Final Extra! and more
- A block to Tulare Outlets: 226,413 square foot outlet shopping center with Nike Factory Store, Gap Factory Store, Zales the Diamond Store Outlet, and more

## 2022 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,840	69,085	80,491
Avg Household Income	\$101,980	\$84,912	\$86,437
Daytime Population	7,051	18,176	27,293

Source: Esri

## TRAFFIC COUNTS

Prosperity Avenue approx. 24,400 cpd  
Hillman Street approx. 8,000 cpd

Source: Costar

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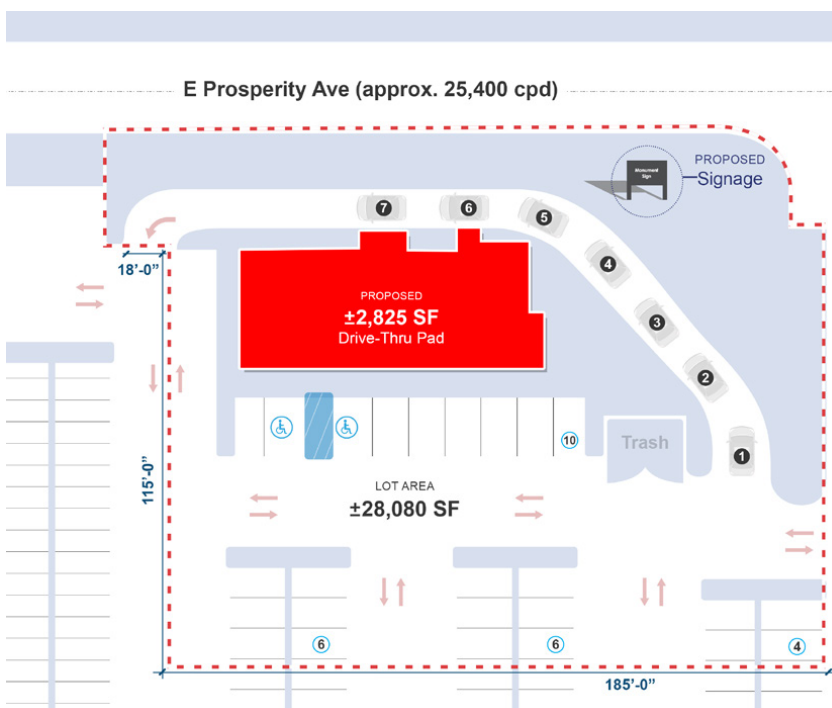
610 Newport Center Drive, Suite 1500  
Newport Beach, CA 92660

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±2,825 SF Proposed Pad Building  
7 Car Stack Drive-Thru  
26 Parking Stalls

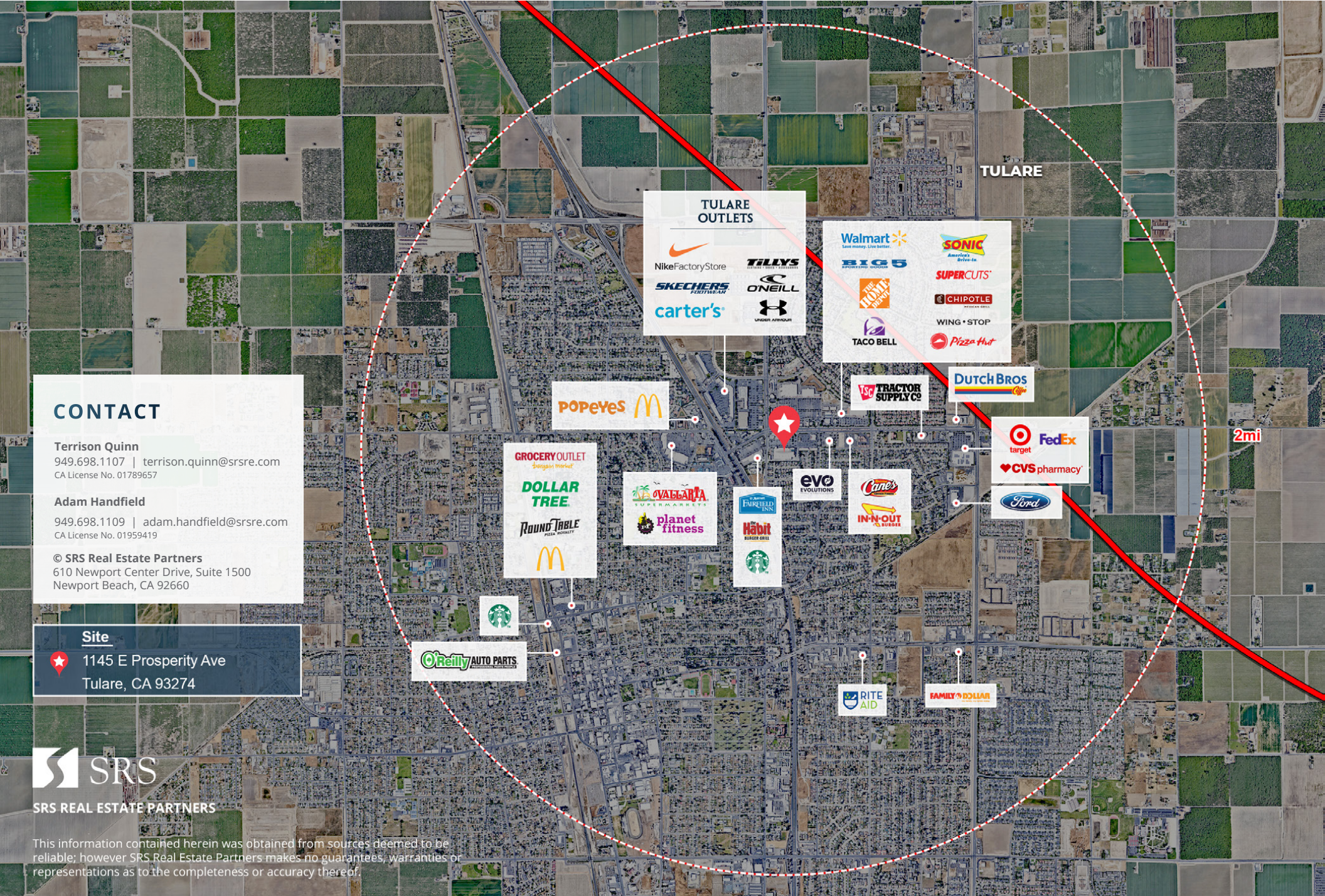
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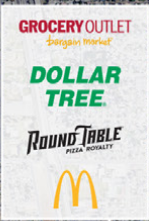
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TULARE

TULARE  
OUTLETS



2mi

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### Site

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