

LEASE OFFERING FOR:

FOR SHOP SPACE AT:

GATEWAY PLAZA SHOPPING CENTER
SWC MOONEY BLVD & CALDWELL AVE
VISALIA, CA

CO-TENANTS INCLUDE:



**FOR FURTHER INFORMATION,
PLEASE CONTACT:**

Paynter Realty & Investments, Inc.
17671 IRVINE BLVD, STE 204
TUSTIN, CA 92780
(714) 731-8892
dpaynter@paynterrealty.com



MARKET SUMMARY

GATEWAY PLAZA SHOPPING CENTER

LOCATION: Southwest corner of Mooney Blvd (Hwy 63) and Caldwell Ave
Visalia, CA

OVERVIEW:

- * Dick's Sporting Goods & Staples anchored shopping center.
- * Located in the middle of the Mooney Blvd Retail Corridor serving all of Tulare County
- * **This is the busiest intersection in the City of Visalia.**

DEMOGRAPHICS:

	1 mile	3 mile	5 mile
2013 Population	11,927	74,578	140,122
2013 Average Household Income	\$65,271	\$65,333	\$70,138

Source: Nielsen 2013

Population: City of Visalia - 127,081
 Tulare County - 451,043
 Kings County - 151,382

Source: Census.gov 2012

	Population	Retail Sales	% of Tulare County Residents Living In Visalia	% of Tulare County Taxable Sales Occuring In Visalia
Tulare County	451,043	\$5,499,361,000		
City of Visalia	127,081	\$2,281,600,000	28%	41.5%

Source: Census.gov 2012, State Board of Equalization, 2012

TRAFFIC COUNTS:

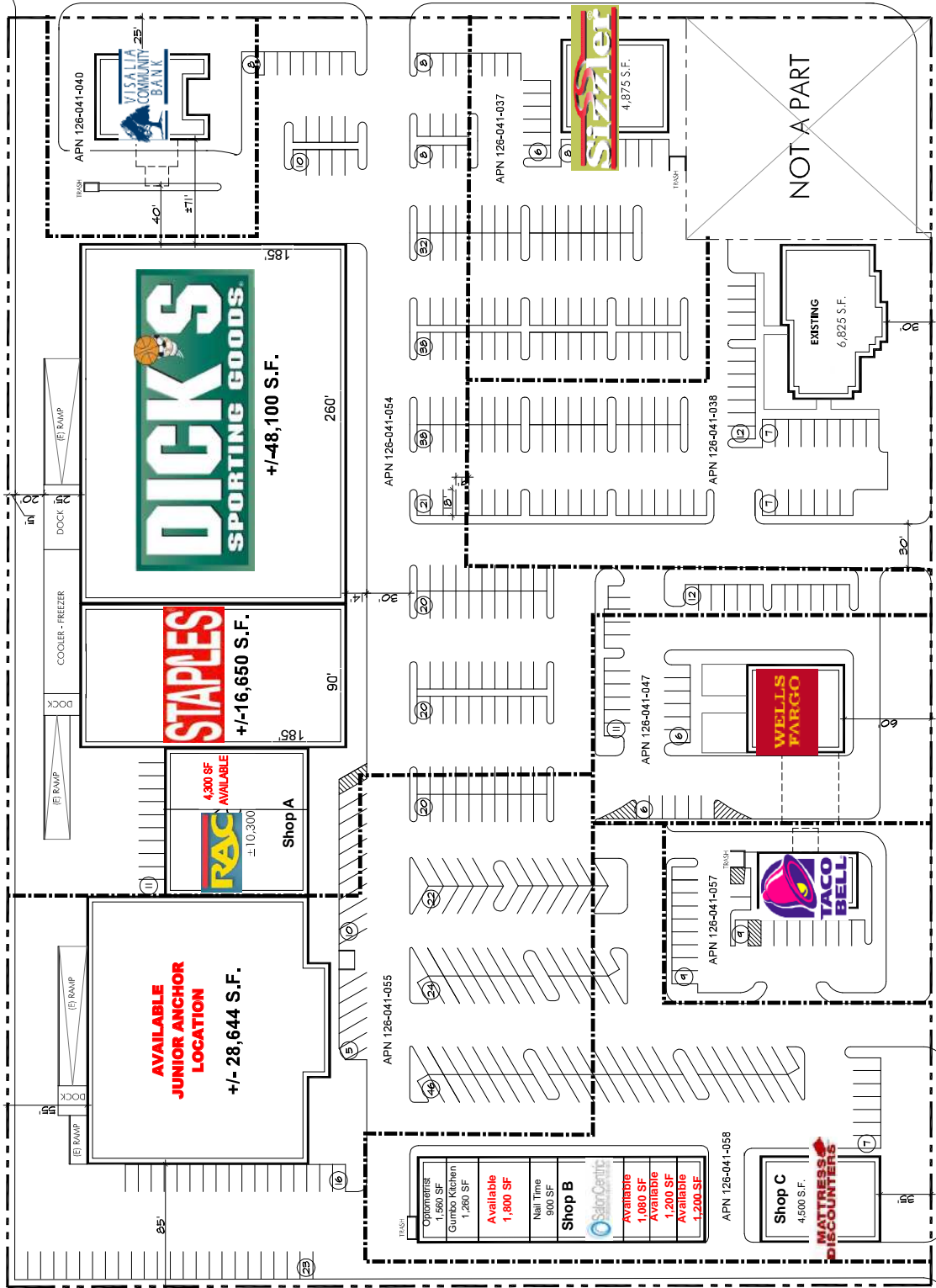
Mooney Blvd (Hwy 63) 25,400 AADT
 Caldwell Ave 18,350 AADT
 43,750 Total Cars Per Day

Source: ; Caltrans, 2012; City of Visalia, 2012

GATEWAY PLAZA SHOPPING CENTER Visalia, CA



CALDWELL AVENUE



MOONEY BOULEVARD

Opportunity	1,560 SF
Gumbo Kitchen	1,260 SF
Available	1,800 SF
Nail Time	900 SF
Shop B	
Available	1,080 SF
Available	1,200 SF
Available	1,200 SF



CALDWELL AVE
18,350 AADT



AVAILABLE
JUNIOR ANCHOR
LOCATION
+/- 28,644 SF

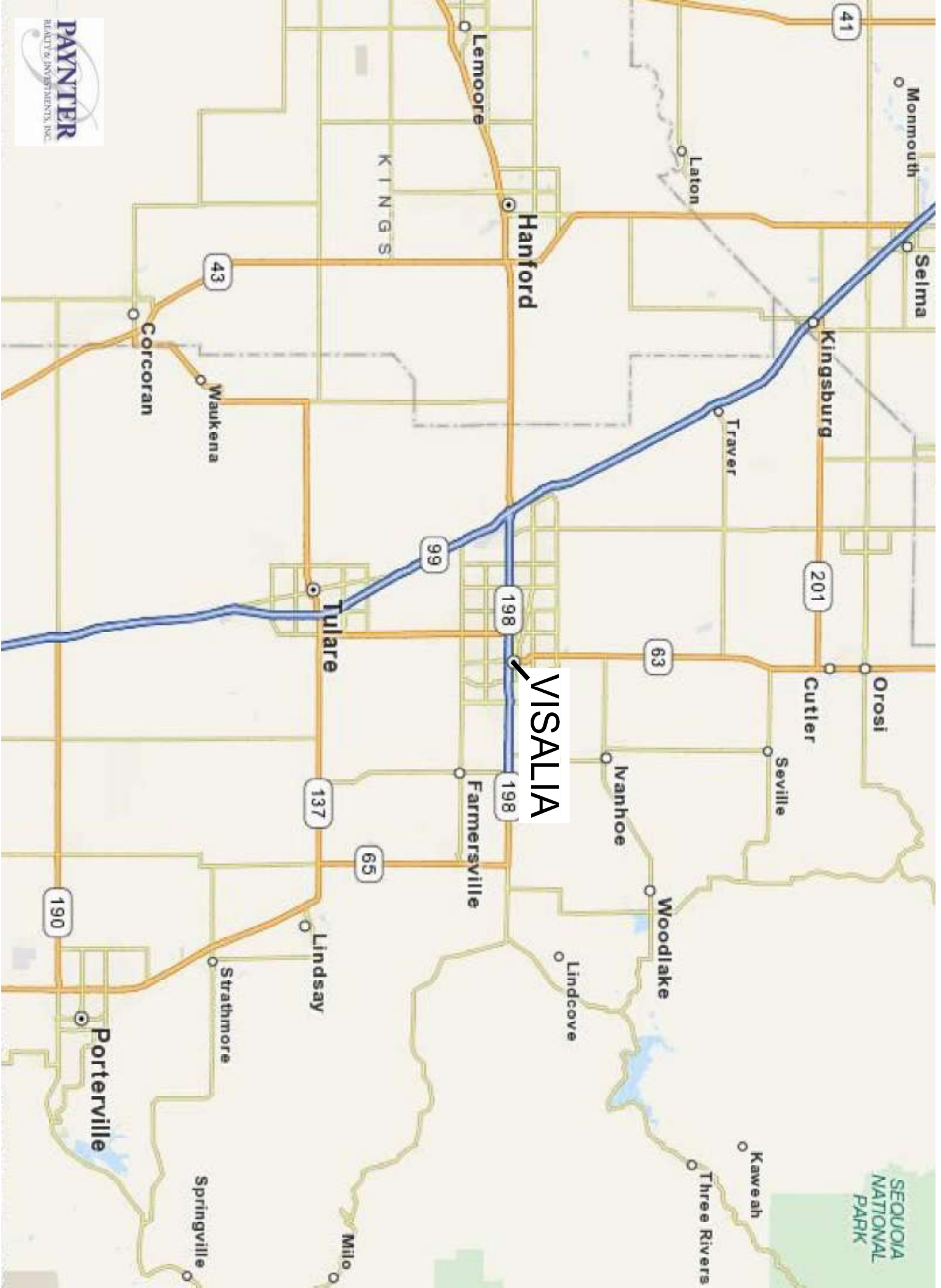


MOONEY BLVD
25,400 AADT



GATEWAY PLAZA SHOPPING CENTER





VISALIA

Highway 198



MOONEY RETAIL CORRIDOR

College of the Sequoias

SAVE MART
SUPERMARKETS

K
mart

Tulare Ave

Walnut Ave

Demaree St

macy's

JCPenney

OLD NAVY

OSH
Complete Home & Garden

Visalia
Mall

ROSS
DRESS FOR LESS

KOHL'S

CYCLE GEAR

W

Office DEPOT

BIG LOTS!

Mooney Blvd

Whitendale Ave

Marshalls

BED BATH & BEYOND

HOBBY LOBBY

REGAL CINEMAS

Sequoia
Mall

Sears

PETCO

JO-ANN
fabric and craft stores

dd's
DISCOUNTS

Caldwell Ave

THE HOME DEPOT

DICK'S
SPORTING GOODS

STAPLES

BevMo!

Walmart

Burlington
Food & Beverage

WinCo
FOODS

SPORT CHALET

WORLD MARKET

LOWE'S

PETSMART

COSTCO

PAYNTER
REALTY & INVESTMENTS, INC.

Visalia Pkwy

TARGET

Best Buy

Michaels

Guitar Center

SHOPPING CENTER PICTURES



Pop-Facts: Demographic Quick Facts 2013 Report

Radius 1: 3643 S MOONEY BLVD, VISALIA, CA 93277-8067, aggregate

Radius 2: 3643 S MOONEY BLVD, VISALIA, CA 93277-8067, aggregate

Radius 3: 3643 S MOONEY BLVD, VISALIA, CA 93277-8067, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2018 Projection	12,472		78,337		149,504	
2013 Estimate	11,927		74,578		140,122	
2010 Census	11,599		72,268		134,005	
2000 Census	9,842		61,829		101,092	
Growth 2000 - 2010	17.85%		16.88%		32.56%	
Households						
2018 Projection	4,445		27,906		49,055	
2013 Estimate	4,252		26,567		46,139	
2010 Census	4,153		25,866		44,563	
2000 Census	3,575		22,396		34,216	
Growth 2000 - 2010	16.17%		15.49%		30.24%	
2013 Est. Population by Single Classification Race						
	11,927		74,578		140,122	
White Alone	7,913	66.35	49,182	65.95	87,749	62.62
Black or African American Alone	265	2.22	1,682	2.26	2,958	2.11
American Indian and Alaska Native Alone	198	1.66	1,136	1.52	1,940	1.38
Asian Alone	529	4.44	2,985	4.00	7,734	5.52
Native Hawaiian and Other Pacific Islander Alone	16	0.13	127	0.17	189	0.13
Some Other Race Alone	2,385	20.00	15,884	21.30	32,977	23.53
Two or More Races	622	5.22	3,582	4.80	6,574	4.69
2013 Est. Population Hispanic or Latino						
	11,927		74,578		140,122	
Hispanic or Latino	5,007	41.98	32,438	43.50	66,925	47.76
Not Hispanic or Latino	6,920	58.02	42,140	56.50	73,197	52.24
2013 Tenure of Occupied Housing Units						
	4,252		26,567		46,139	
Owner Occupied	2,700	63.50	15,475	58.25	28,817	62.46
Renter Occupied	1,552	36.50	11,093	41.75	17,322	37.54
2012 Average Household Size						
	2.79		2.78		3.01	

Pop-Facts: Demographic Quick Facts 2013 Report

Radius 1: 3643 S MOONEY BLVD, VISALIA, CA 93277-8067, aggregate

Radius 2: 3643 S MOONEY BLVD, VISALIA, CA 93277-8067, aggregate

Radius 3: 3643 S MOONEY BLVD, VISALIA, CA 93277-8067, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2013 Est. Households by Household Income	4,252		26,567		46,139	
CY HHs, Inc < \$15,000	411	9.67	3,459	13.02	5,223	11.32
CY HHs, Inc \$15,000 - \$24,999	519	12.21	3,163	11.91	5,344	11.58
CY HHs, Inc \$25,000 - \$34,999	495	11.64	3,084	11.61	5,077	11.00
CY HHs, Inc \$35,000 - \$49,999	524	12.32	3,312	12.47	5,808	12.59
CY HHs, Inc \$50,000 - \$74,999	915	21.52	5,089	19.16	8,796	19.06
CY HHs, Inc \$75,000 - \$99,999	615	14.46	3,116	11.73	5,634	12.21
CY HHs, Inc \$100,000 - \$124,999	341	8.02	2,299	8.65	4,325	9.37
CY HHs, Inc \$125,000 - \$149,999	196	4.61	1,348	5.07	2,427	5.26
CY HHs, Inc \$150,000 - \$199,999	177	4.16	1,134	4.27	2,117	4.59
CY HHs, Inc \$200,000 - \$249,999	27	0.63	262	0.99	594	1.29
CY HHs, Inc \$250,000 - \$499,999	26	0.61	263	0.99	671	1.45
CY HHs, Inc \$500,000+	6	0.14	39	0.15	122	0.26

2013 Est. Average Household Income	\$65,271	\$65,333	\$70,138
---	----------	----------	----------

2013 Est. Median Household Income	\$54,842	\$51,299	\$54,597
--	----------	----------	----------

2012 Median HH Inc by Single Race Class or Ethn

White Alone	51,622	53,364	57,365
Black or African American Alone	50,273	34,645	34,358
American Indian and Alaska Native Alone	66,821	42,644	43,066
Asian Alone	66,365	61,321	62,435
Native Hawaiian and Other Pacific Islander Alone	14,999	50,188	53,676
Some Other Race Alone	67,918	41,410	44,910
Two or More Races	48,119	50,285	60,116
Hispanic or Latino	54,497	42,371	44,865
Not Hispanic or Latino	55,025	55,799	60,831