

ANCHOR SPACE AVAILABLE FOR LEASE
TULARE PAVILION SHOPPING CENTER | 1675 HILLMAN AVENUE

35,500± SF FORMER BIG LOTS
TULARE, CA

TULARE OUTLET CENTER
3 Million Annual Visitors

TULARE PAVILION
SHOPPING CENTER

– 2.2 million visits in 2024

– Store visits in California:

ROSS top 20%

HARBOR FREIGHT top 15%

Source: Placer AI

92 LOTS
UNDER CONSTRUCTION

SITE

SUBJECT SPACE REMODELED IN 2018 - MOVE IN READY



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1675 HILLMAN STREET

TULARE, CA

PROPERTY INFORMATION

Availability:	35,500± SF <i>(Divisible)</i>
Building Size:	62,594± SF
Lot Size:	6.64± Acres
Tenancy:	Multiple
Year Built:	1991
Year Renovated:	2018
Zoning:	Commercial C-3 <i>(Retail)</i>
APN:	166-030-043 <i>(Tulare County)</i>

PROPERTY DESCRIPTION

The Tulare Pavilion Shopping Center is anchored by Ross, dd's Discounts, Dollar Tree and Harbor Freight along with outparcels featuring Del Taco, Carl's Jr. and Jamba Juice, providing strong co-tenant synergy.

LOCATION DESCRIPTION

The Center is situated at the dominant retail intersection within the entire Tulare trade area, experiencing over 65,000 vehicles per day (VPD) at Prosperity Avenue and Hillman Street.



Contact Agent
FOR LEASE RATE

1675 HILLMAN STREET
TULARE, CA

PROPERTY
PHOTOS



FREEWAY 99 PYLON SIGN AVAILABLE



1675 HILLMAN STREET

TULARE, CA

PROPERTY DEMOGRAPHICS

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2029 Projection	37,933	67,796	88,126
	2024 Estimate	36,845	65,285	84,694
	Growth 2024-2029	2.95%	3.85%	4.05%
	Growth 2020-2024	6.50%	8.63%	7.04%
	Growth 2010-2020	5.70%	10.27%	7.47%
HOUSEHOLD	2029 Projection	11,909	20,275	26,729
	2024 Estimate	11,524	19,470	25,631
	Growth 2024-2029	3.34%	4.14%	4.28%
	Growth 2020-2024	6.42%	8.56%	7.13%
	Growth 2010-2020	3.90%	8.74%	5.73%
RACE PERCENTAGES	<i>2024 Est. Average HH Income</i>	\$91,288	\$86,329	\$88,626
	White Alone	49.70%	38.63%	39.80%
	Black or African American	3.07%	3.05%	2.85%
	American Indian and Alaska Native	1.82%	1.93%	1.97%
	Asian Alone	4.14%	2.45%	2.96%
	Native Hawaiian and Other Pacific Islander	0.15%	0.12%	0.14%
	Some Other Race Alone	23.88%	33.49%	32.16%
	Two or More Races	17.24%	20.33%	20.12%

Source: Claritas 2024

TRAFFIC COUNTS

65,491± ADT

34,729± ADT

32,962± ADT

Source: Kalibrate TrafficMetrix 2024

Highway 99 at Prosperity Avenue
(Northbound & Southbound)

Prosperity Avenue at Hillman Street
(Northbound & Southbound)

Hillman Street at Prosperity Avenue
(Eastbound & Westbound)



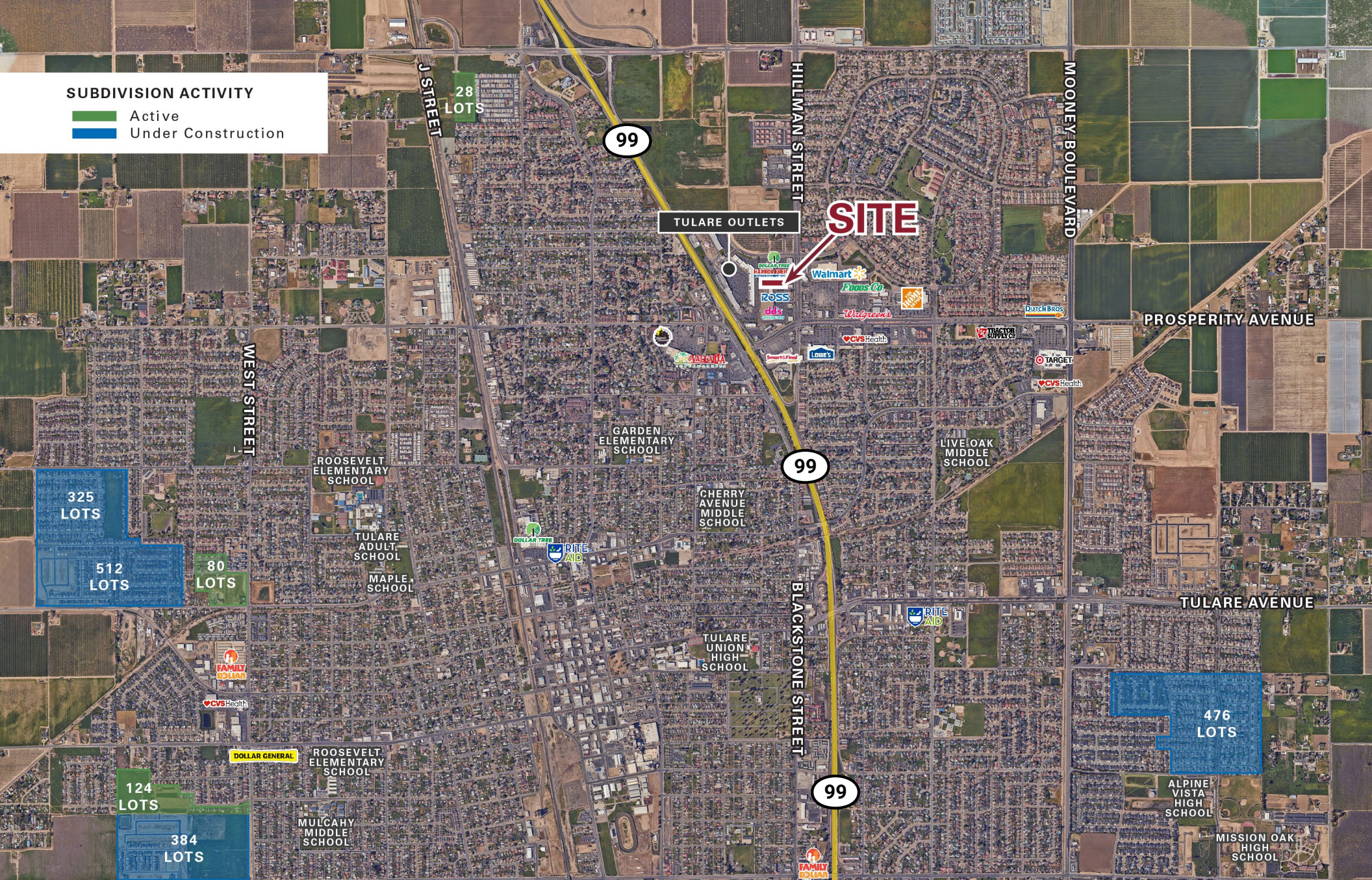
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RETAIL
MAP



SUBDIVISION ACTIVITY

- Active
- Under Construction



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