

Orchard Walk East

A Community Center



Location:	Northeast Corner of Dinuba Boulevard (Hwy 63) and Riggan Avenue in Visalia, CA
Anchors:	Target, Vallarta Supermarket, Ross, and TJ Maxx
Size:	±300,000 square feet of GLA
Availability:	±3,022 SF (Free-Standing Building)
Traffic Counts:	Dinuba Blvd: ±19,400 ADT Riggan Avenue: ±15,000 ADT Total: 34,400 ADT

Source: REgisOnline

Orchard Walk East is anchored by Target, Vallarta Supermarket, Ross, and TJ Maxx. Other co-tenants within the center include WSS Shoes, McDonald's, Subway, AT&T, Sally Beauty Supply, GameStop and many other national and regional retailers and restaurants.



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Orchard Walk East

Market Overview

Join this lineup:



Demographics	1 Mile	3 Mile	5 Mile
2025 Population	11,199	75,383	150,410
2025 Households	3,006	23,752	49,667
2025 Avg. HH Income	\$95,525	\$103,523	\$108,900
Projected Annual Population Growth 2023-2028	1.2%	0.9%	0.7%

- The City of Visalia's population growth from 2000 to 2014 increased by nearly 50%. There were over 7,800 residential units constructed in the City of Visalia in the past decade, with a majority of those units being in this North Visalia trade area. Additionally, there are approximately 7,000 residential units in various stages of development north of Highway 198.
- Approximately 45% of the population in the City of Visalia is situated north of Highway 198. The North Visalia trade area is under-served for retail, and the Orchard Walk project fills that void. Other options for retailers to locate in this area in the future will likely have inferior co-tenancy and will not be at the "main-on-main" intersection in North Visalia.
- The 83-acre Riverway Sports Park, which is located immediately north of Orchard Walk and opened in 2008, is a large draw for people in the Visalia region. The sports park is busy year-around and features 10 lighted soccer fields, 4 lighted youth baseball fields, 4 lighted softball fields, a lighted BMX racing track, 3 playgrounds, a water feature, and 3 large group picnic areas. Thousands of visitors use the park on an annual basis for sports tournaments and for the leisure amenities provided to the public. The sports park provides over 800 parking stalls, but parking lots are often filled on weekends with visitor parking overflowing into the surrounding street parking.



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Site Plan



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