

The GROVE

AT PACKWOOD CREEK



- Regional Shopping Center Development

- ±528,000 People within Trade Area

- Newest Construction in Visalia area

- Largest city between Fresno & Bakersfield

- Part of the successful Packwood Creek Centers



COMMERCIAL | RETAIL
ASSOCIATES

phone 559/650.1300 fax 559/650.1311

CONTACT LISTING AGENTS FOR MORE INFORMATION

Jason Andrade
jandrade@retailassociates.com
Direct Line: 559/650.1322
DRE License #01121565

Sam Bogdanovich
sbogdanovich@retailassociates.com
Direct Line: 559/650.1308
DRE License #01121565

Commercial Retail Associates Inc. | 680 West Shaw Avenue, Suite 202 | Fresno, California 93704 | www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.



The GROVE

AT PACKWOOD CREEK



An Overview of the Grove at Packwood Creek

The Grove at Packwood Creek Shopping Center is a regional shopping destination in southeast Visalia. Located amidst strong retail, residential neighborhoods and convenient transportation. **The adjoining, highly successful Packwood Creek Shopping Center is Visalia's largest power center.** Nearby anchors include: Wal-Mart, Dick's Sporting Goods, Staples, Sears, Hobby Lobby, Marshalls, Bed Bath & Beyond, Joanns, Petco, Target, Costco, Sports Chalet, Lowes, Best Buy, Petsmart, Guitar Center, Michaels, Cost Plus World Market and Pier 1 Imports.

Located within the heavily traveled San Joaquin Valley, **Visalia is one of the fastest growing cities in California.** This shopping center benefits from the immediate access via Visalia Parkway, Mooney Boulevard, Caldwell and Cameron Avenues, offering an **impressive 87,550 cars per day.** Alignment along Visalia Parkway, connects the shopping center to; **Hwy 65 - Mooney Boulevard**, Visalia's major retail corridor; and to **Hwy 99**, allowing neighboring communities quick access. Strategically developed with **numerous access points and high-visibility** from several signalized intersections.

The Grove is exclusively presented by Commercial Retail Associates (CRA), the oldest and largest independent commercial retail real estate company in Central California. CRA's agents represent landlords and tenants primarily from Bakersfield to Lodi and the Central Coast, with offices in Fresno and Monterey.

Anchor, Co-Anchor, In-Line, End-Cap and Pad Space is available. Contact Jason Andrade or Sam Bogdanovich at (559) 650-1300 for more information.

For further information, please contact: Jason Andrade 559/650.1322 or Sam Bogdanovich 559/650.1308
Commercial Retail Associates Inc. | 680 West Shaw Avenue, Suite 202 | Fresno, California 93704 | www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.



The GROVE

AT PACKWOOD CREEK

Property Facts and Figures

The Grove at Packwood Creek Shopping Center 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. Consistent with growth trends elsewhere in the Central Valley, the city of Visalia has attracted significant residential growth during the past decade as residents of the Bay Area and Southern California look to take advantage of the low cost of living, attractive housing market and diverse employment base.



• **Location:** The northwest and southwest corners of Cameron Avenue and Stonebrook Street, between Caldwell Avenue and Visalia Parkway, in southeast Visalia.

• **Building Area:**
 North: ± 148,000 SF
 South: ± 130,300 SF
 Total: ± 278,300 SF

• **Site Area:**
 North: ± 11.82 Acres
 South: ± 13.18 Acres
 Total: ± 25 Acres

• **Zoning:** Commercial (City of Visalia)

• **Population:**
 1-Mile: 8,639
 3-Mile: 60,732
 5-Mile: 117,376
 10-Mile: 234,735

• **Average Household Income:**
 1-Mile: \$66,303
 3-Mile: \$64,247
 5-Mile: \$62,483
 10-Mile: \$66,914

• **Traffic Counts: 87,550 ADT**
 Determined from CPD data for Visalia Parkway, Caldwell Avenue at Mooney Boulevard, and Cameron Avenue at Stonebrook Avenue. Information provided by Caltrans and City of Visalia, 2012

• **The Shopper: (Trade Area)**

Avg HH Income: \$64,666

Median Age: 28.8 years old
 10-19 Years: ± 93,500
 20-29 Years: ± 83,000
 30-39 Years: ± 105,600

Population: 528,000
Hispanic: 230,448

Drive-Time to Center:
Average Time: 19.7 Minutes

<15 Minutes: 41.7% 220,176
 15 - 30 Minutes: 33.5% 176,880

For further information, please contact: Jason Andrade 559/650.1322 or Sam Bogdanovich 559/650.1308
 Commercial Retail Associates Inc. | 680 West Shaw Avenue, Suite 202 | Fresno, California 93704 | www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.



The GROVE

AT PACKWOOD CREEK

Trade Area Study

Visalia, California: The Largest City Between Fresno & Bakersfield



State of California



Trade Area Demographic Study

2011 Estimated Population	528,000
2016 Projected Population	628,700
2011 Est. Households	118,190
2016 Proj. Households	128,457
2011 Est. HH Income \$150,000 or More	5.4%
2011 Est. HH Income \$100,000 to 149,999	12.3%
2011 Est. HH Income \$75,000 to 99,999	12.2%
2011 Est. HH Income \$50,000 to 74,999	9.1%
2011 Est. Average Household Income	\$ 64,666
2011 Est. Number of Businesses	11,492
2011 Est. Total Number of Employees	121,538
2011 Est. Labor: Population Age 16+	278,888
2000 Occupation: Population Age 16+	117,956
2000 Percent White Collar Workers	50.5%
2000 Percent Blue Collar Workers	49.5%
2011 Est. High School Graduate (12)	26.4%
2011 Est. Some College (13 to 16)	22.1%
2011 Est. Associate Degree Only	8.5%
2011 Est. Bachelor Degree Only	10.2%
2011 Est. Graduate Degree	4.6%

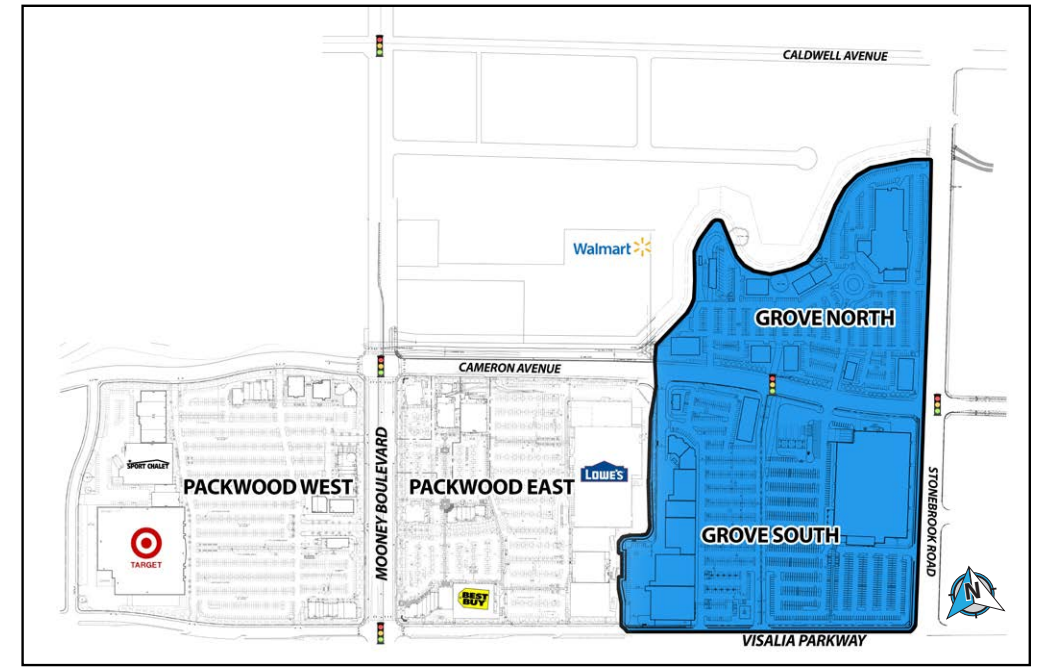
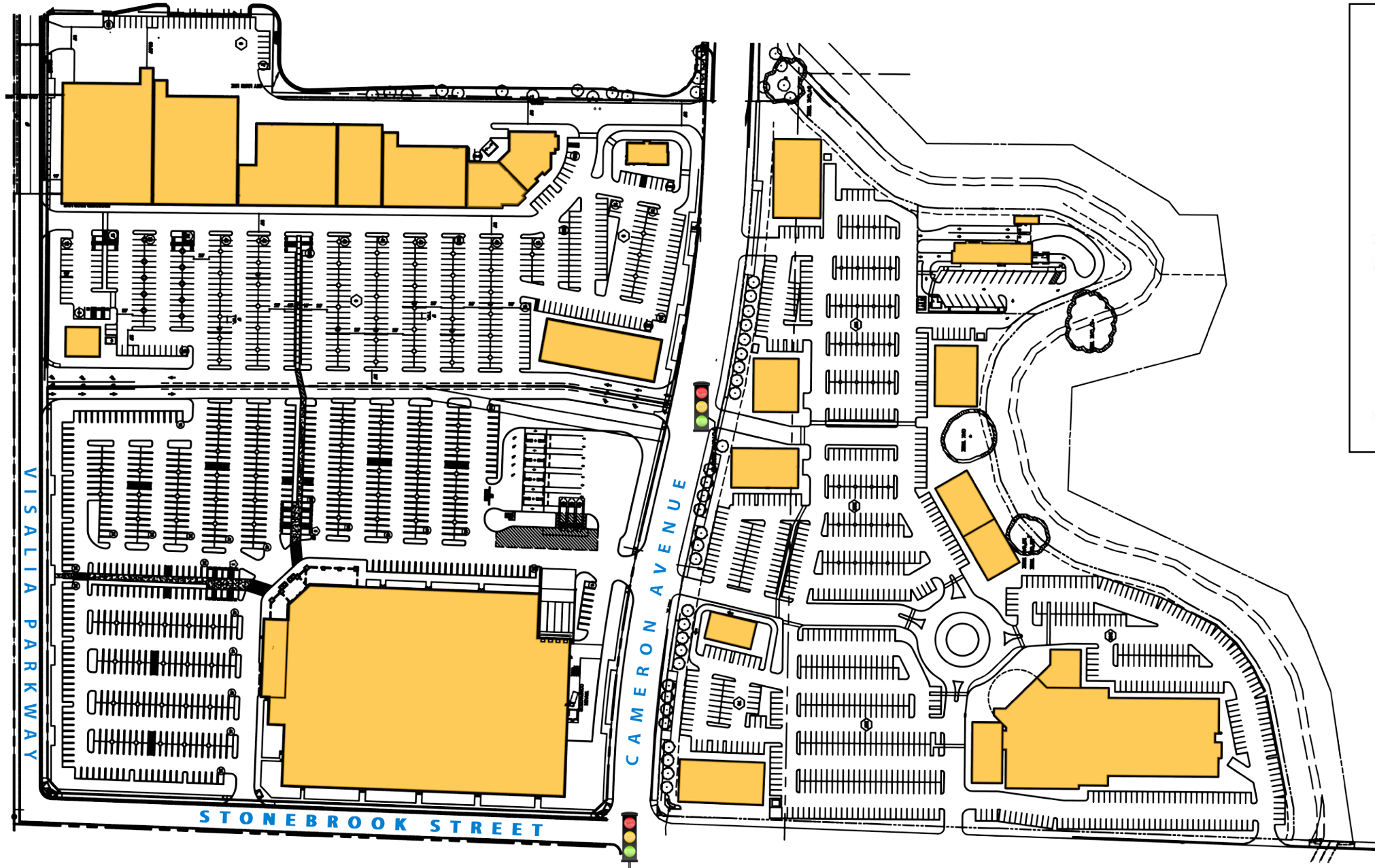
For further information, please contact: Jason Andrade 559/650.1322 or Sam Bogdanovich 559/650.1308
 Commercial Retail Associates Inc. | 680 West Shaw Avenue, Suite 202 | Fresno, California 93704 | www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.



The GROVE

AT PACKWOOD CREEK



R
COMMERCIAL RETAIL
ASSOCIATES

THE GROVE AT PACKWOOD CREEK
CONCEPTUAL SITE PLAN
LAST UPDATED: FEBRUARY 2013

For further information, please contact: Jason Andrade 559/650.1322 or Sam Bogdanovich 559/650.1308
Commercial Retail Associates Inc. | 680 West Shaw Avenue, Suite 202 | Fresno, California 93704 | www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.

