

FOR LEASE > PAD



Prosperity Plaza Shopping Center

1280 HILLMAN STREET, TULARE, CALIFORNIA



.59 Acre (25,877 SF) Pad

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

AGENT: GERALD CROSS
559 221 1271 | EXT. 103
FRESNO, CA
gerald.cross@colliers.com
BRE #00992292

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2014. All rights reserved

COLLIERS INTERNATIONAL
7485 N. Palm Avenue, #110
Fresno, CA 93711
www.colliers.com/fresno

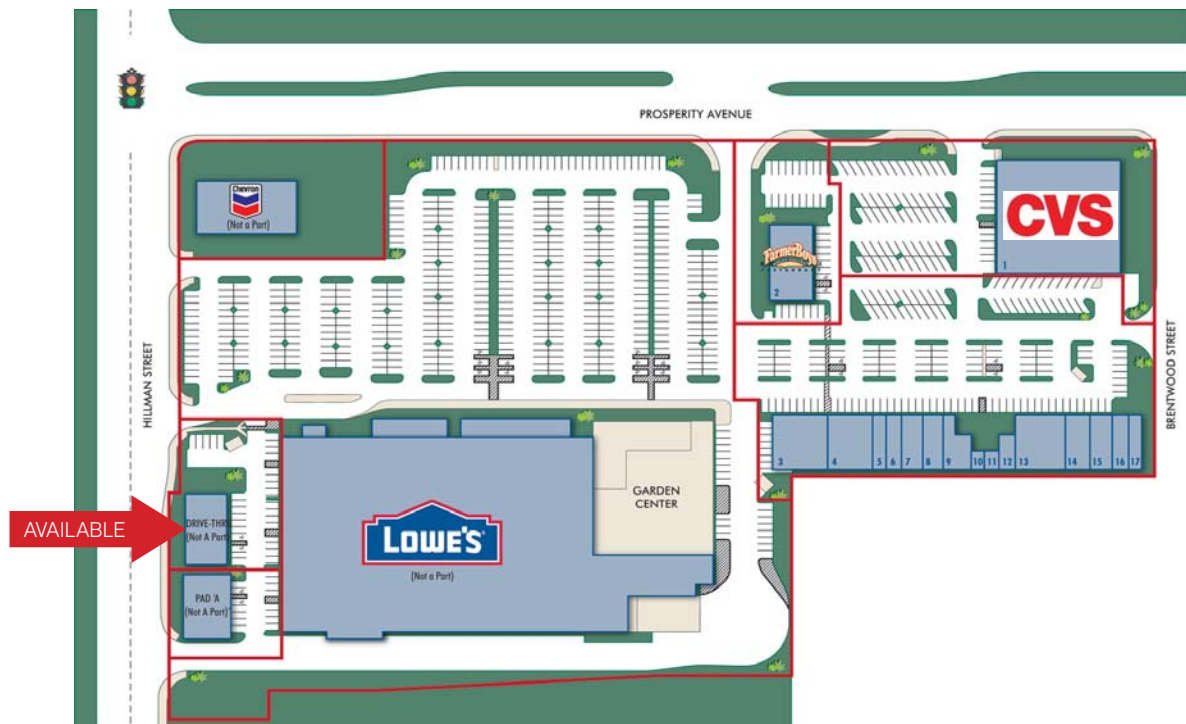
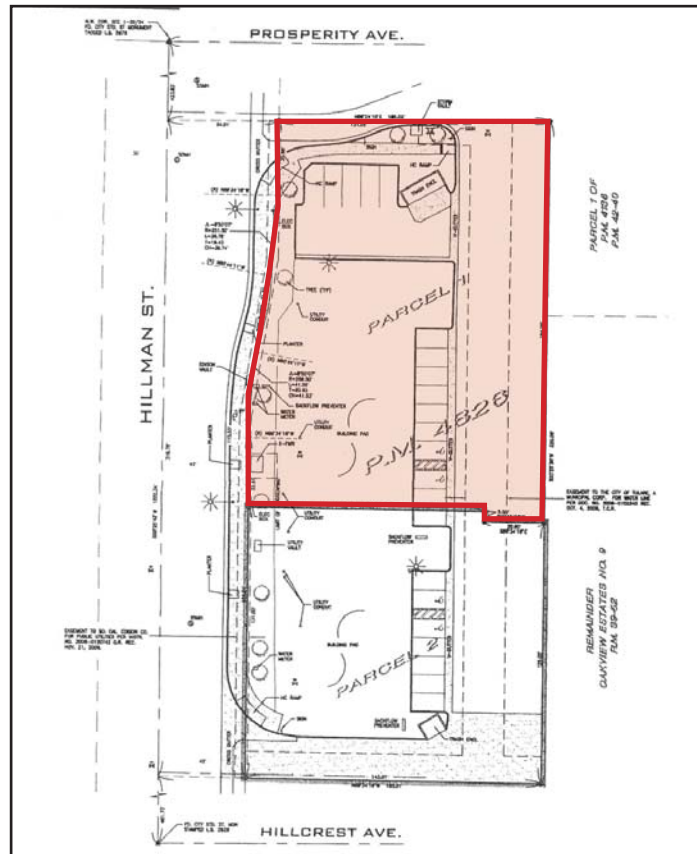
Prosperity Plaza > Property Summary

1280 HILLMAN STREET, TULARE, CA

Location:	Southeast corner of Prosperity Avenue and Hillman Street, Tulare, California.		
Pad Area:	.59 acre (25,877 SF)		
Improved Pad:	Off-site parking and side walks completed, power, utilities stubbed to the pad.		
Lease:	Ground Lease, Build-to-Suit or Multi-Tenant building		
Anchors:	Lowe's Home Improvement, CVS Pharmacy and Farmer Boys.		
Zoning:	C-3, Retail Commercial, City of Tulare - Retail or Restaurant with Drive-Thru.		
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:		<u>Population</u>	<u>Avg HH Income</u>
	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 > Site Plan

1280 HILLMAN STREET, TULARE, CA

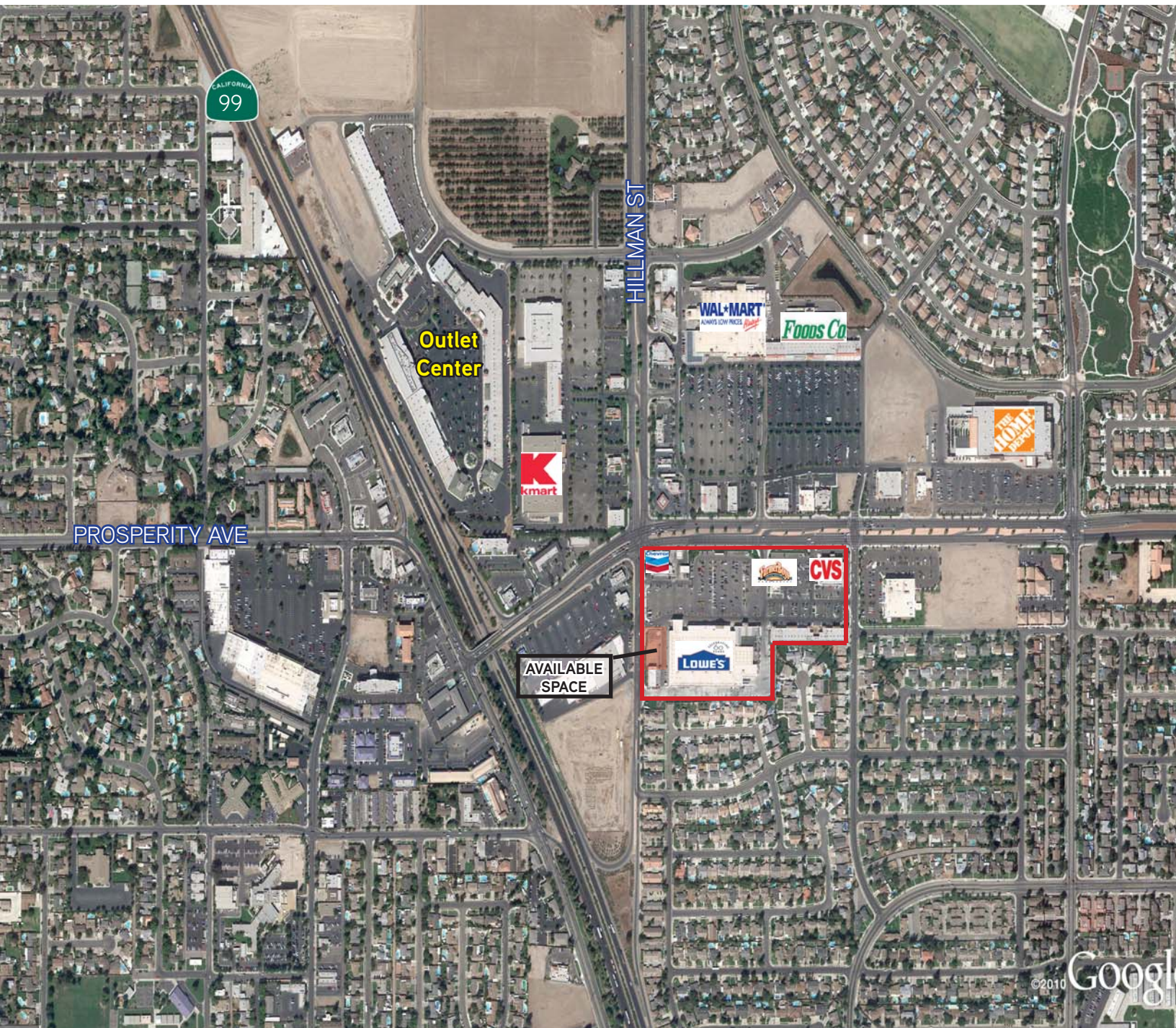


This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2014. All rights reserved



Prosperity Plaza > Aerial

1280 HILLMAN STREET, TULARE, CA

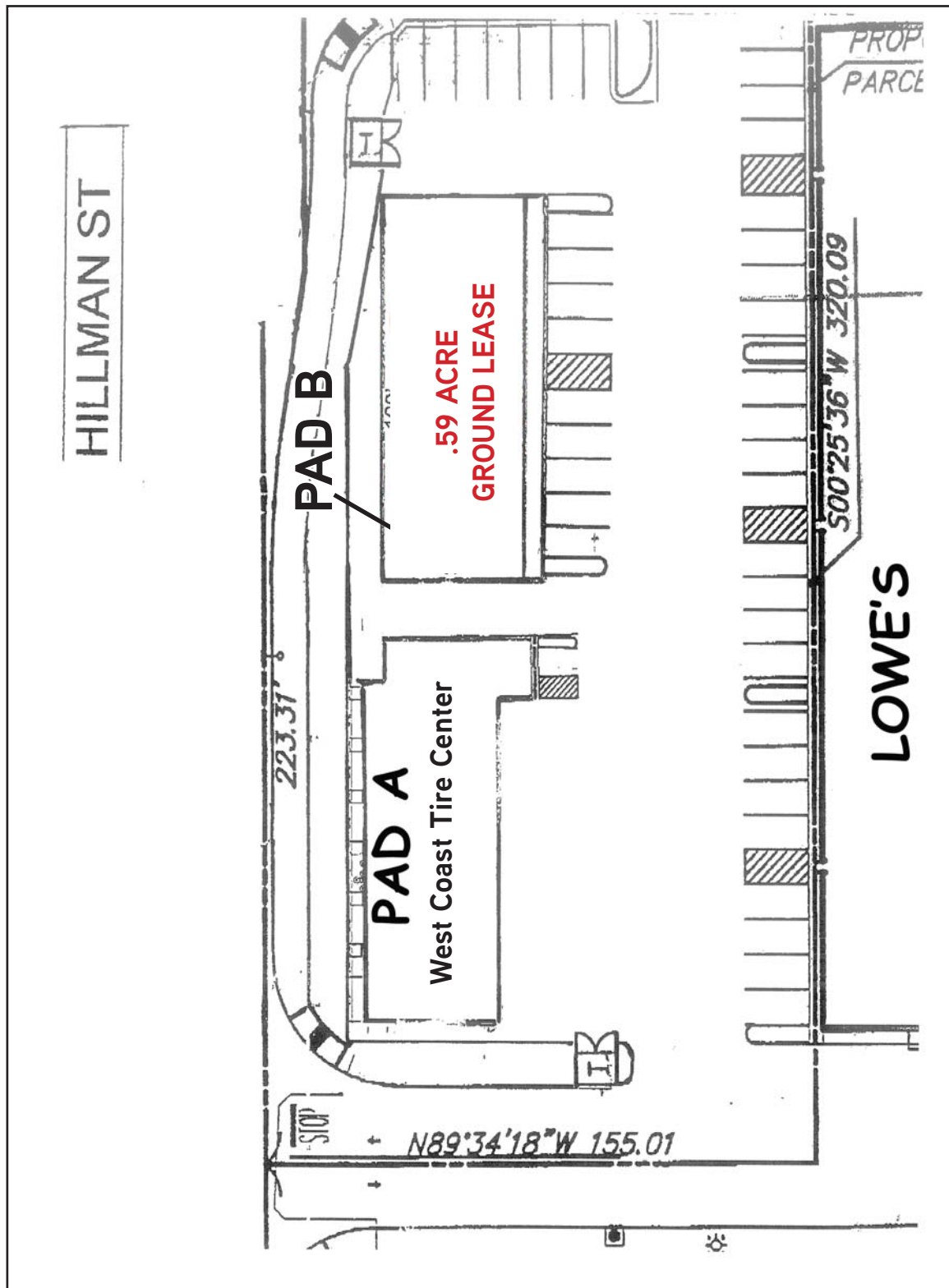


This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2014. All rights reserved



Prosperity Plaza > Ground Lease

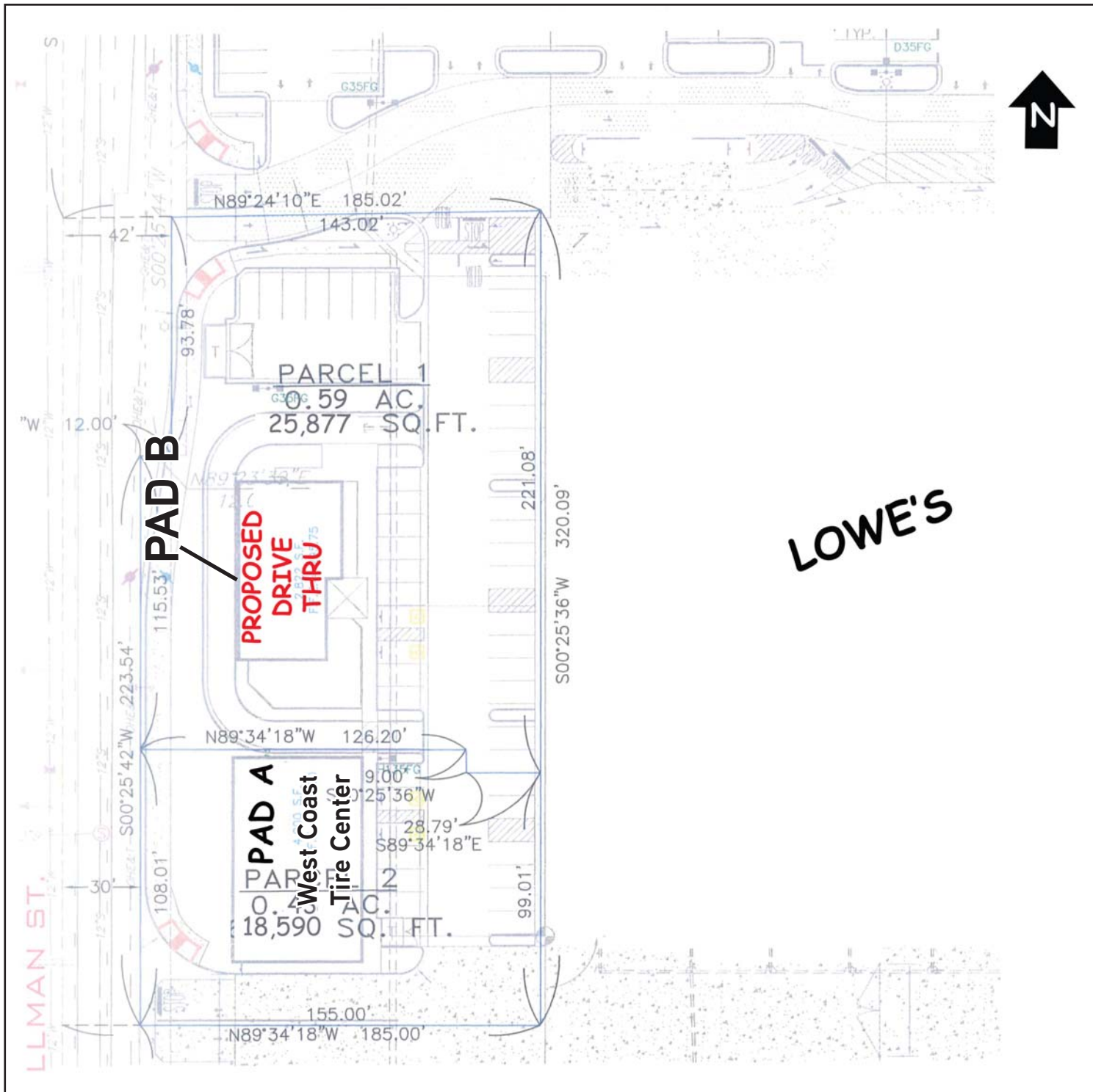
1280 HILLMAN STREET, TULARE, CA



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2014. All rights reserved



1280 HILLMAN STREET, TULARE, CA



Prosperity Plaza > Multi-Tenant Pad Building

1280 HILLMAN STREET, TULARE, CA

