

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

WILLIAM BETTENCOURT
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.
www.browmandevelopment.com

TULARE MARKET PLACE



SHOP SPACE AVAILABLE

Tulare Market Place 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 Tulare's main retail thoroughfare with 3 million visits over the last 12 months. Tulare Market Place also has close proximity to a majority of Tulare's new housing. Along Mooney Blvd. there are over 2,200 housing units in various stages of development.

DEMOGRAPHICS



2-Mile

31,280

POPULATION

3-Mile

57,892

5-Mile

82,661



2-Mile

\$106,516

AVG. HH INCOME

3-Mile

\$98,125

5-Mile

\$97,919



71,136

CITY OF TULARE POPULATION



485,048

MSA POPULATION

TRAFFIC COUNTS



55,808 ADT

INTERSECTION OF HWY 63
& PROSPERITY AVENUE

PRESENTED BY:



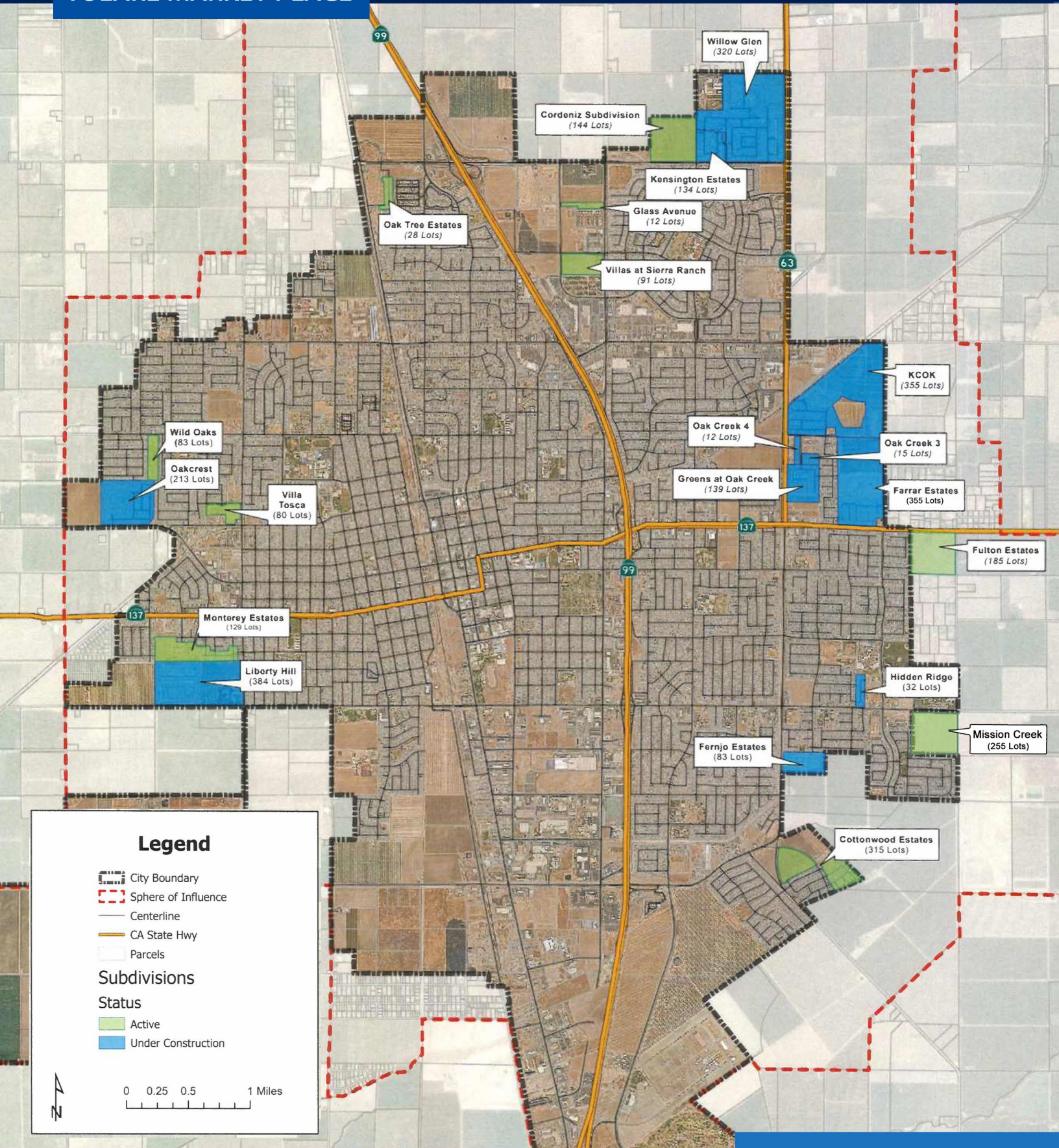
COMMERCIAL WEST, INC.
REAL ESTATE SERVICES AND DEVELOPMENT

A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.
www.browmandevelopment.com

TULARE MARKET PLACE



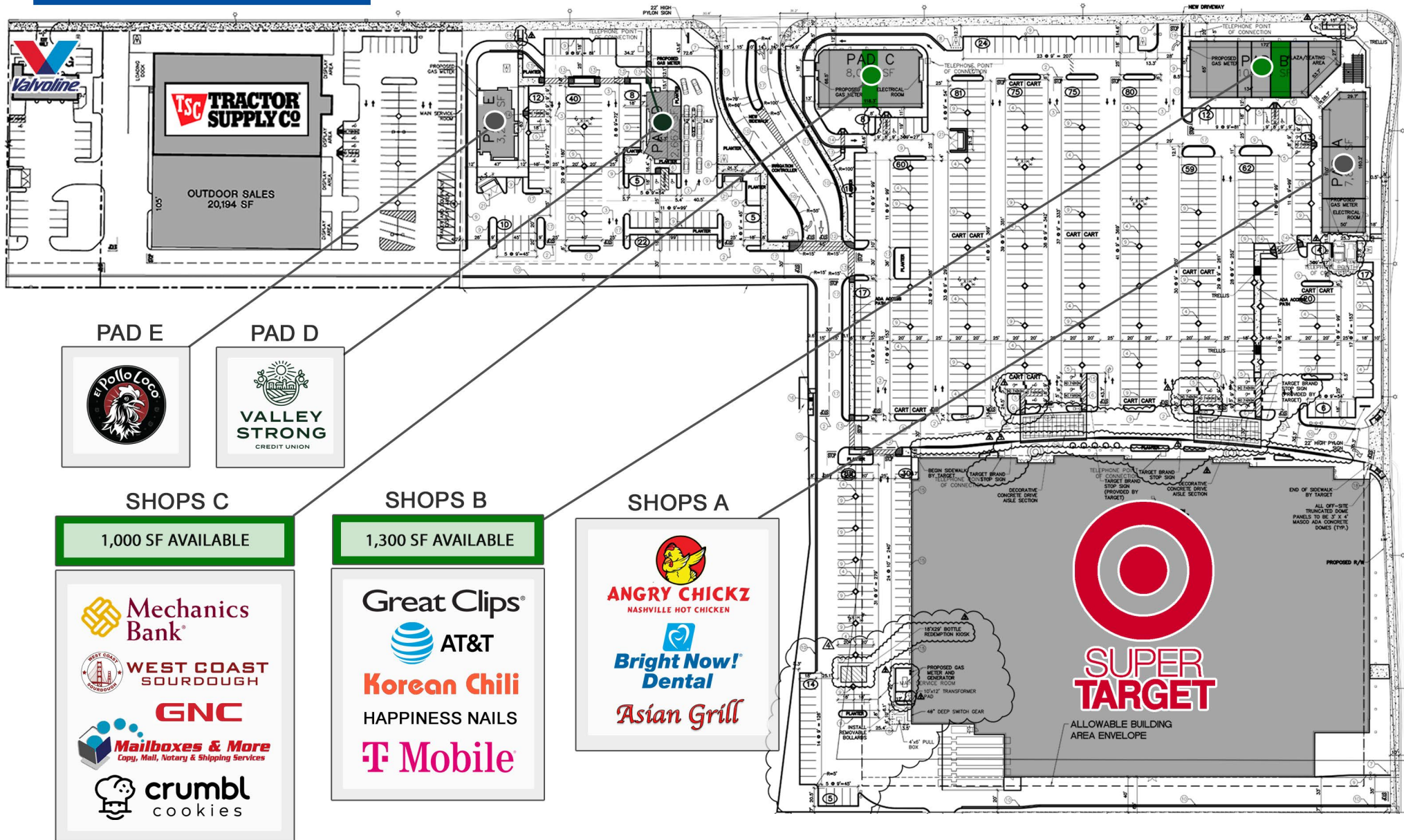
HOUSING

TULARE MARKET PLACE



RETAIL AERIAL

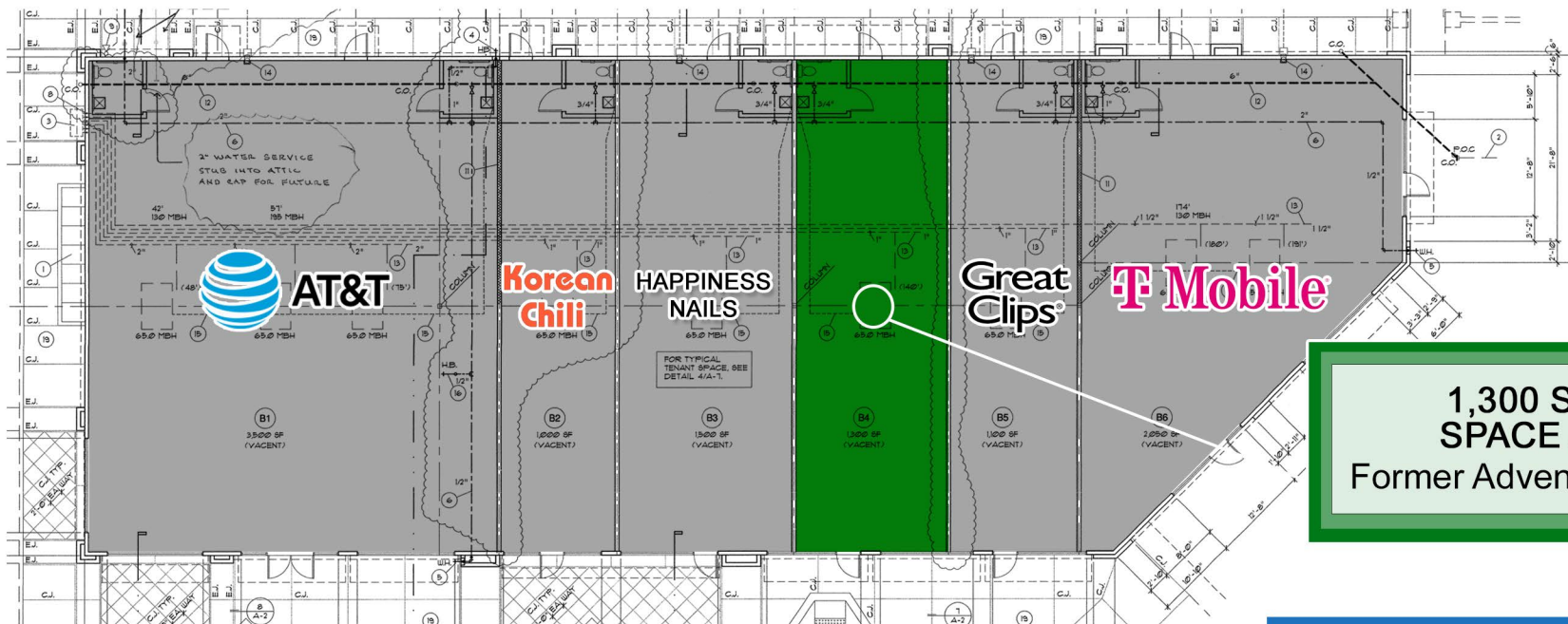
TULARE MARKET PLACE



SITE PLAN

TULARE MARKET PLACE

HIGH PROFILE IN-LINE OPPORTUNITY



1,300 S.F. IN-LINE
SPACE AVAILABLE
Former Adventist Health Space

SHOPS B

TULARE MARKET PLACE



**1,000 S.F. IN-LINE
SPACE AVAILABLE**
Former Our Dental Care Space

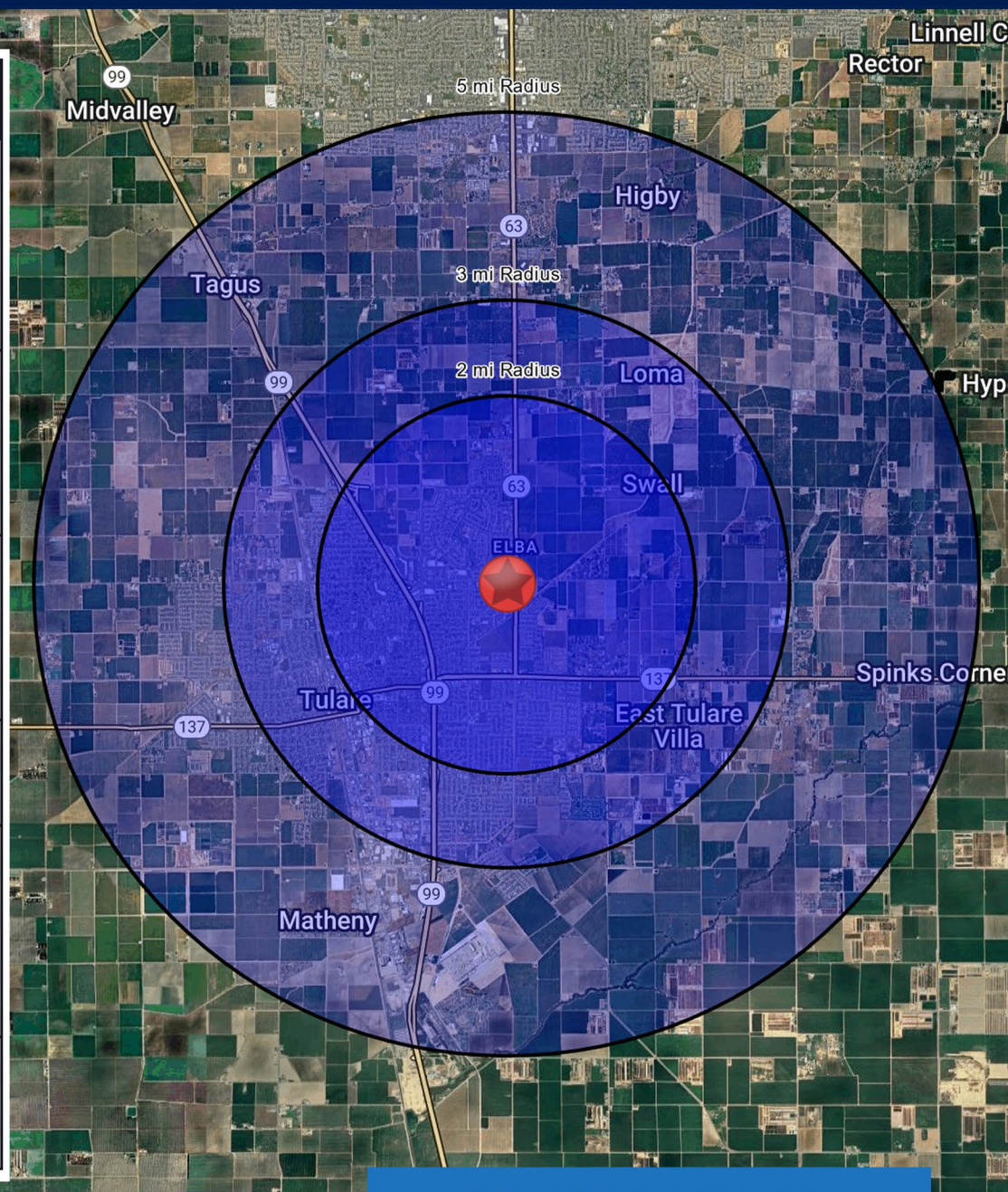


SHOPS C

TULARE MARKET PLACE

SUMMARY PROFILE

	2 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	31,280	57,892	82,661
2030 Projected Population	32,729	58,874	84,603
2020 Census Population	29,666	56,658	80,290
2010 Census Population	25,129	49,523	71,017
Projected Annual Growth 2025 to 2030	0.9%	0.3%	0.5%
Historical Annual Growth 2010 to 2025	1.6%	1.1%	1.1%
2025 Median Age	33.0	31.8	31.5
Households			
2025 Estimated Households	10,170	18,034	25,364
2030 Projected Households	10,913	18,890	26,748
2020 Census Households	9,499	17,340	24,178
2010 Census Households	8,290	15,323	21,506
Projected Annual Growth 2025 to 2030	1.5%	0.9%	1.1%
Historical Annual Growth 2010 to 2025	1.5%	1.2%	1.2%
Race and Ethnicity			
2025 Estimated White	45.0%	42.4%	41.3%
2025 Estimated Black or African American	4.3%	4.4%	4.3%
2025 Estimated Asian or Pacific Islander	4.1%	3.4%	3.6%
2025 Estimated American Indian or Native Alaskan	1.8%	1.8%	1.9%
2025 Estimated Other Races	44.9%	48.0%	48.9%
2025 Estimated Hispanic	59.5%	63.0%	63.8%
Income			
2025 Estimated Average Household Income	\$106,516	\$98,125	\$97,919
2025 Estimated Median Household Income	\$88,641	\$81,407	\$79,002
2025 Estimated Per Capita Income	\$35,073	\$30,835	\$30,261
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	9.4%	12.1%	12.7%
2025 Estimated Some High School (Grade Level 9 to 11)	9.4%	10.8%	10.2%
2025 Estimated High School Graduate	30.2%	30.5%	30.3%
2025 Estimated Some College	24.5%	24.4%	24.1%
2025 Estimated Associates Degree Only	12.2%	10.2%	10.1%
2025 Estimated Bachelors Degree Only	8.6%	7.2%	8.3%
2025 Estimated Graduate Degree	5.8%	4.7%	4.3%
Business			
2025 Estimated Total Businesses	883	1,384	2,039
2025 Estimated Total Employees	11,316	15,882	22,230
2025 Estimated Employee Population per Business	12.8	11.5	10.9
2025 Estimated Residential Population per Business	35.4	41.8	40.5



DEMOGRAPHICS