SWC OF N CHERRY ST AT PROSPERITY AVE · TULARE, CA 93274



FOR MORE INFORMATION, CONTACT: MICHAEL KENNEDY

Senior V.P. +1 (559) 447-6271

mkennedy@retailcalifornia.com CA RE Lic. #01496337 **LEWIS SMITH**

Senior V.P. +1 (559) 447-6235 Ismith@retailcalifornia.com CA RE Lic. #01214178

RETAIL CALIFORNIA CRE

A division of Pearson Realty
7480 North Palm Avenue, Suite 101
Fresno, CA 92711
www.retailcalifornia.com





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Property Description:

The Village Shopping Center is anchored by a 50,500 SF Vallarta Supermarkets store and a 20.100 SF Planet Fitness location.

Property Highlights:

The Village is favorably located on the hard corner of E. Prosperity Avenue and N. Cherry Street, positioned immediately at the State Route 99 southbound off-ramp to Prosperity Ave and The Village Shopping Center. State Highway 99 Traffic counts adjacent to this off ramp are 112,416 vehicles per day. The location benefits from traffic counts of over 225,000 vehicles per day passing by the property, offering outstanding exposure and property identity.

Available Space: See site plan on the next page for Lease availability.

Lease Rate: Please contact agent for more information.

2024 Demographics:	<u> 5 Miles</u>	<u>10 Miles</u>	15 Miles
Total Population:	80,347	243,168	294,807
Total Daytime Pop:	67,955	234,129	278,960
Total Households:	24,026	76,402	91,786
Avg. HH Income:	\$86,377	\$93,576	\$91,502

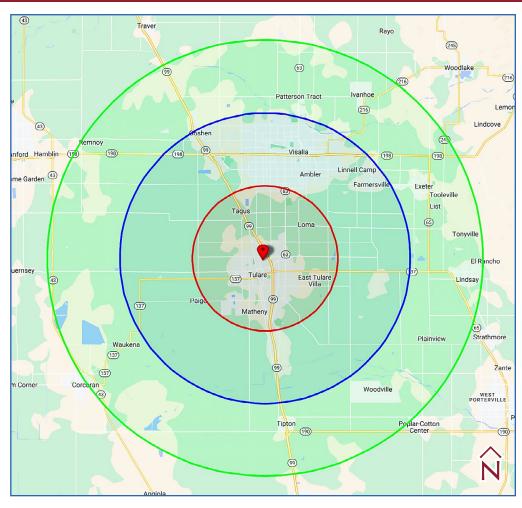
Data Source: Claritas, LLC

2024 Traffic Counts:

State Hwy 99 at E Prosperity Ave: 65,109 ADT E Prosperity Ave at Cherry St: 20,351 ADT Cherry St at E Prosperity Ave: 10,209 ADT

Traffic Circulation Total: 95,669 Avg Daily Traffic

Data Sources: Claritas LLC, STI, Kalibrate TrafficMetrix



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LEWIS SMITH
Senior V.P.
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THE VILLAGE MERCH PLAN

1101 Altura Centers for Health 14,149 1111 Vallarta Supermarkets 50,805 1145 Serrano's Furniture 23,322 1159 Family Wellness Center 2,026 1161 Tulare Pool Supply 2,623 1167 Sakura Buffet 7,850 1201 Available 2,950 1203 Altura Centers for Health 1,442 1209 Styles Buenos Aires 1,105 1211 Nutri Guys 1,328 1217 LabCorp 1,163 1221 Ahmed Elreedi DDS 2,322 1223 Zee's Smash, Burgers 1,531 1231 Fiesta Auto Insurance 1,000 1233 Glamour Nails & Spa 1,469 1237 Pet Envy 2,000 1243 Don Roberto Jewelers 2,748 1245 Total Connect Verizon 1,011 1247 Available 2,500 1249 Dr. Torres Expansion 1,120 1255 Pho Family	SUITE	TENANT	USABLE S.F.
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1161 Tulare Pool Supply 2,623 1167 Sakura Buffet 7,850 1201 Available 2,950 1203 Altura Centers for Health 1,442 1209 Styles Buenos Aires 1,105 1211 Nutri Guys 1,328 1217 LabCorp 1,163 1221 Ahmed Elreedi DDS 2,322 1223 Zee's Smash, Burgers 1,531 1231 Fiesta Auto Insurance 1,000 1233 Glamour Nails & Spa 1,469 1237 Pet Envy 2,000 1243 Don Roberto Jewelers 2,748 1245 Total Connect Verizon 1,011 1247 Available 2,500 1249 Dr. Torres Expansion 1,120 1255 Pho Family 2,500 1263 Dr. Torres 2,540 1277 Planet Fitness 20,160 1295 El Cafe 1,200 1297 Big Kahuna Yogurt 1,000 <tr< td=""><td>1145</td><td>Serrano's Furniture</td><td>23,322</td></tr<>	1145	Serrano's Furniture	23,322
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1201 Available 2,950 1203 Altura Centers for Health 1,442 1209 Styles Buenos Aires 1,105 1211 Nutri Guys 1,328 1217 LabCorp 1,163 1221 Ahmed Elreedi DDS 2,322 1223 Zee's Smash, Burgers 1,531 1231 Fiesta Auto Insurance 1,000 1233 Glamour Nails & Spa 1,469 1237 Pet Envy 2,000 1243 Don Roberto Jewelers 2,748 1245 Total Connect Verizon 1,011 1247 Available 2,500 1249 Dr. Torres Expansion 1,120 1255 Pho Family 2,500 1263 Dr. Torres 2,540 1277 Planet Fitness 20,160 1295 El Cafe 1,200 1297 Big Kahuna Yogurt 1,000 611 Elite Team Jiu-Jitsu 2,400 621 Available 634	1161	Tulare Pool Supply	2,623
1203 Altura Centers for Health 1,442 1209 Styles Buenos Aires 1,105 1211 Nutri Guys 1,328 1217 LabCorp 1,163 1221 Ahmed Elreedi DDS 2,322 1223 Zee's Smash, Burgers 1,531 1231 Fiesta Auto Insurance 1,000 1233 Glamour Nails & Spa 1,469 1237 Pet Envy 2,000 1243 Don Roberto Jewelers 2,748 1245 Total Connect Verizon 1,011 1247 Available 2,500 1249 Dr. Torres Expansion 1,120 1255 Pho Family 2,500 1263 Dr. Torres 2,540 1277 Planet Fitness 20,160 1295 El Cafe 1,200 1297 Big Kahuna Yogurt 1,000 611 Elite Team Jiu-Jitsu 2,400 621 Available 634 721 Mountain Mike's Pizza 3,623	1167	Sakura Buffet	7,850
1209 Styles Buenos Aires 1,105 1211 Nutri Guys 1,328 1217 LabCorp 1,163 1221 Ahmed Elreedi DDS 2,322 1223 Zee's Smash, Burgers 1,531 1231 Fiesta Auto Insurance 1,000 1233 Glamour Nails & Spa 1,469 1237 Pet Envy 2,000 1243 Don Roberto Jewelers 2,748 1245 Total Connect Verizon 1,011 1247 Available 2,500 1249 Dr. Torres Expansion 1,120 1255 Pho Family 2,500 1263 Dr. Torres 2,540 1277 Planet Fitness 20,160 1295 El Cafe 1,200 1297 Big Kahuna Yogurt 1,000 611 Elite Team Jiu-Jitsu 2,400 621 Available 634 721 Mountain Mike's Pizza 3,623 727 Chilitos 3,000 <td< td=""><td>1201</td><td>Available</td><td>2,950</td></td<>	1201	Available	2,950
1211 Nutri Guys 1,328 1217 LabCorp 1,163 1221 Ahmed Elreedi DDS 2,322 1223 Zee's Smash, Burgers 1,531 1231 Fiesta Auto Insurance 1,000 1233 Glamour Nails & Spa 1,469 1237 Pet Envy 2,000 1243 Don Roberto Jewelers 2,748 1245 Total Connect Verizon 1,011 1247 Available 2,500 1249 Dr. Torres Expansion 1,120 1255 Pho Family 2,500 1263 Dr. Torres 2,540 1277 Planet Fitness 20,160 1295 El Cafe 1,200 1297 Big Kahuna Yogurt 1,000 611 Elite Team Jiu-Jitsu 2,400 621 Available 634 721 Mountain Mike's Pizza 3,623 727 Chilitos 3,000 795 Denny's 4,543	1203	Altura Centers for Health	1,442
1217 LabCorp 1,163 1221 Ahmed Elreedi DDS 2,322 1223 Zee's Smash, Burgers 1,531 1231 Fiesta Auto Insurance 1,000 1233 Glamour Nails & Spa 1,469 1237 Pet Envy 2,000 1243 Don Roberto Jewelers 2,748 1245 Total Connect Verizon 1,011 1247 Available 2,500 1249 Dr. Torres Expansion 1,120 1255 Pho Family 2,500 1263 Dr. Torres 2,540 1277 Planet Fitness 20,160 1295 El Cafe 1,200 1297 Big Kahuna Yogurt 1,000 611 Elite Team Jiu-Jitsu 2,400 621 Available 634 721 Mountain Mike's Pizza 3,623 727 Chilitos 3,000 795 Denny's 4,543	1209	Styles Buenos Aires	1,105
1221 Ahmed Elreedi DDS 2,322 1223 Zee's Smash, Burgers 1,531 1231 Fiesta Auto Insurance 1,000 1233 Glamour Nails & Spa 1,469 1237 Pet Envy 2,000 1243 Don Roberto Jewelers 2,748 1245 Total Connect Verizon 1,011 1247 Available 2,500 1249 Dr. Torres Expansion 1,120 1255 Pho Family 2,500 1263 Dr. Torres 2,540 1277 Planet Fitness 20,160 1295 El Cafe 1,200 1297 Big Kahuna Yogurt 1,000 611 Elite Team Jiu-Jitsu 2,400 621 Available 634 721 Mountain Mike's Pizza 3,623 727 Chilitos 3,000 795 Denny's 4,543	1211	Nutri Guys	1,328
1223 Zee's Smash, Burgers 1,531 1231 Fiesta Auto Insurance 1,000 1233 Glamour Nails & Spa 1,469 1237 Pet Envy 2,000 1243 Don Roberto Jewelers 2,748 1245 Total Connect Verizon 1,011 1247 Available 2,500 1249 Dr. Torres Expansion 1,120 1255 Pho Family 2,500 1263 Dr. Torres 2,540 1277 Planet Fitness 20,160 1295 El Cafe 1,200 1297 Big Kahuna Yogurt 1,000 611 Elite Team Jiu-Jitsu 2,400 621 Available 634 721 Mountain Mike's Pizza 3,623 727 Chilitos 3,000 795 Denny's 4,543	1217	LabCorp	1,163
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1233 Glamour Nails & Spa 1,469 1237 Pet Envy 2,000 1243 Don Roberto Jewelers 2,748 1245 Total Connect Verizon 1,011 1247 Available 2,500 1249 Dr. Torres Expansion 1,120 1255 Pho Family 2,500 1263 Dr. Torres 2,540 1277 Planet Fitness 20,160 1295 El Cafe 1,200 1297 Big Kahuna Yogurt 1,000 611 Elite Team Jiu-Jitsu 2,400 621 Available 634 721 Mountain Mike's Pizza 3,623 727 Chilitos 3,000 795 Denny's 4,543	1223	Zee's Smash, Burgers	1,531
1237 Pet Envy 2,000 1243 Don Roberto Jewelers 2,748 1245 Total Connect Verizon 1,011 1247 Available 2,500 1249 Dr. Torres Expansion 1,120 1255 Pho Family 2,500 1263 Dr. Torres 2,540 1277 Planet Fitness 20,160 1295 El Cafe 1,200 1297 Big Kahuna Yogurt 1,000 611 Elite Team Jiu-Jitsu 2,400 621 Available 634 721 Mountain Mike's Pizza 3,623 727 Chilitos 3,000 795 Denny's 4,543	1231	Fiesta Auto Insurance	1,000
1243 Don Roberto Jewelers 2,748 1245 Total Connect Verizon 1,011 1247 Available 2,500 1249 Dr. Torres Expansion 1,120 1255 Pho Family 2,500 1263 Dr. Torres 2,540 1277 Planet Fitness 20,160 1295 El Cafe 1,200 1297 Big Kahuna Yogurt 1,000 611 Elite Team Jiu-Jitsu 2,400 621 Available 634 721 Mountain Mike's Pizza 3,623 727 Chilitos 3,000 795 Denny's 4,543	1233	Glamour Nails & Spa	1,469
1245 Total Connect Verizon 1,011 1247 Available 2,500 1249 Dr. Torres Expansion 1,120 1255 Pho Family 2,500 1263 Dr. Torres 2,540 1277 Planet Fitness 20,160 1295 El Cafe 1,200 1297 Big Kahuna Yogurt 1,000 611 Elite Team Jiu-Jitsu 2,400 621 Available 634 721 Mountain Mike's Pizza 3,623 727 Chilitos 3,000 795 Denny's 4,543	1237	Pet Envy	2,000
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1249 Dr. Torres Expansion 1,120 1255 Pho Family 2,500 1263 Dr. Torres 2,540 1277 Planet Fitness 20,160 1295 El Cafe 1,200 1297 Big Kahuna Yogurt 1,000 611 Elite Team Jiu-Jitsu 2,400 621 Available 634 721 Mountain Mike's Pizza 3,623 727 Chilitos 3,000 795 Denny's 4,543	1245	Total Connect Verizon	1,011
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1277 Planet Fitness 20,160 1295 El Cafe 1,200 1297 Big Kahuna Yogurt 1,000 611 Elite Team Jiu-Jitsu 2,400 621 Available 634 721 Mountain Mike's Pizza 3,623 727 Chilitos 3,000 795 Denny's 4,543	1255	Pho Family	2,500
1295 El Cafe 1,200 1297 Big Kahuna Yogurt 1,000 611 Elite Team Jiu-Jitsu 2,400 621 Available 634 721 Mountain Mike's Pizza 3,623 727 Chilitos 3,000 795 Denny's 4,543	1263	Dr. Torres	2,540
1297 Big Kahuna Yogurt 1,000 611 Elite Team Jiu-Jitsu 2,400 621 Available 634 721 Mountain Mike's Pizza 3,623 727 Chilitos 3,000 795 Denny's 4,543	1277	Planet Fitness	20,160
611 Elite Team Jiu-Jitsu 2,400 621 Available 634 721 Mountain Mike's Pizza 3,623 727 Chilitos 3,000 795 Denny's 4,543	1295	El Cafe	1,200
621 Available 634 721 Mountain Mike's Pizza 3,623 727 Chilitos 3,000 795 Denny's 4,543	1297	Big Kahuna Yogurt	1,000
721 Mountain Mike's Pizza 3,623 727 Chilitos 3,000 795 Denny's 4,543	611	Elite Team Jiu-Jitsu	2,400
727 Chilitos 3,000 795 Denny's 4,543	621	Available	634
795 Denny's 4,543	721	Mountain Mike's Pizza	3,623
1,000	727	Chilitos	3,000
STRG Storage 159		Denny's	4,543
	STRG	Storage	159



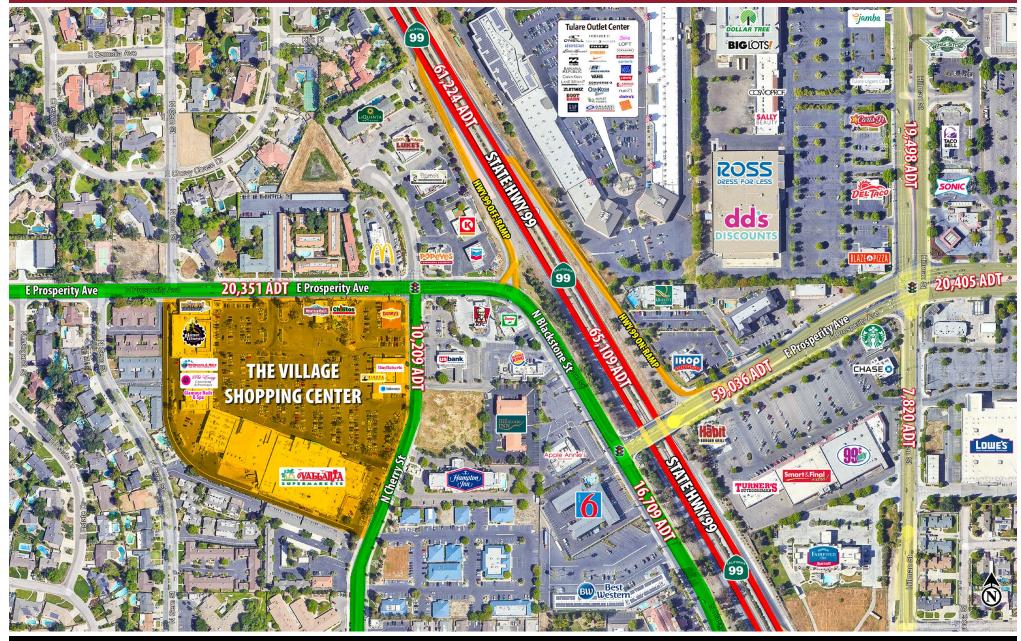




THE VILLAGE IN TULARE



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