

TULARE MARKET PLACE

SWC of HWY 63 (Mooney Boulevard)
& Prosperity Avenue
Tulare, CA



Lease space with us!



PRESENTED BY:



COMMERCIAL WEST, INC.
REAL ESTATE SERVICES AND DEVELOPMENT

SCOTT BOHRER
(925) 588-2223

WILL BETTENCOURT
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.
www.browmandevelopment.com

TULARE MARKET PLACE



Tulare Marketplace is a 235,000 square foot shopping center anchored by Super Target. The center also features a very strong performing Tractor Supply, Valley Strong Credit Union, AT&T, T-Mobile, Mechanic's Bank, and Bright Now Dental. Located at the intersection of E. Prosperity Ave. and Mooney Blvd., the center benefits from being on Prosperity, Tulare's main retail thoroughfare, as well as close proximity to a majority of Tulare's new housing located along Mooney Blvd. Along Mooney Blvd. there are over 2,200 housing units in various stages of development.

DEMOGRAPHICS

	2-Mile 27,116 POPULATION	3-Mile 52,281	5-Mile 78,166
	2-Mile \$89,380 AVG. HH INCOME	3-Mile \$77,637	5-Mile \$76,145
	66,234 CITY OF TULARE POPULATION		
	468,097 MSA POPULATION		



TRAFFIC COUNTS

55,907 ADT
INTERSECTION OF HWY 63 & PROSPERITY AVENUE

PRESENTED BY:



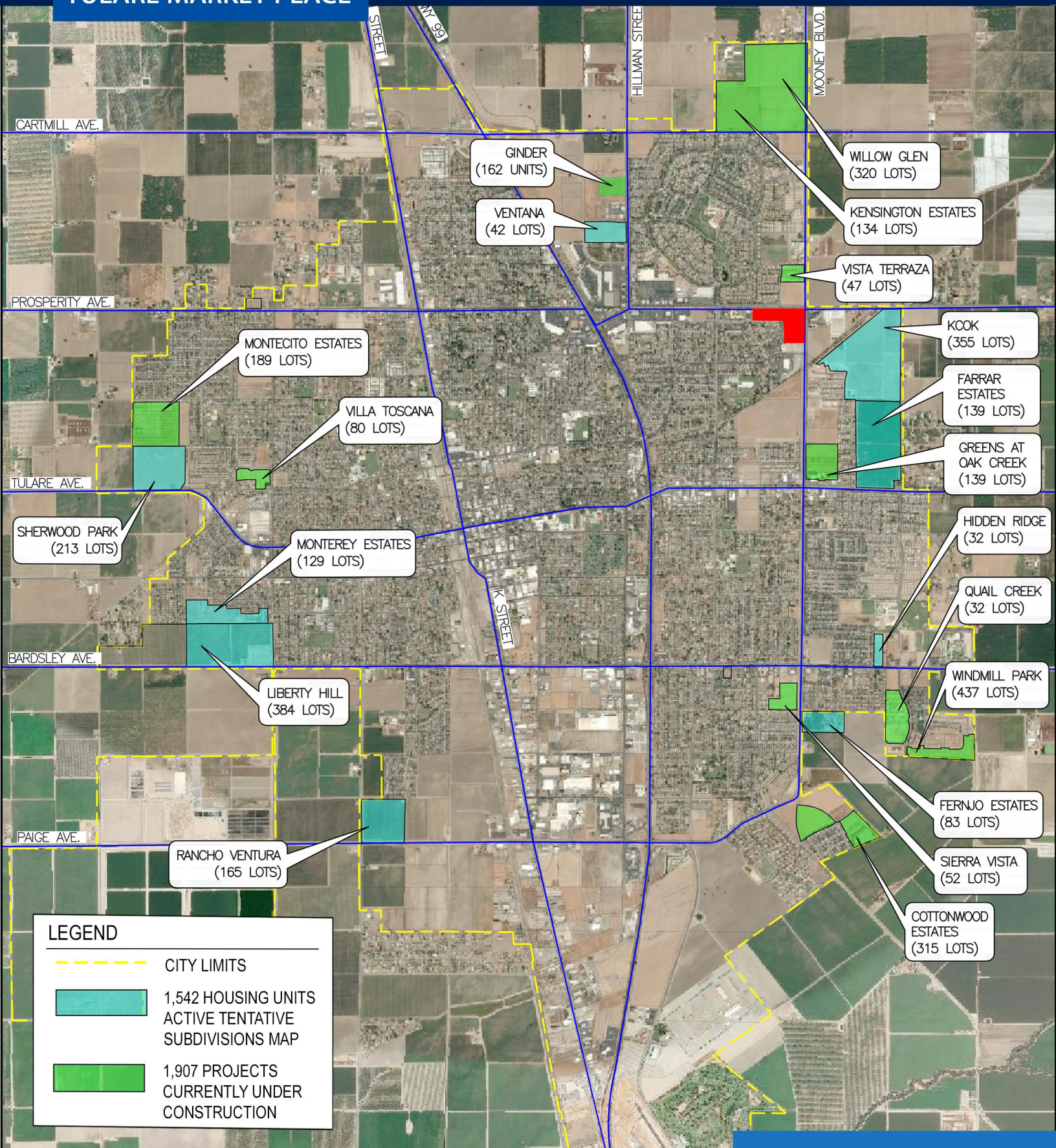
COMMERCIAL WEST, INC.
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TULARE MARKET PLACE



HOUSING

TULARE MARKET PLACE



TULARE OUTLET CENTER

Save money. Live better.

Quality Tools at Ridiculously Low Prices. Dress for Less.

TULARE MARKETPLACE

THE HOME DEPOT

Walgreens

Smart&Final

RETAIL AERIAL

TULARE MARKET PLACE



PAD E

7,500 SF PAD AVAILABLE

SHOPS C

1,000 SF AVAILABLE

- Rabobank
- FedEx Office
- OUR DENTAL CARE
Dr. James C. Ma DDS
- GNC
- RepairALL

SHOPS B

- AT&T
- Korean Chili
- HAPPINESS NAILS
- Adventist Health
- Little Caesars
pizza!pizza!
- Sprint

SHOPS A

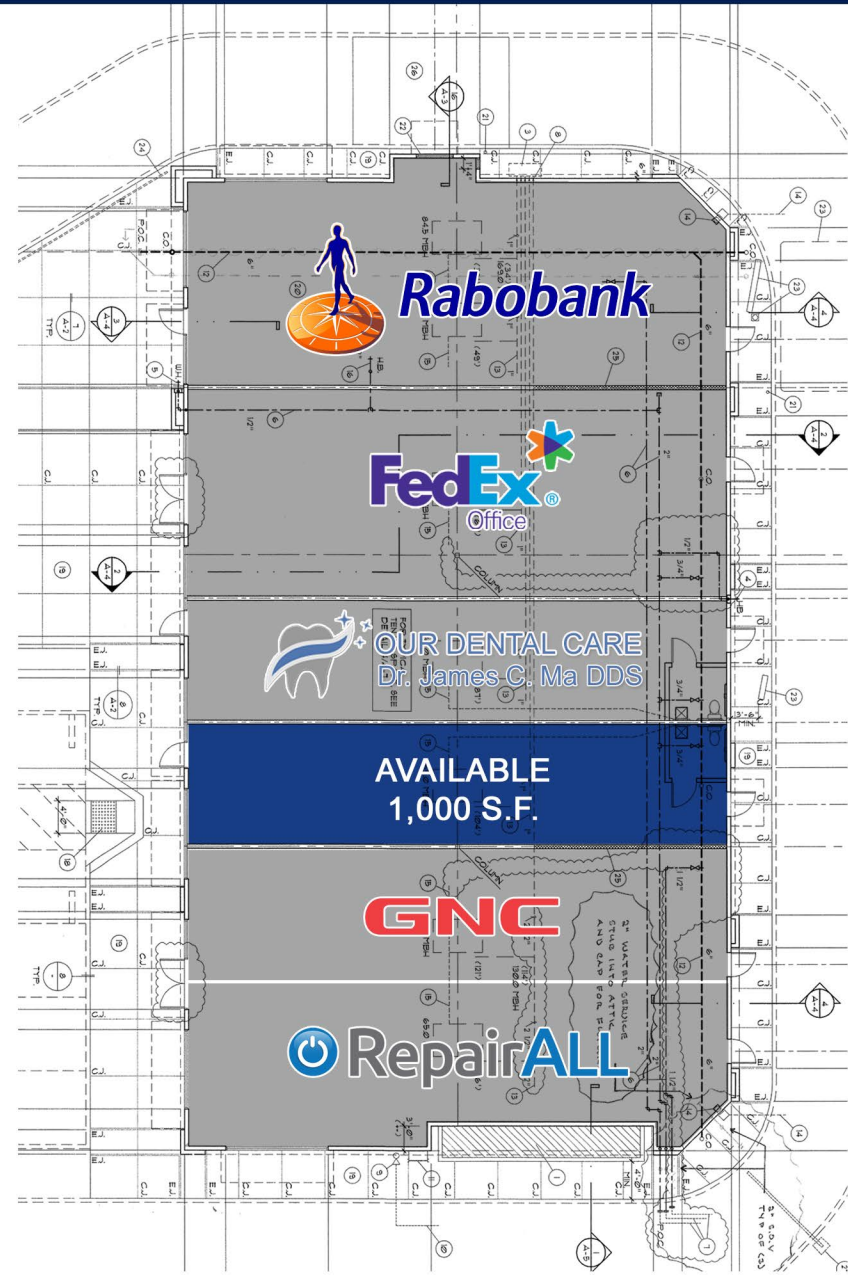
- ANGRY CHICKZ
NASHVILLE HOT CHICKEN
- Bright Now!
Dental
- Asian Grill

SITE PLAN

TULARE MARKET PLACE



**1,000 S.F. HIGH TRAFFIC
IN-LINE SPACE AVAILABLE**



SHOPS C

SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 36.2259/-119.3129

RS1

Tulare Market Place		2 mi radius	3 mi radius	5 mi radius
Tulare, CA				
POPULATION	2020 Estimated Population	27,116	52,281	78,166
	2025 Projected Population	27,672	53,332	79,785
	2010 Census Population	23,534	47,184	71,067
	2000 Census Population	18,050	37,802	53,901
	Projected Annual Growth 2020 to 2025	0.4%	0.4%	0.4%
	Historical Annual Growth 2000 to 2020	2.5%	1.9%	2.3%
	2020 Median Age	33.4	31.7	30.9
HOUSEHOLDS	2020 Estimated Households	9,234	16,894	24,627
	2025 Projected Households	9,634	17,615	25,682
	2010 Census Households	7,783	14,694	21,576
	2000 Census Households	6,171	12,095	16,872
	Projected Annual Growth 2020 to 2025	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2020	2.5%	2.0%	2.3%
RACE AND ETHNICITY	2020 Estimated White	65.5%	60.5%	58.7%
	2020 Estimated Black or African American	3.8%	4.5%	4.5%
	2020 Estimated Asian or Pacific Islander	4.0%	3.2%	3.4%
	2020 Estimated American Indian or Native Alaskan	1.0%	1.1%	1.3%
	2020 Estimated Other Races	25.7%	30.7%	32.1%
	2020 Estimated Hispanic	49.8%	57.3%	59.3%
INCOME	2020 Estimated Average Household Income	\$89,380	\$77,637	\$76,145
	2020 Estimated Median Household Income	\$76,691	\$67,427	\$66,245
	2020 Estimated Per Capita Income	\$30,489	\$25,120	\$24,019
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	9.1%	12.0%	12.7%
	2020 Estimated Some High School (Grade Level 9 to 11)	8.2%	10.3%	10.6%
	2020 Estimated High School Graduate	30.9%	29.9%	29.3%
	2020 Estimated Some College	25.8%	25.1%	25.1%
	2020 Estimated Associates Degree Only	9.5%	9.4%	8.9%
	2020 Estimated Bachelors Degree Only	11.4%	9.6%	9.4%
	2020 Estimated Graduate Degree	5.0%	3.7%	4.1%
BUSINESS	2020 Estimated Total Businesses	957	1,775	2,715
	2020 Estimated Total Employees	9,324	16,562	27,152
	2020 Estimated Employee Population per Business	9.7	9.3	10.0
	2020 Estimated Residential Population per Business	28.3	29.5	28.8

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.