

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

WILL BETTENCOURT
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.
www.browmandevelopment.com

TULARE MARKET PLACE

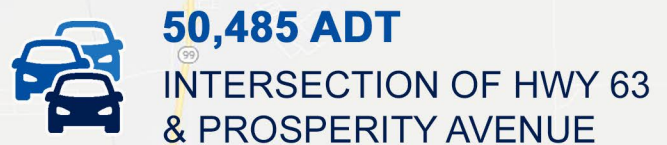


Tulare Marketplace is a 235,000 square foot shopping center anchored by Super Target. The center also features a very strong performing Tractor Supply, Valley Strong Credit Union, AT&T, T-Mobile, Mechanic's Bank, and Bright Now Dental. Located at the intersection of E. Prosperity Ave. and Mooney Blvd., 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



TRAFFIC COUNTS



PRESENTED BY:



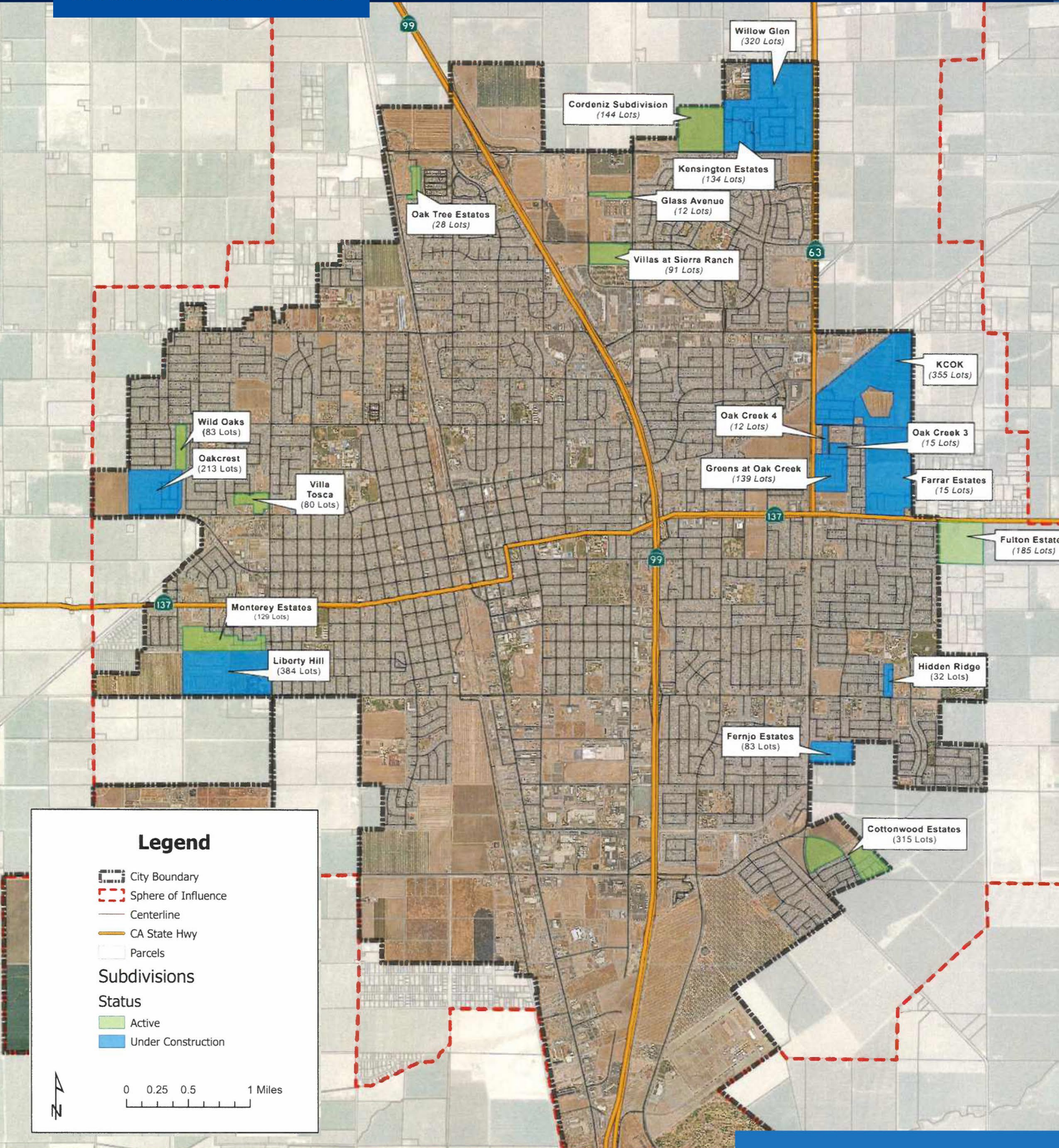
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TULARE MARKET PLACE



- Willow Glen (320 Lots)
- Cordoniz Subdivision (144 Lots)
- Kensington Estates (134 Lots)
- Glass Avenue (12 Lots)
- Villas at Sierra Ranch (91 Lots)
- Oak Tree Estates (28 Lots)
- Wild Oaks (83 Lots)
- Oakcrest (213 Lots)
- Villa Tosca (80 Lots)
- Monterey Estates (129 Lots)
- Liberty Hill (384 Lots)
- Greens at Oak Creek (139 Lots)
- Oak Creek 4 (12 Lots)
- KCOK (355 Lots)
- Oak Creek 3 (15 Lots)
- Farrar Estates (15 Lots)
- Fulton Estate (185 Lots)
- Hidden Ridge (32 Lots)
- Fernjo Estates (83 Lots)
- Cottonwood Estates (315 Lots)

TULARE MARKET PLACE



TULARE OUTLET CENTER

Save money. Live better.

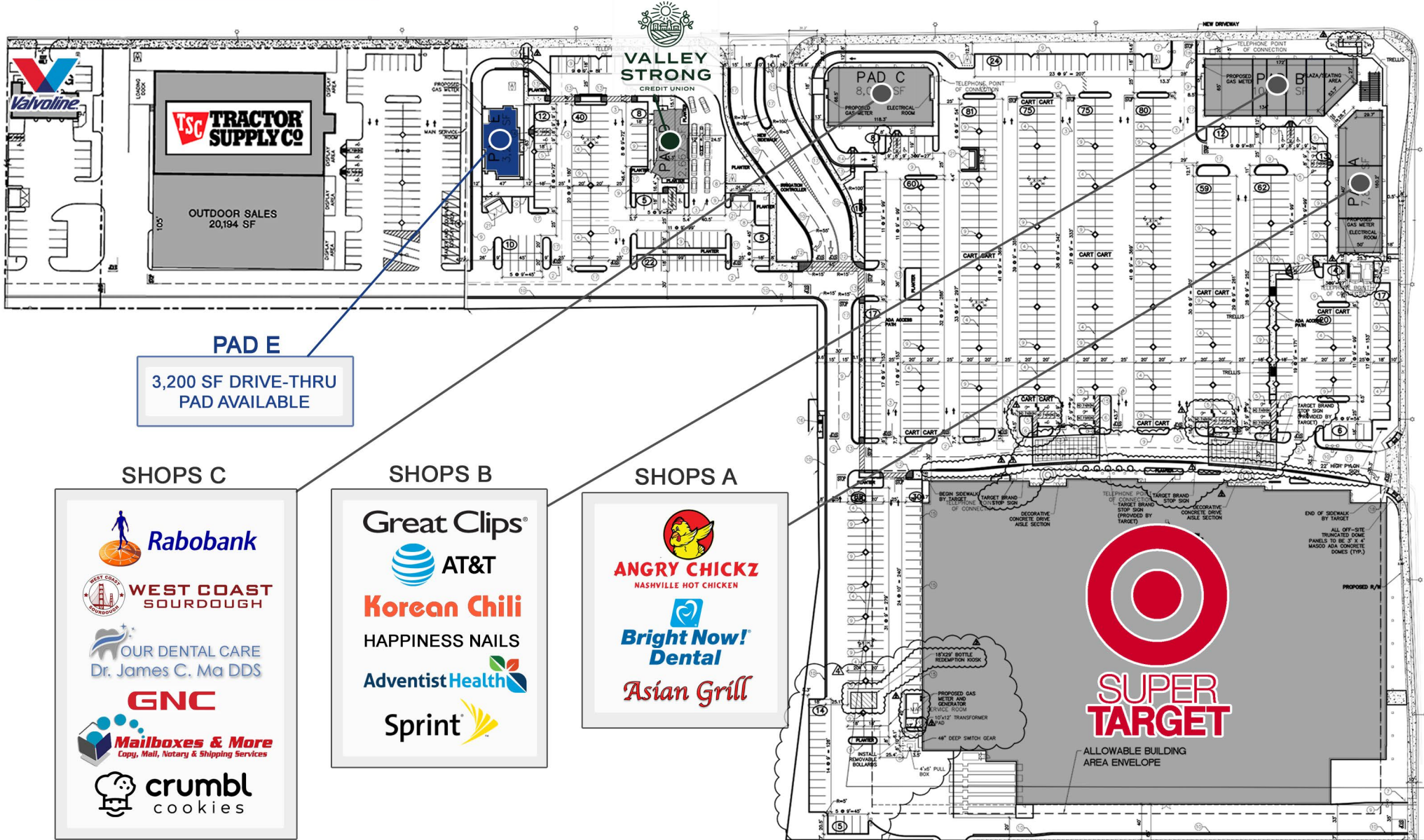
TULARE MARKETPLACE

Walgreens

Smart & Final

RETAIL AERIAL

TULARE MARKET PLACE



SITE PLAN

TULARE MARKET PLACE

SUMMARY PROFILE

	2 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	29,933	57,208	80,711
2027 Projected Population	31,133	59,037	83,196
2020 Census Population	29,655	56,676	80,254
2010 Census Population	25,120	49,500	70,987
Projected Annual Growth 2022 to 2027	0.8%	0.6%	0.6%
Historical Annual Growth 2010 to 2022	1.6%	1.3%	1.1%
2022 Median Age	33.1	31.5	31.0
Households			
2022 Estimated Households	9,606	17,522	24,316
2027 Projected Households	10,143	18,390	25,494
2020 Census Households	9,495	17,344	24,166
2010 Census Households	8,287	15,317	21,495
Projected Annual Growth 2022 to 2027	1.1%	1.0%	1.0%
Historical Annual Growth 2010 to 2022	1.3%	1.2%	1.1%
Race and Ethnicity			
2022 Estimated White	50.2%	44.8%	42.9%
2022 Estimated Black or African American	2.6%	2.7%	2.6%
2022 Estimated Asian or Pacific Islander	3.3%	2.7%	2.9%
2022 Estimated American Indian or Native Alaskan	1.7%	1.8%	1.9%
2022 Estimated Other Races	42.1%	48.0%	49.7%
2022 Estimated Hispanic	54.0%	60.8%	62.8%
Income			
2022 Estimated Average Household Income	\$79,738	\$70,667	\$70,184
2022 Estimated Median Household Income	\$74,963	\$66,307	\$65,614
2022 Estimated Per Capita Income	\$25,975	\$21,873	\$21,334
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	9.8%	12.5%	13.4%
2022 Estimated Some High School (Grade Level 9 to 11)	10.1%	11.3%	11.2%
2022 Estimated High School Graduate	30.9%	31.7%	30.5%
2022 Estimated Some College	24.0%	23.6%	24.3%
2022 Estimated Associates Degree Only	10.7%	9.6%	9.0%
2022 Estimated Bachelors Degree Only	9.9%	8.0%	8.2%
2022 Estimated Graduate Degree	4.6%	3.3%	3.3%
Business			
2022 Estimated Total Businesses	834	1,347	2,010
2022 Estimated Total Employees	11,763	16,789	23,834
2022 Estimated Employee Population per Business	14.1	12.5	11.9
2022 Estimated Residential Population per Business	35.9	42.5	40.2

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DEMOGRAPHICS