



Retail Pad - Prosperity Ave | Tulare, CA

Pad | Ground Lease

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

GRAHAM | **& ASSOCIATES**

to learn more, visit: www.mdgre.com

Matt Graham
Lic# 01804235
www.mdgre.com

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PROPERTY DETAILS

Address	SWC Prosperity Ave & Laspina St
Square Feet Available	Parcel B 48,709 +/- Sq. Ft. Building Size Potential: 8,714 +/- Sq. Ft.
Zoning	C-3 Retail Commercial
Signage	Monument Signage available along Prosperity Ave (in front of Raisin' Canes)
Ground Lease Rate	Please Inquire

Additional Comments:

Retail pad available as a ground lease with signage on Prosperity Ave. Ideal for a tire center, automotive shop **or QSR Drive Thru**. Situated in same development as In-N-Out, Panera Bread and Raising Canes. Located near anchored shopping centers by Target, Lowe's Home Improvement, CVS Pharmacy, Wal-Mart, FoodsCo and Home Depot. Major arterial - Prosperity Avenue is a top East/West traffic carrier in Tulare. Well located with easy access to the 99 Freeway on and off ramps.



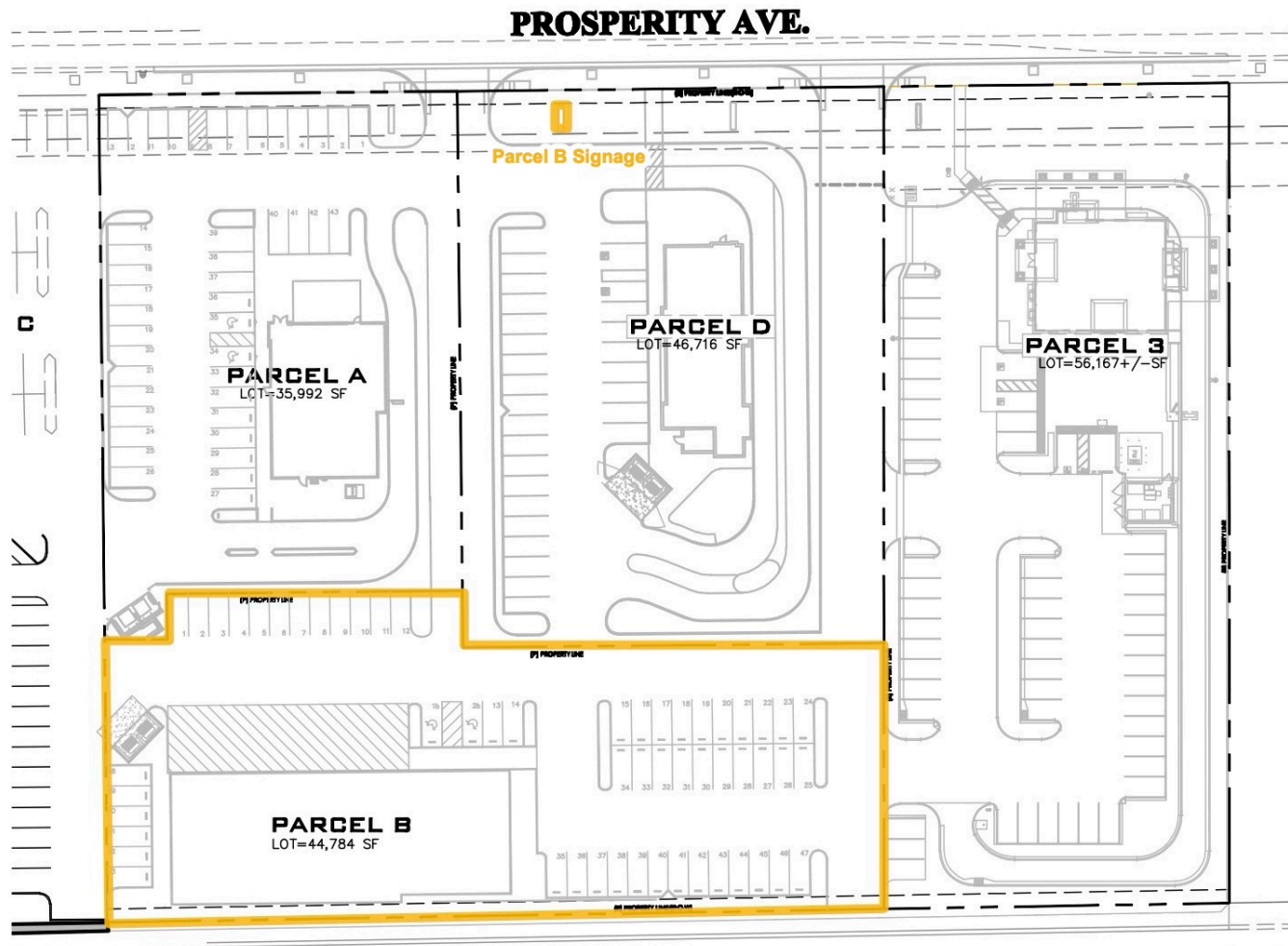
Contact Broker:
Matt Graham
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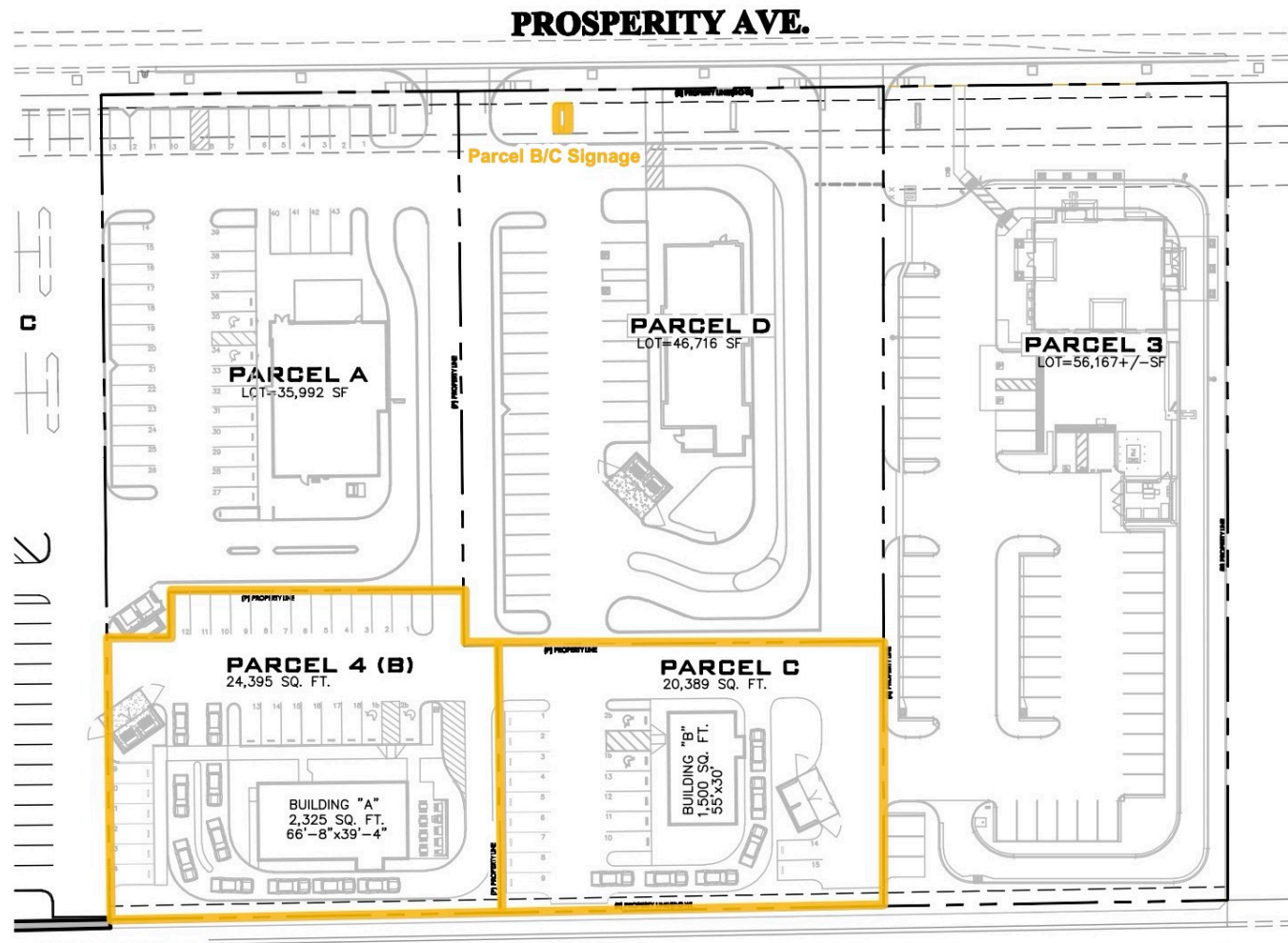
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SITE CONCEPT - TIRE CENTER



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SITE CONCEPT - QSR



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RETAIL MAP



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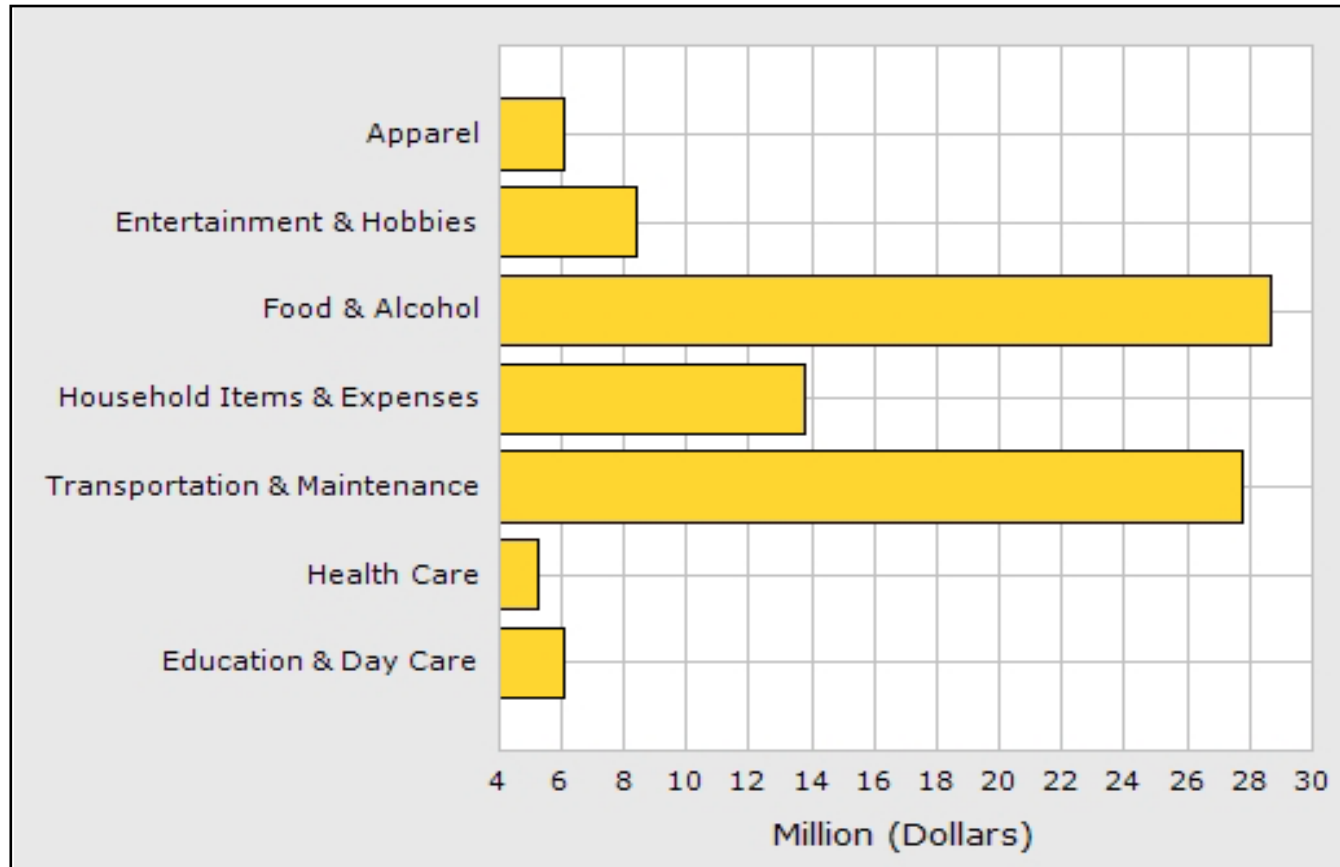
DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	11,017	63,080	74,596
2023 Population:	11,219	64,674	76,512
Pop Growth 2018-2023:	1.83%	2.53%	2.57%
Average Age:	36.00	33.40	33.50
Households			
2018 Total Households:	3,720	18,882	22,546
HH Growth 2018-2023:	1.88%	2.54%	2.58%
Median Household Inc:	\$64,786	\$49,512	\$50,147
Avg Household Size:	2.90	3.30	3.30
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$207,704	\$173,327	\$176,052
Median Year Built:	1983	1982	1983

TRAFFIC COUNTS

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume
Brentwood St	Hillcrest Ave	0.05 S	4,075
Brentwood St	Hillcrest Ave	0.03 S	3,961
E Prosperity Ave	Brentwood St	0.12 E	22,201
N Hillman St	Blackstone Ave	0.06 S	7,582
Hillman St	E Prosperity Ave	0.06 N	6,944
Brentwood St	E Cross Ave	0.03 SE	4,360
E Prosperity Ave	Hillman St	0.05 NE	25,869
E Prosperity Ave	Horizon Dr	0.04 SW	34,550
E Cross Ave	Ben Franklin Ave	0.03 SW	7,020
E Cross Ave	Brentwood St	0.10 W	6,463

CONSUMER SPENDING TRENDS (within .5 mile radius of property)



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LOCATION MAP



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AERIAL PHOTOS



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