

FOR LEASE

THE GROVE AT PACKWOOD CREEK

SHOPPING CENTER DEVELOPMENT IN VISALIA, CALIFORNIA



PROPERTY SUMMARY

Location

East of the southeast corner of Cameron Ave. and Mooney Blvd., Visalia, CA.

Zoning

Commercial

Customer Traffic Counts

Mooney Blvd:	31,073 ADT
Cameron Ave.:	12,419 SDT
Visalia Parkway:	6,302 ADT

PROPERTY HIGHLIGHTS

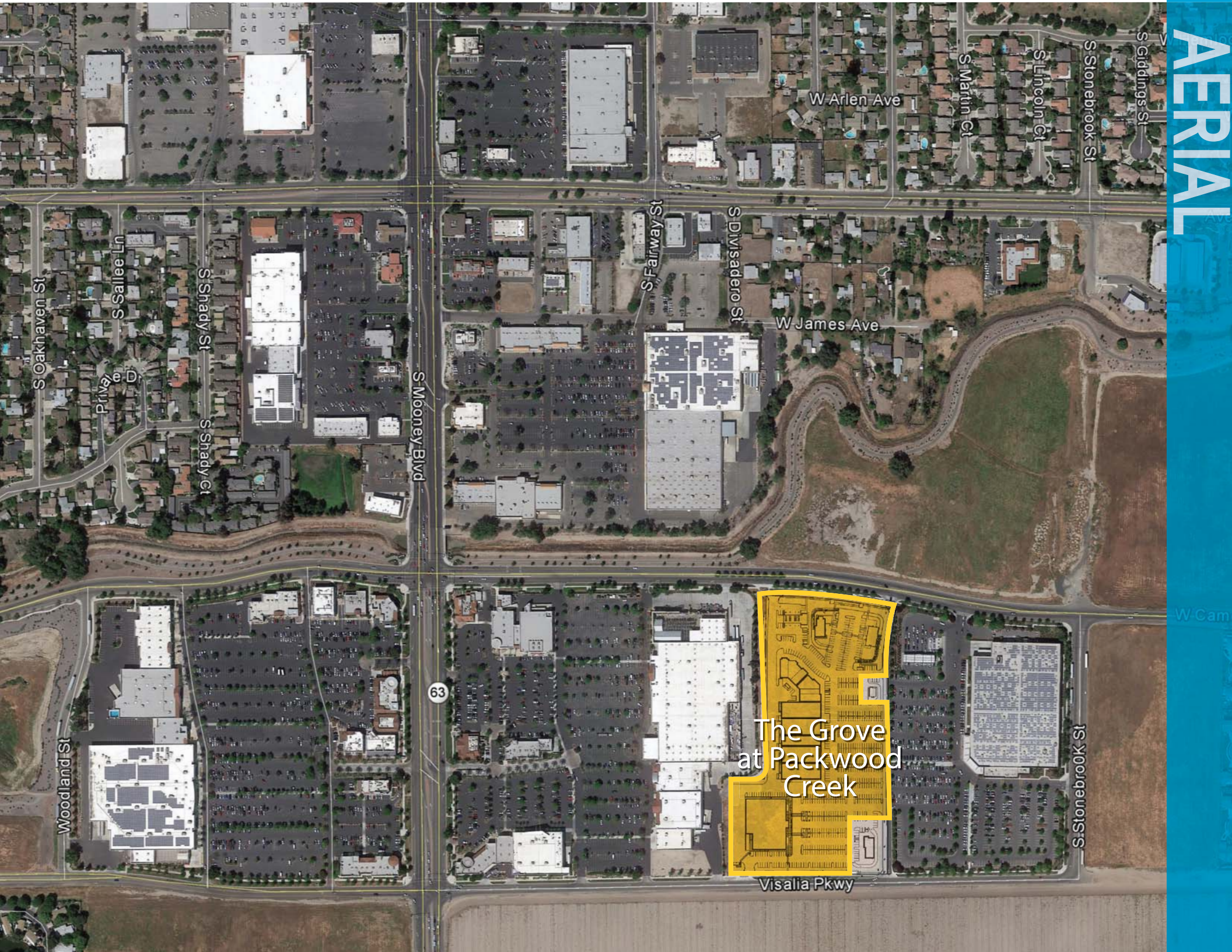
- Regional Shopping Center Development Property
- +-575,000 People within the Trade Area
- Largest City Between Fresno and Bakersfield
- Strategically Located in the Heart of the Biggest and Newest Developments in the Visalia Trade Area
- Largest Undeveloped Piece of Property Zoned for Commercial Use

DEVELOPMENT SUMMARY

The Grove of Visalia is a new regional power center development located at the southernmost part of Mooney Boulevard (Hwy 65). As the largest city between Fresno and Bakersfield, the City of Visalia serves as a regional trading center for an estimated 528,000 people living within the Tulare, Kings, southern Fresno and northern Kern Counties. Visalia's urban growth boundary encompasses approximately 117,000 residents within a 28-square-mile area.

The site is adjacent to national credit retailers such as: Costco, Walmart, Lowe's, Target, Best Buy, PetSmart, Michael's, Guitar Center, Dick's Sporting Goods, Burlington Coat Factory, ULTA, Kirklands, World Market and many more.

AERIAL



The Grove
at Packwood
Creek

63

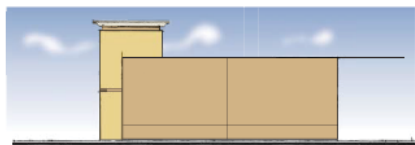
Visalia Pkwy

S Stonebrook St



C-SIDE ELEVATION MAJOR RETAIL

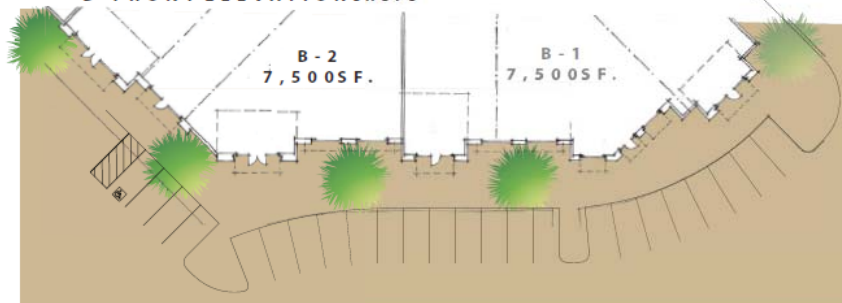
(SIDE OF B-7 BEYOND)



D-SIDE TYPICAL REAR ELEVATION
SIMILAR FOR MAJOR RETAIL

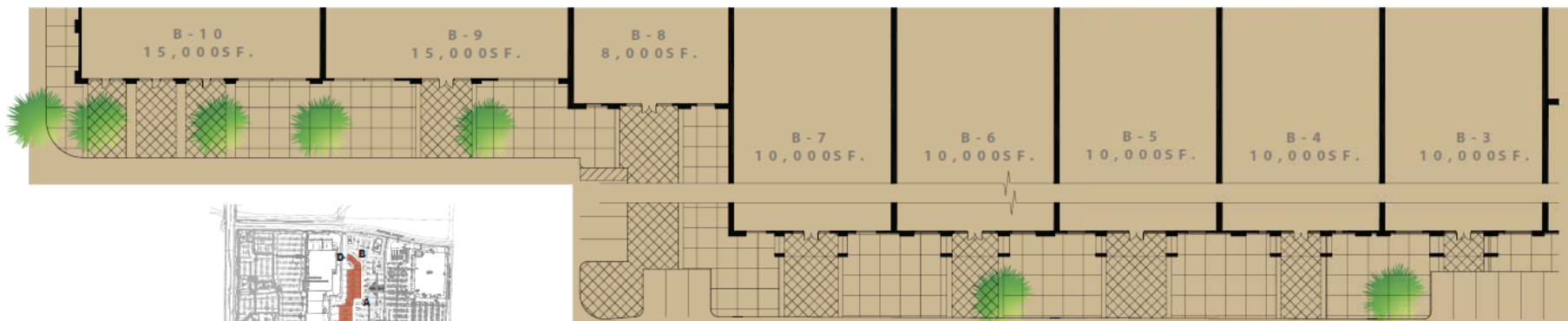


B-FRONT ELEVATION SHOPS



A-FRONT ELEVATION MAJOR RETAIL

SCALE: 1/16" = 1'-0"



KEY

OROSCO

THE OROSCO GROUP
OROSCODEVELOPMENT11
10 HARRIS CT SUITE B-1
MONTEREY, CA 93940
(831) 649-0220

Packwood Creek Phase II

SW of Cameron Ave. and Stonebrook St.
VISALIA, CALIFORNIA

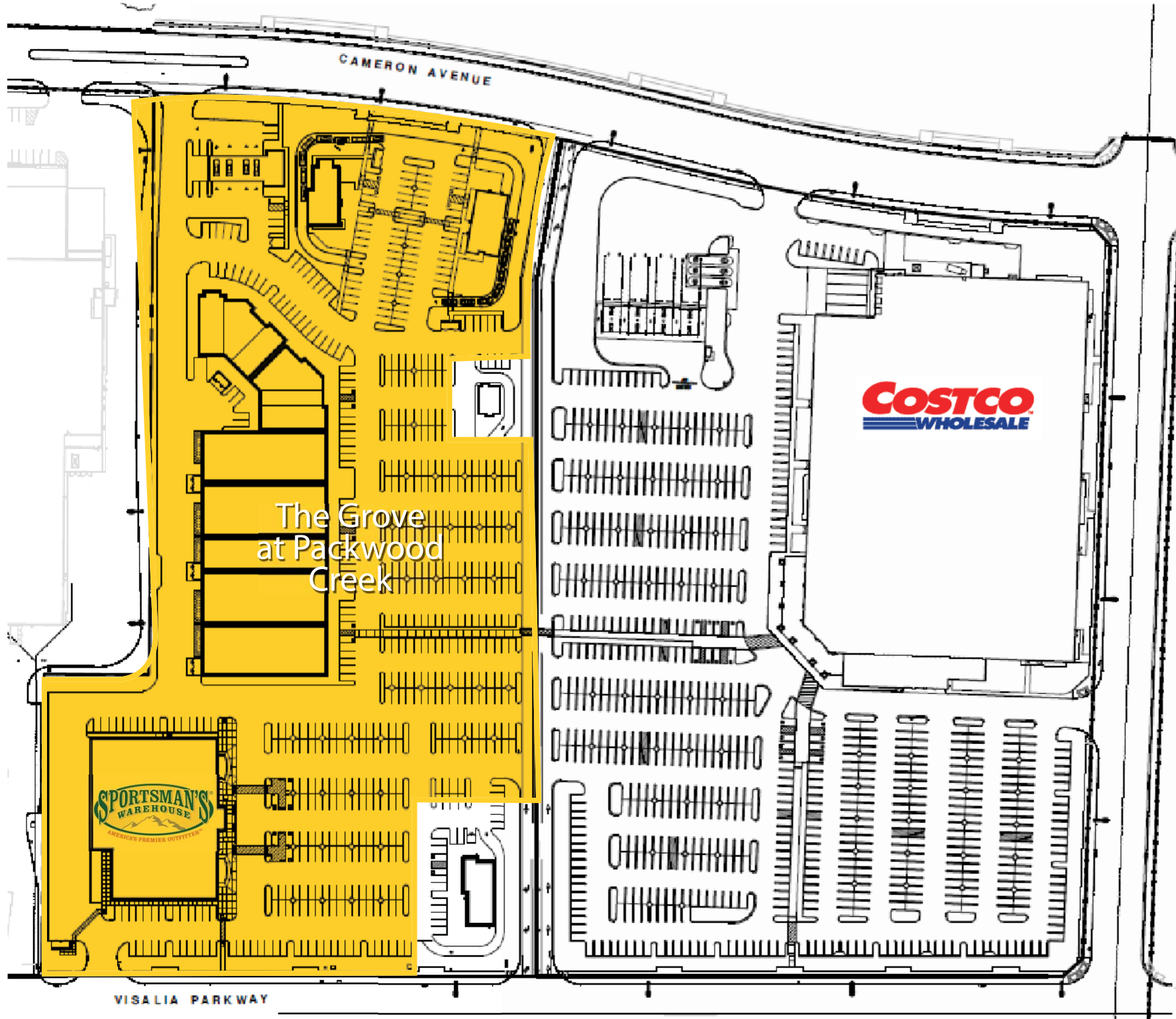
Perkowitz + Ruth

ARCHITECTS

2714 Road
Long Beach, CA 90802
562-433-4333
562-433-4333 fax

02/15/07

SITE PLAN



DEMOGRAPHICS

<i>Area Demographics</i>	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
Population			
Estimated Population (2015)	16,703	84,770	136,006
Census Population (2000)	15,723	67,989	98,212
Projected Population (2020)	16,982	88,081	143,078
Households			
2020 Projection	6,196	30,055	46,372
2015 Estimate	6,084	29,096	44,385
2010 Census	6,020	28,413	42,792
2015 Est. Average Household Income	\$58,481	\$65,218	\$66,784
Employment			
Blue Collar	16.88%	17.48%	18.18%
White Collar	59.05%	58.13%	56.50%
Service and Farm	24.09%	24.39%	25.32%
Residential Tenure			
Owner Occupied	57.92%	59.79%	62.15%
Renter Occupied	42.06%	40.21%	37.85%

Demographics source: The Nielson Company



The total household
income is
\$66,784



The population is
136,006



The home ownership
rate in area is
62.15%



Creek - West
Leased Investment Team



Packwood Creek - East



The Grove at
Packwood Creek - North
(regional shopping center
development)

The Grove at
Packwood Creek - South
(regional shopping center
development)



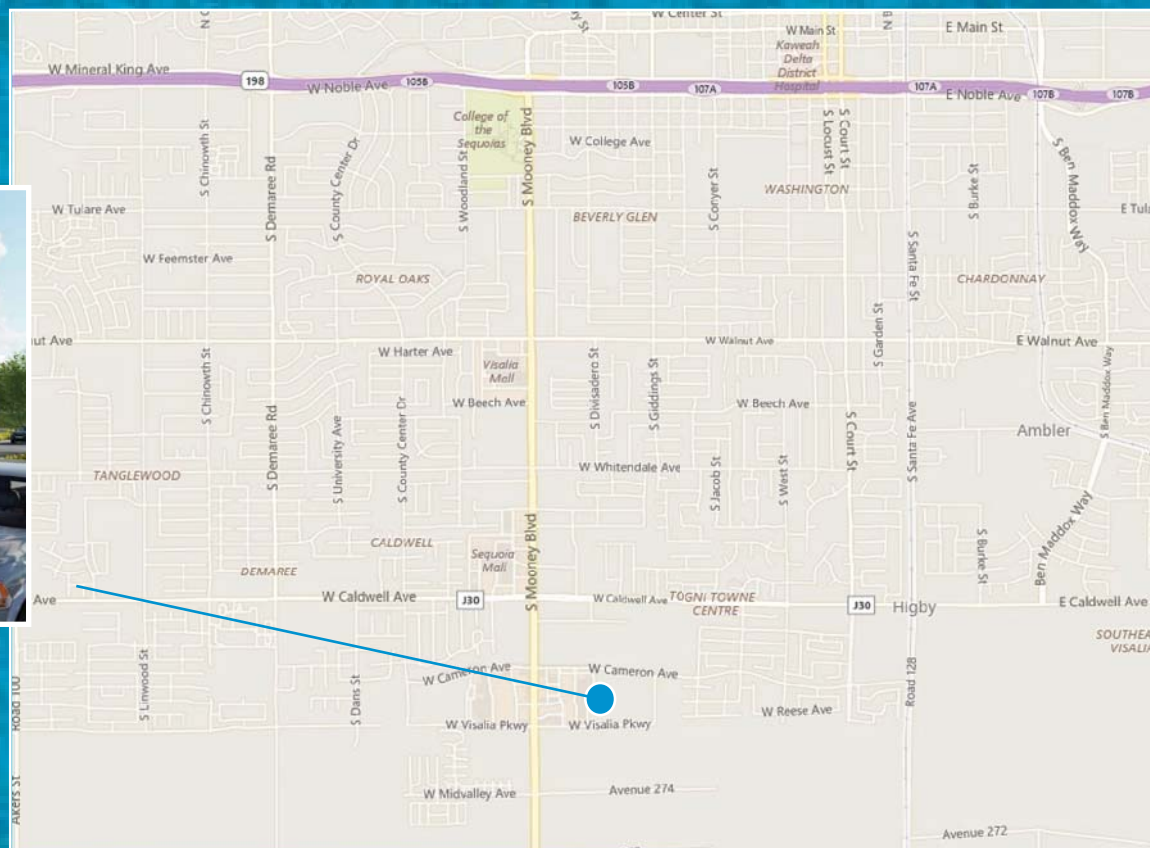
Visalia Parkway (6,600 AADT)



South Mooney Boulevard (26,000 AADT)

West Cameron Avenue (15,700 AADT)





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7485 N. Palm Avenue, Suite 110 | Fresno, California 93711

exclusively listed by:

TED FELLNER

Senior Vice President
License No: 00977465
+1 559 256 2435
ted.fellner@colliers.com

MARK HENRY

Senior Vice President
License No: 00869280
+1 559 256 2437
mark.henry@colliers.com

JOLEY SCHWOERER

Marketing Manager
License No: 01467860
+1 559 221 7394
joley.schworer@colliers.com

