

HIGH IMAGE SHOPPING CENTER PAD FOR SALE

BOOT BARN (NYSE:BOOT) (PLUS 2 SEASONED TENANTS)

4018 S Mooney Blvd. Building L&M, Visalia, CA 93277



PROPERTY HIGHLIGHTS:

- Price: \$5,500,000
- Cap Rate: 6.34%
- Only \$358 PSF
- Easy Management
- National Anchors including Lowe's
- Multi Tenant
- Boot Barn Avg Gross Sales of 6M+ annually
- Built in 2004
- Retail Building of 15,396± SF
- Demised as 3 Units, Fully Leased
- Lot 1.64± Acres (71,438± SF)
- Zoned Regional Shopping Center, Mall
- S. Mooney Blvd. (State Rte 63) Traffic: 26,000± ADT
- Publicly Traded Co Occupies 72% of Building



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UNIT INFO

4018 Boot Barn 11,065± SF



4016 Edible Arrangements 2,111± SF



4022 Happiness Nails & Spa 2,190± SF

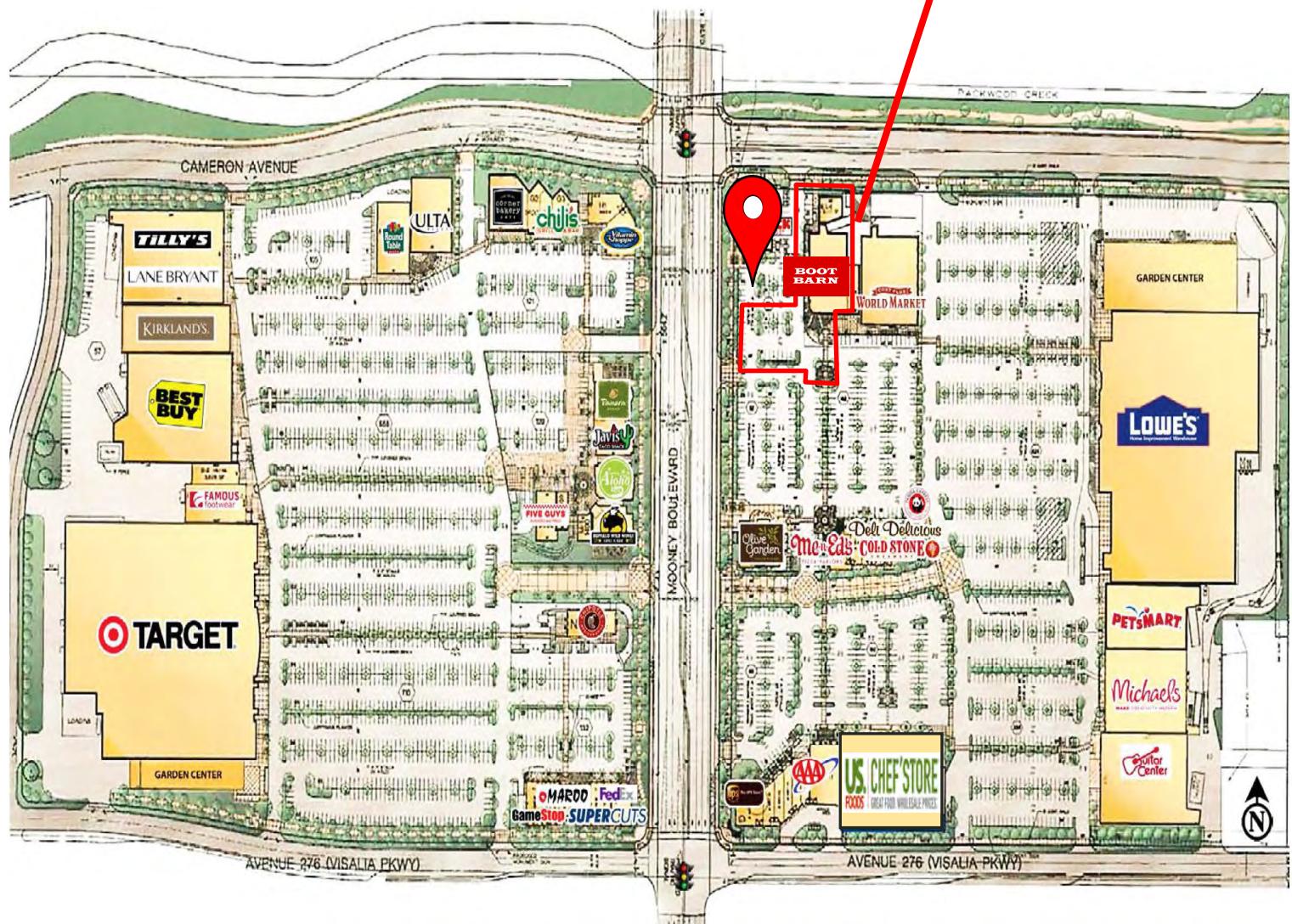


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SUBJECT PROPERTY **15,396± SF**



Location:	Packwood Creek Shopping Center 4018 S Mooney Blvd. “Building L & M” Visalia, California 93277
Land:	One Parcel - 71,438± SF (1.64± Acres)
Zoning:	Regional Shopping Center, Mall (With Anchors)
APN:	126-730-019-000
Building:	Total 15,396± SF
Units:	3 Retail Suites
Year Built:	2004
Parking:	Shared Lot(s) Ample Parking Available
Tenants:	Boot Barn (NYSE:BOOT) Edible Arrangements Happiness Nails & Spa

Annualized Operating Data (Current):

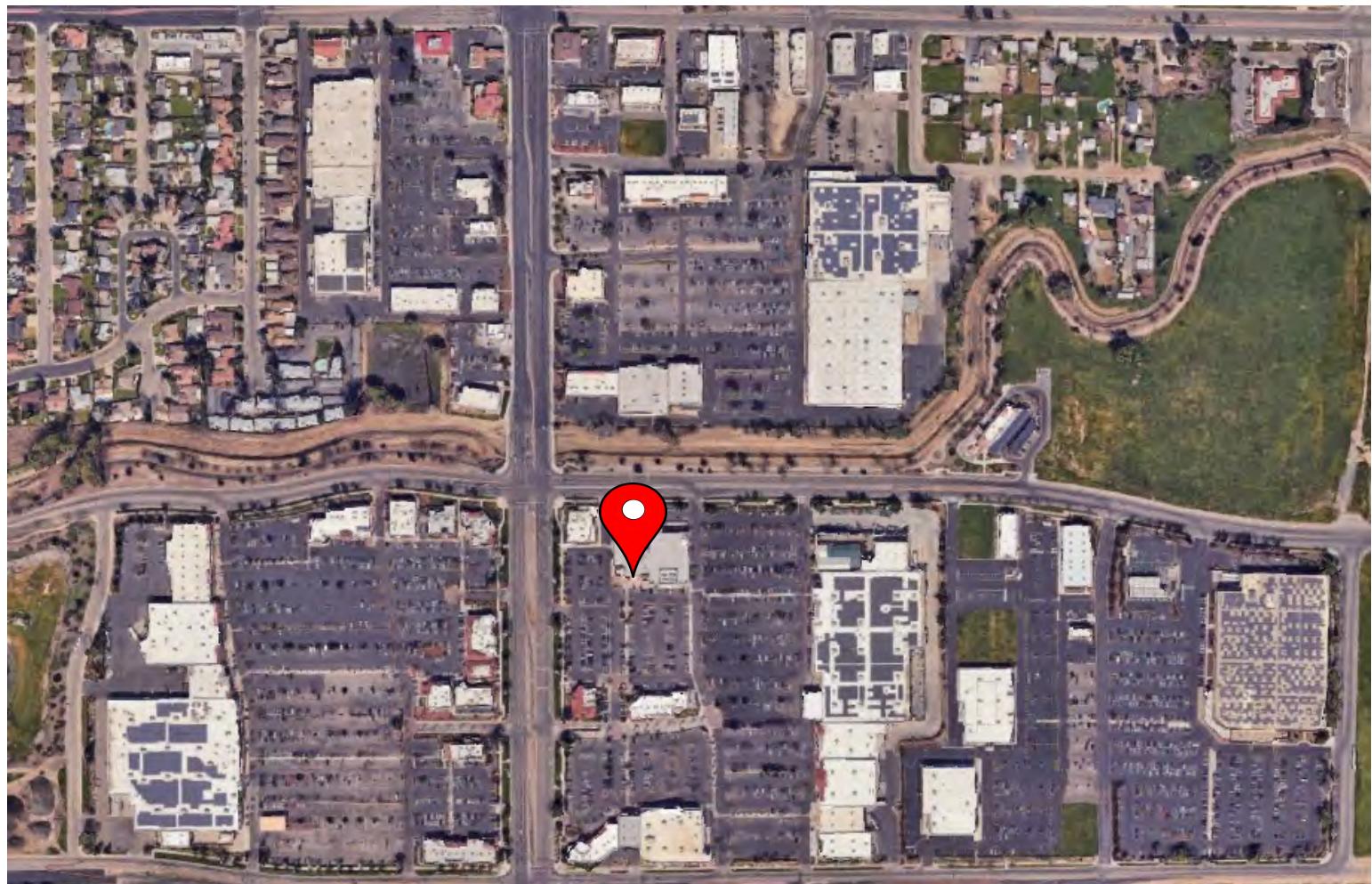
Rental Income \$348,588

Apx. Operating Expense (\$127,230)

Recaptured Expenses \$127,230

Net Income Before Debt Service \$348,588

Asking Price \$5,500,000 (6.34% CAP)



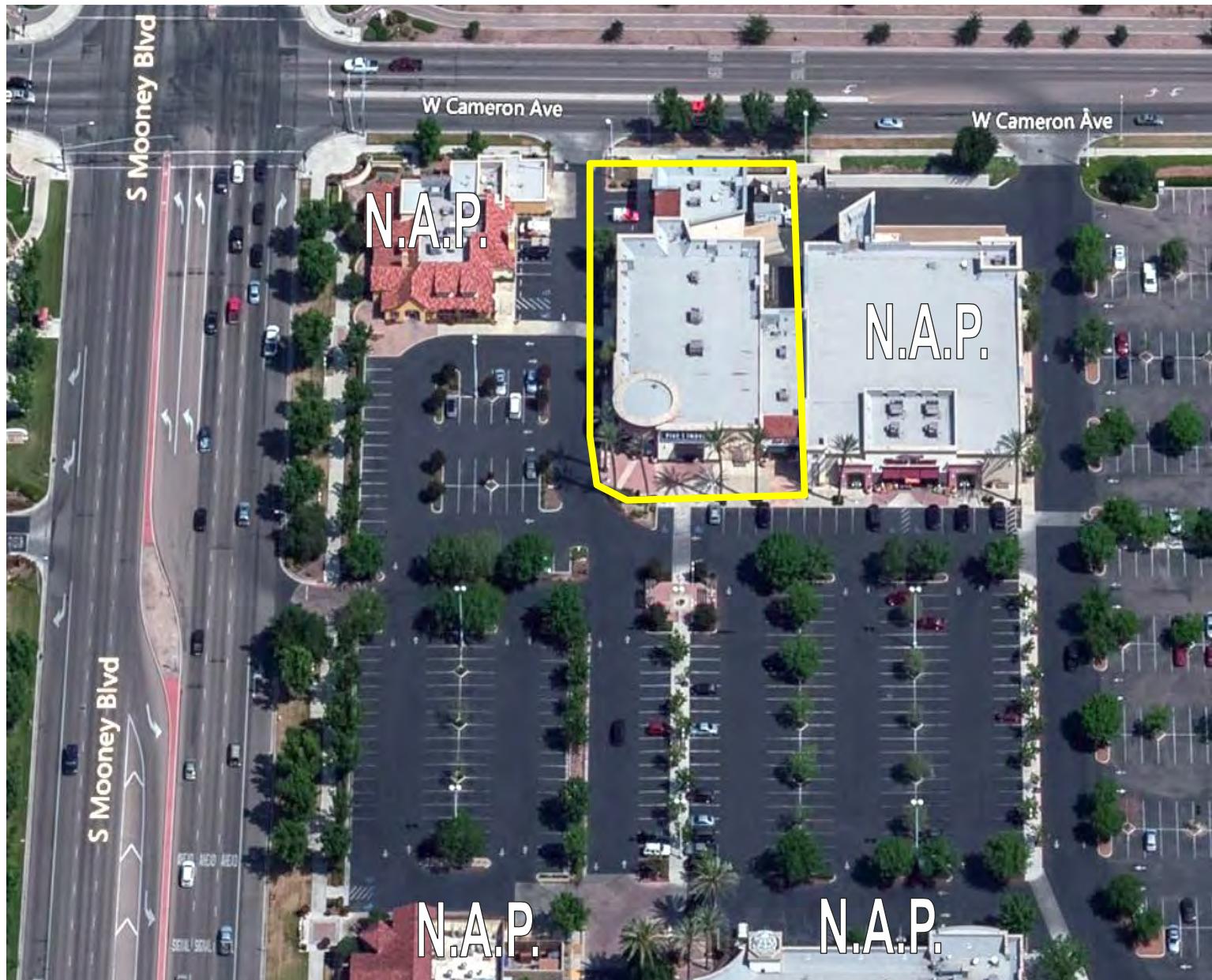
Unit	Tenant	Square Feet	Rent/ PSF	Base Rent	NNN/ PSF	Lease	Options	Increases	Deposit
4016	Edible Arrangements	2,111	1.85	\$4,042	0.69	5/1/2011 – 4/30/2031	2 — 5 Year	3.5%	\$2,638
4018	Boot Barn	11,065	1.80	\$19,917	0.69	1/21/2020 - 8/1/2030	3 — 5 Fixed	Flat 11-15 \$24,103 16-20 \$26,509 21-25 \$29,156	None
4022	Happiness Nails	2,190	2.25	\$4,929	0.69	10/10/2017 - 12/31/2027	2 — 5 FMV	1/1/25 \$5,090 1/1/26 \$5,234 12/31/27 \$5,387	\$4,380

Monthly Rent	\$29,049.00
Annual Rent	\$348,588.00

Avg. Rent	\$1.89 PSF
Current NNN Charge	\$0.69 PSF



PROPERTY SUMMARY



Located along Visalia's main retail hub, in Visalia's most prominent, high image shopping center, building J offers an investor the opportunity to acquire 15,396± SF of the Packwood Creek Shopping Center. With national credit tenants such as AAA, Olive Garden, Boot Barn, Outback Steak House, Lowes's, Michael's, Guitar Center, Me-n-Ed's Pizza, Panda Express and Cold Stone Creamery, Packwood Creek is the premier dining and shopping destination for local residents and beyond.

ESTIMATED DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILES</u>
POPULATION:	8,160	66,325	145,481
10 YR. AVG. GROWTH:	37%	27%	78%
AVG. HH INCOME	\$79,871	\$78,731	\$80,032



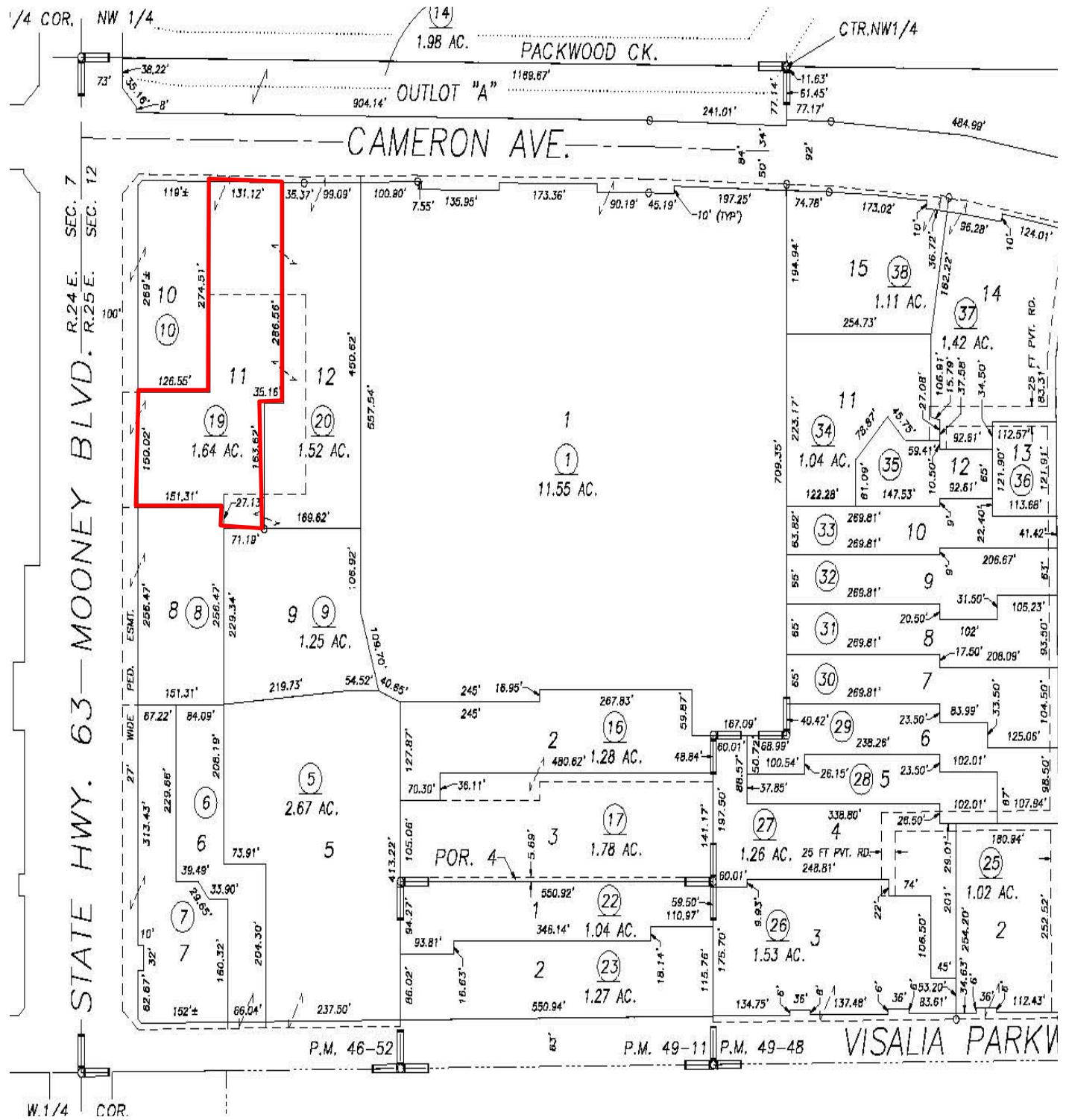
As the gateway of the Sequoia and Kings Canyon National Parks, Visalia is a city set among the foothills below the majestic Sierra Nevada Mountains. It is the oldest, permanent inland city between Stockton and Los Angeles, offering easy access to all major California population and business centers. Exuding charm and friendliness, the strong community welcomes visitors at all times of the year and unforgettable experience that includes live entertainment and memorable art and exquisite restaurants.

Visalia serves as the cultural, economic and commercial hub of Tulare County. It is the county's largest city and serves as its county seat. Continued growth in population, diversity and sophistication has resulted in the emergence of today's thriving Visalia community. A hometown atmosphere combines with big city amenities to provide residents a high quality of life. Visitors are invited to take advantage of Visalia's vibrant downtown and to explore the unparalleled beauty of the neighboring National Parks. From spending an evening at the symphony to whitewater rafting, there is an abundance of cultural and outdoor recreational opportunities in Visalia.

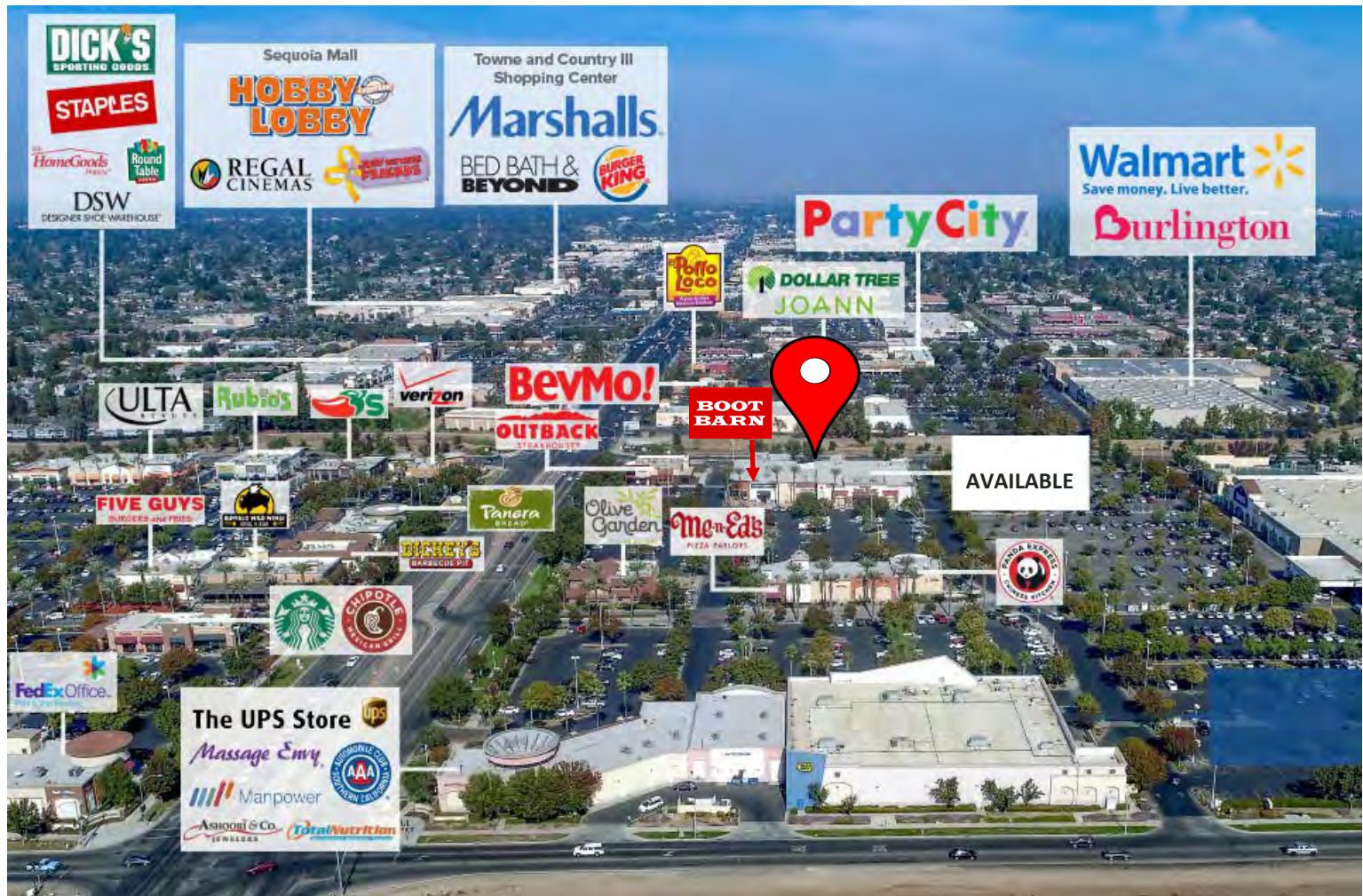


With Fresno approximately 40 miles northwest, Visalia serves as the economic center for the Sequoia Valley region, which is one of the most productive agricultural areas in the United States. Tulare County is the heart of this rich agricultural region, harvesting more than 250 crop varieties. Furthermore, the county is the top dairy producer in the world.

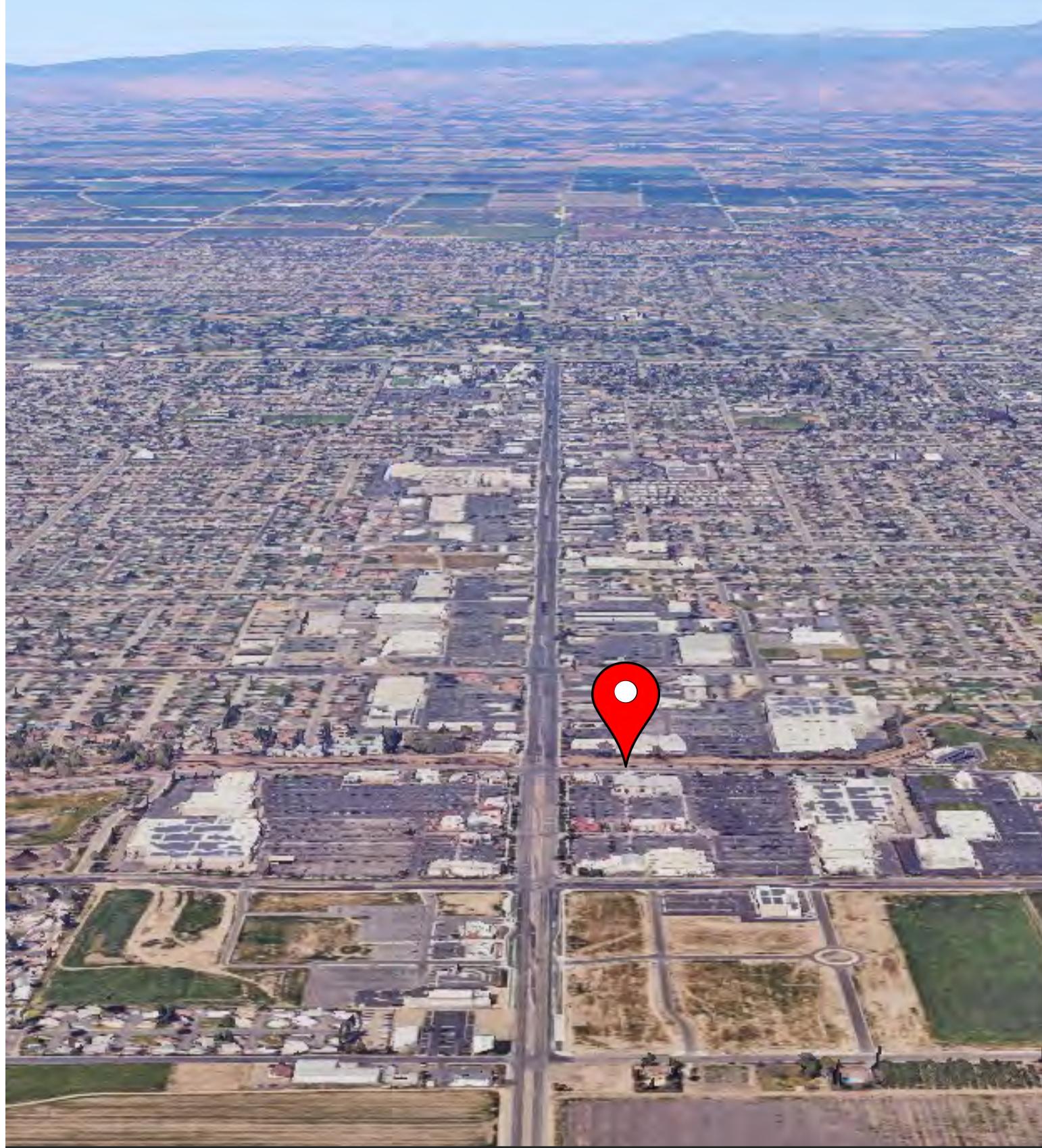
Overall, Tulare County has been characterized for its well-planned economic growth throughout the past decade. Employment, population and per capita personal income have all shown to be increasingly steadily. The area provides a great environment for new and expanding businesses, offering quality development and local leadership dedicated to fostering a well balanced community.



AREA MAP



PACKWOOD CREEK SHOPPING CENTER-BLDG. L & M • VISALIA, CALIFORNIA



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