

FOR LEASE > RETAIL SPACE



# Prosperity Plaza Shopping Center

SEC PROSPERITY AVE. & HILLMAN ST., TULARE, CALIFORNIA



\*In-Line Space Available -For Lease!

\*Restaurant Available - For Lease!

## Property Details

- > Lowe's Home Improvement and CVS Pharmacy Major Anchors!
- > Highest Traffic Intersection in Tulare - Over 65,000 Cars Per Day!
- > Major Arterial - Prosperity Avenue is a major East/West Traffic Carrier!
- > Ample Parking - Easy Access to all Tenants!
- > Regional Corner for Tulare County!

## Contact Us

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# Prosperity Plaza > Property Summary

## SEC PROSPERITY & HILLMAN, TULARE, CA

Location: Southeast corner of Prosperity Avenue and Hillman Street, Tulare, California.

Anchors: Lowe's Home Improvement, CVS Pharmacy and Farmer Boys.

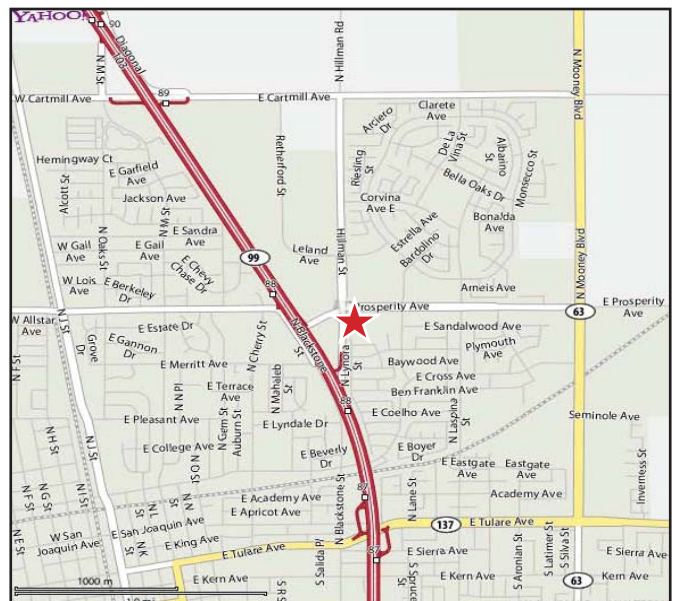
Zoning: C-3, Retail Commercial, City of Tulare.

Access: Prosperity Plaza is bound by Prosperity Avenue to the North, Hillman Street to the West, and Brentwood Street to the East. Easy access from Highway 99 north bound (Hillman Street) and south bound (Prosperity Avenue), as well ingress/egress off of Hillman Street, Prosperity Avenue and Brentwood Street!

Demographics:	Population	Avg HH Income
1 Mile Radius:	10,897	\$62,614
3 Mile Radius:	56,141	\$55,726
5 Mile Radius:	68,178	\$57,994

Traffic Counts:	Hwy 99 N of Tulare Ave -	47,500 cars per day
	Hwy 99 N of Prosperity Ave -	43,000 cars per day
	Prosperity Ave W of Cherry Ave -	12,500 cars per day
	Blackstone Ave S of Prosperity Ave -	15,000 cars per day

Comments: Prosperity Plaza is located at the "Hub" of retail shopping in Tulare! Lowe's has been improving Home Improvement for more than 60 years and operates more than 250 stores in 49 states. Lowe's has won 9 consecutive Energy Star Awards (2003-2011) including four Retail Partner of the Year Awards and two Energy Star Sustained Excellence Awards (2010-2011), and the only company to win this award in the retail category! Neighboring tenants include Wal-Mart, FoodsCo and K-Mart.



# Prosperity Plaza > Tenant Roster

SEC PROSPERITY & HILLMAN, TULARE, CA

BUILDING	SQUARE FEET	VACANCY RENT	PURCHASE PRICE
Lowe's	119,327 SF		
CVS Pharmacy	15,789 SF		
Farmer Boys Restaurant	3,129 SF		
BUILDING C			
C-1. Central Valley iRepair	406 SF		
C-2. All State Insurance	807 SF		
C-3,4,5,6 La Fiesta Mexican Restaurant (AVAILABLE)	4,786 SF	\$1.50 PSF, NNN	
C-7. Mariana's Boutique	930 SF		
C-8. Starla Day Spa & Beauty Supply	930 SF		
C-9. Excel Dentistry	1,620 SF		
C-10. Kim Nails & Spa	1,020 SF		
BUILDING D			
D-1. NS Eyebrow Threading Salon	406 SF		
D-2,3 China Bowl Restaurant	1,993 SF		
D-4. Cricket	1,200 SF		
D-5. Zen Spa	1,200 SF		
D-6. AVAILABLE	1,200 SF	\$1.85 PSF, NNN	
D-7,8 Infinity Vision Optometry	1,620 SF		
D-8,9,10 Tucoemas Federal Credit Union	3,480 SF		
D-11,12,13 Me & Ed's Pizzeria	3,600 SF		
PAD A			
1. West Coast Tire Center	4,200 SF		
PAD B - FOR LEASE			
.59 Acre (25,877 SF)	Ground Lease, Build-to-suit or Multi-Tenant Building		

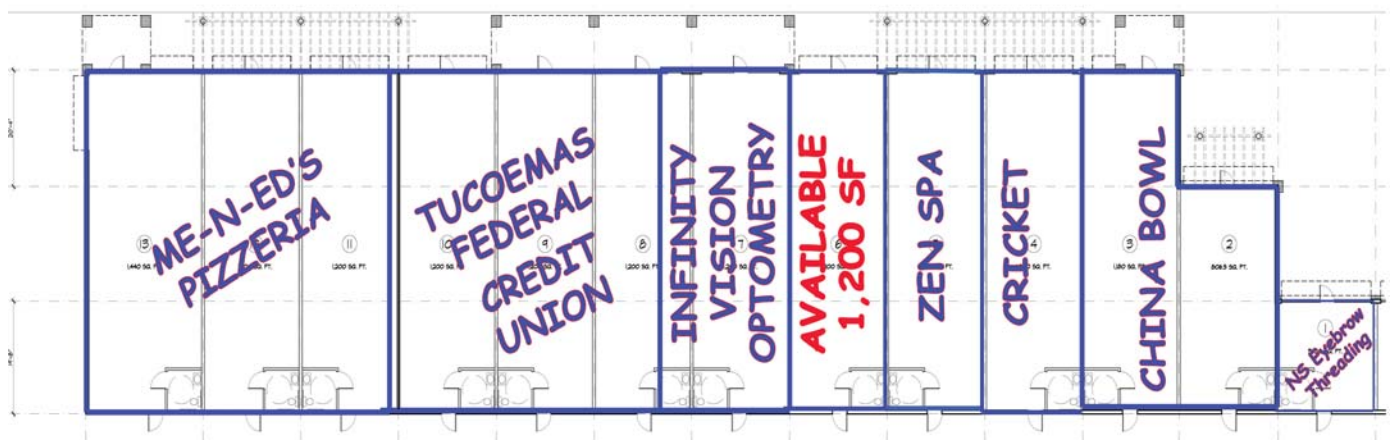
## Prosperity Plaza > Shop Buildings “C” & “D” Floor Plans

SEC PROSPERITY & HILLMAN, TULARE, CA

PROPOSED BUILDING “C”



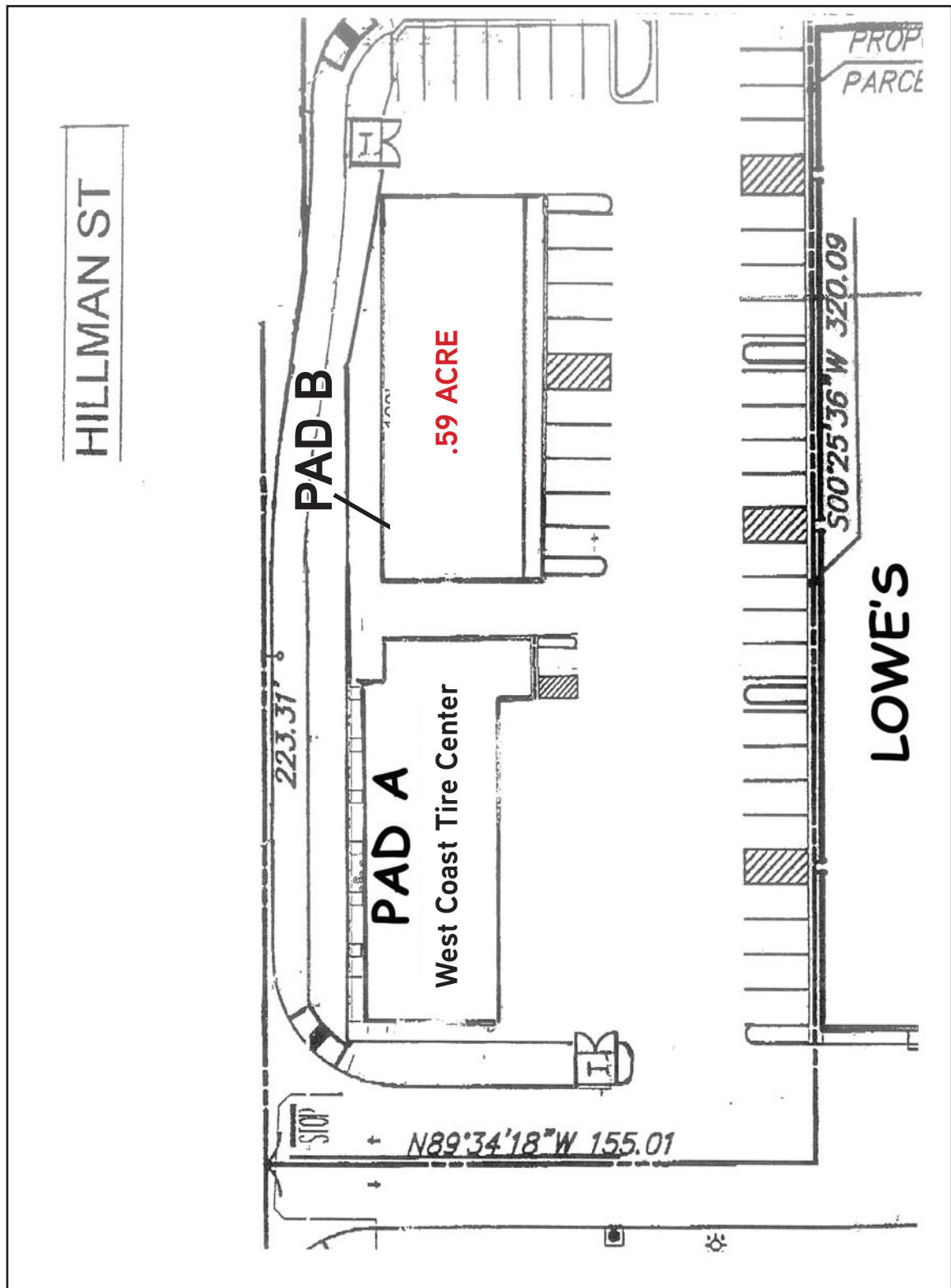
PROPOSED BUILDING “D”





## Prosperity Plaza > Multi-Tenant Pad Building

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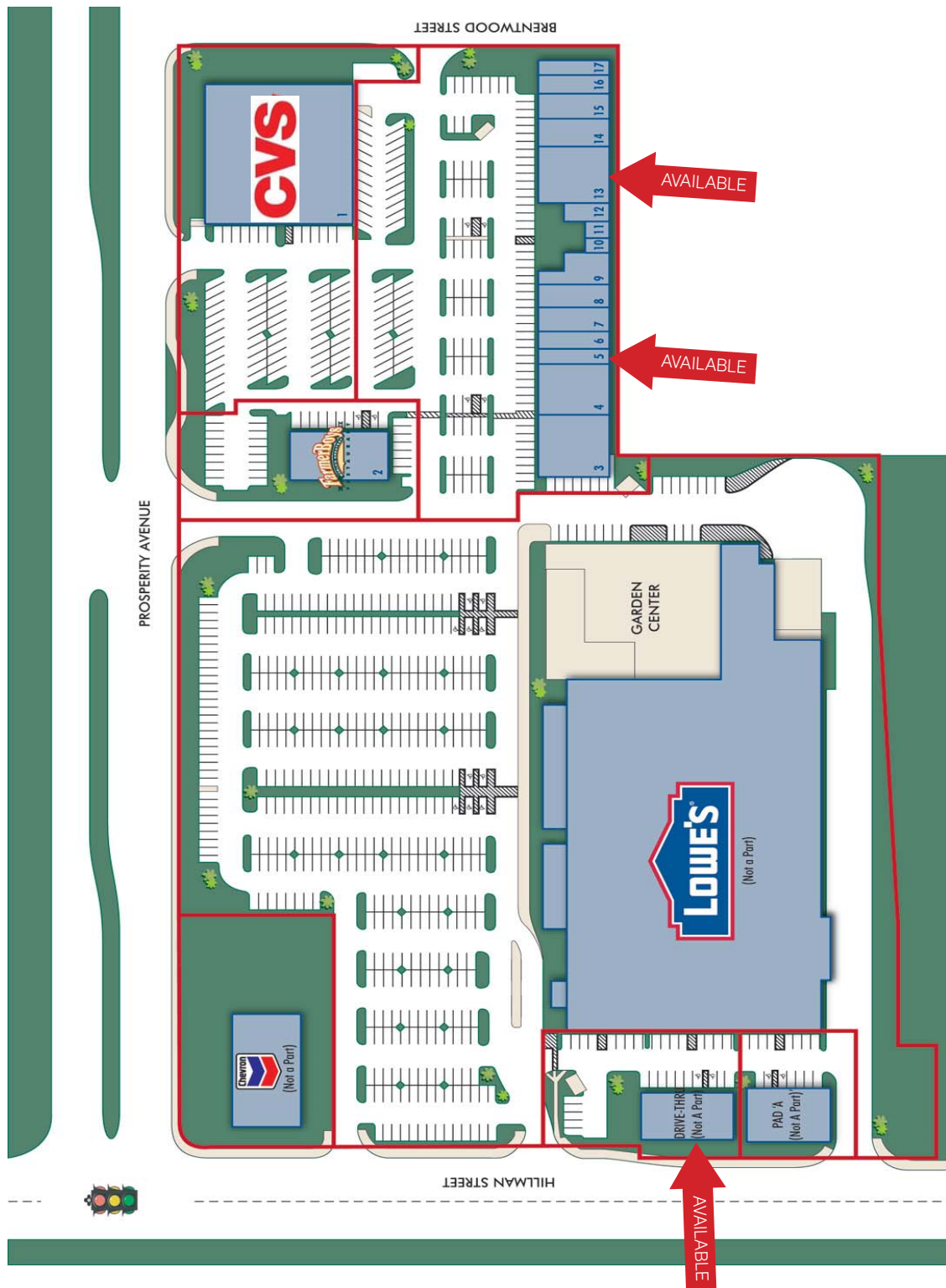


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# Prosperity Plaza > Site Plan

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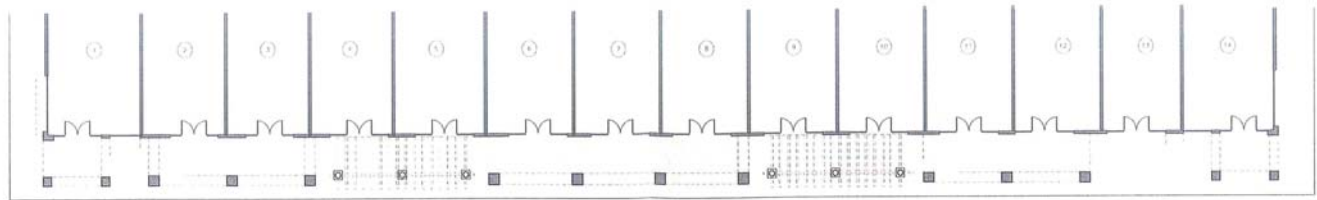


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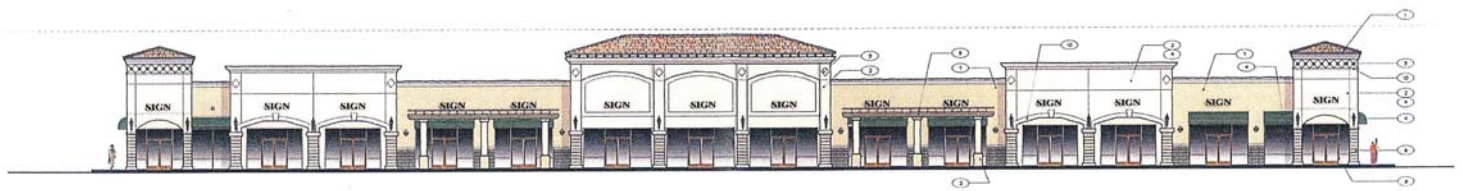


# Prosperity Plaza > Shop Building Elevations

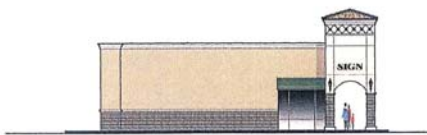
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FLOOR PLAN

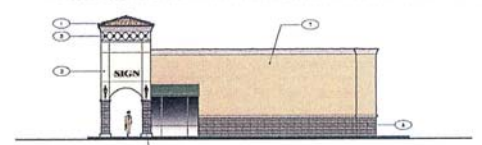


FRONT ELEVATION

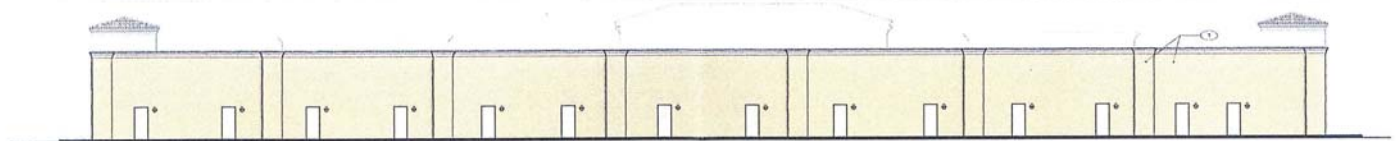


LEFT SIDE ELEVATION

- NOTES:
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RIGHT SIDE ELEVATION



REAR ELEVATION

PROSPERITY PLAZA

TULARE, CA

2010/06/00



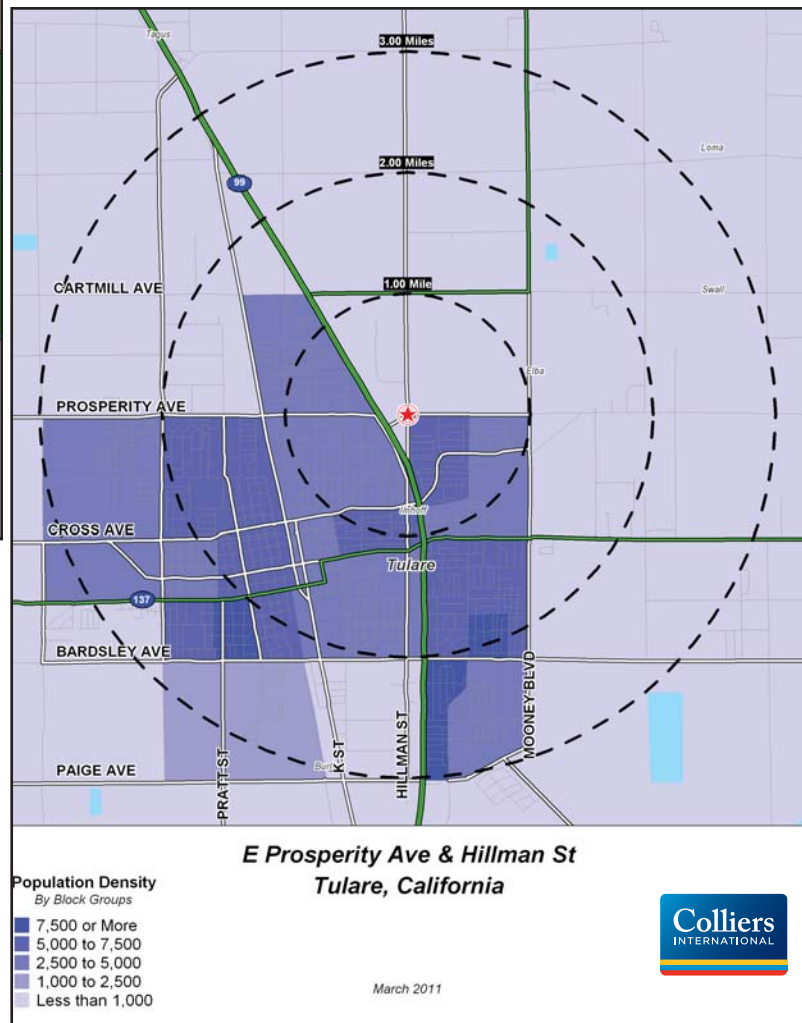
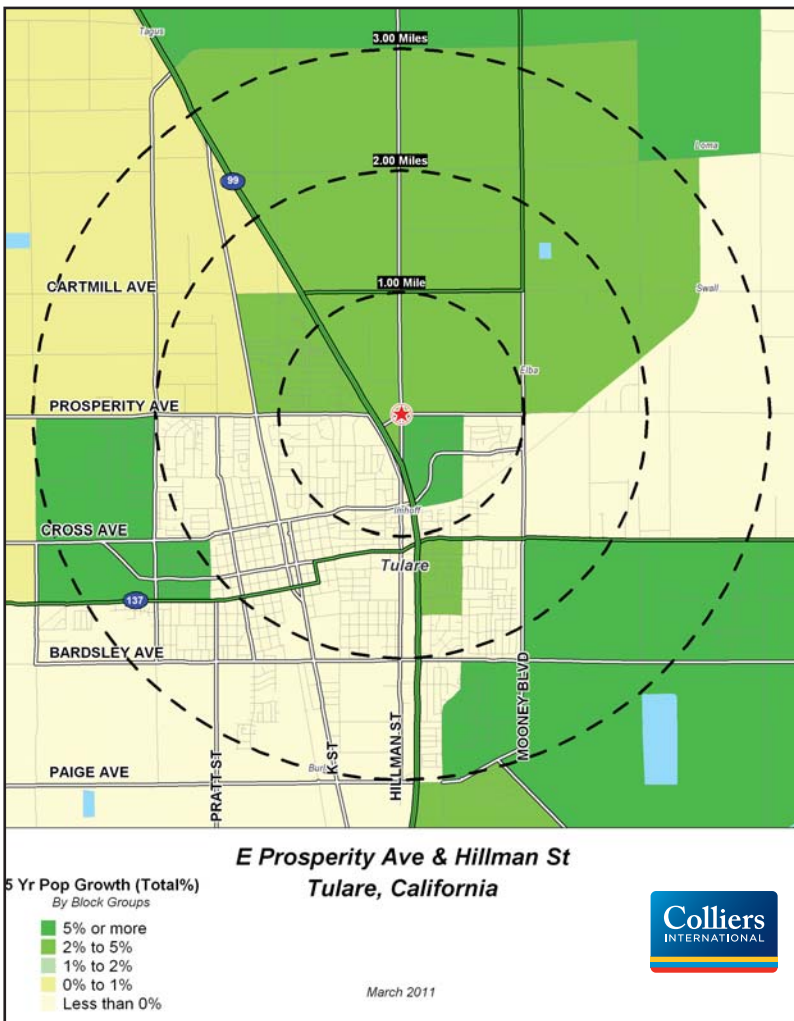
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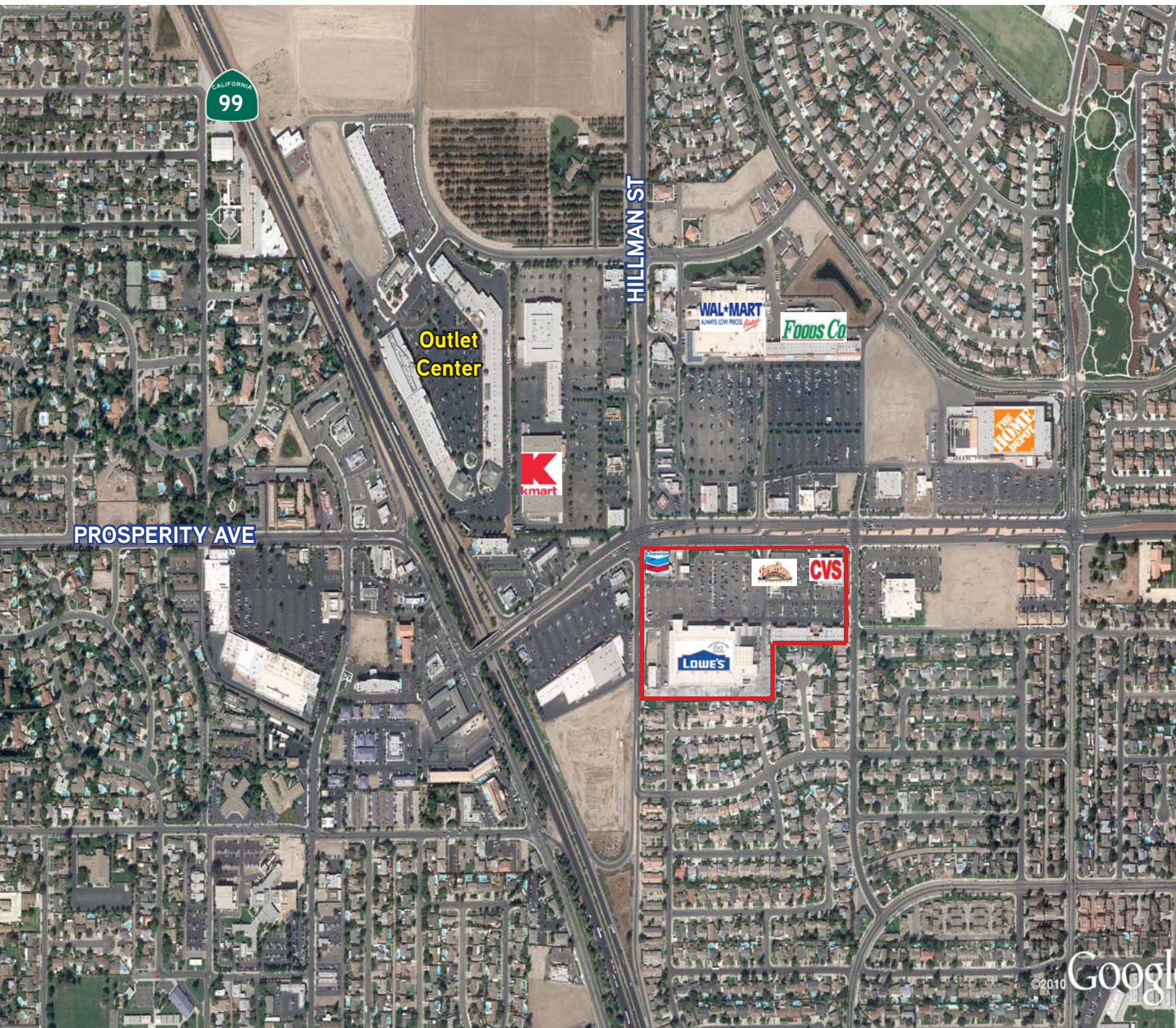
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# Prosperity Plaza > Aerial

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