

AVAILABLE FOR LEASE
SWC OF N. CHERRY STREET AT PROSPERITY AVENUE

THE VILLAGE SHOPPING CENTER

TULARE, CA



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THE VILLAGE SHOPPING CENTER

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PROPERTY INFORMATION

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

Lease Rate: Please contact agent for more information.

PROPERTY HIGHLIGHTS

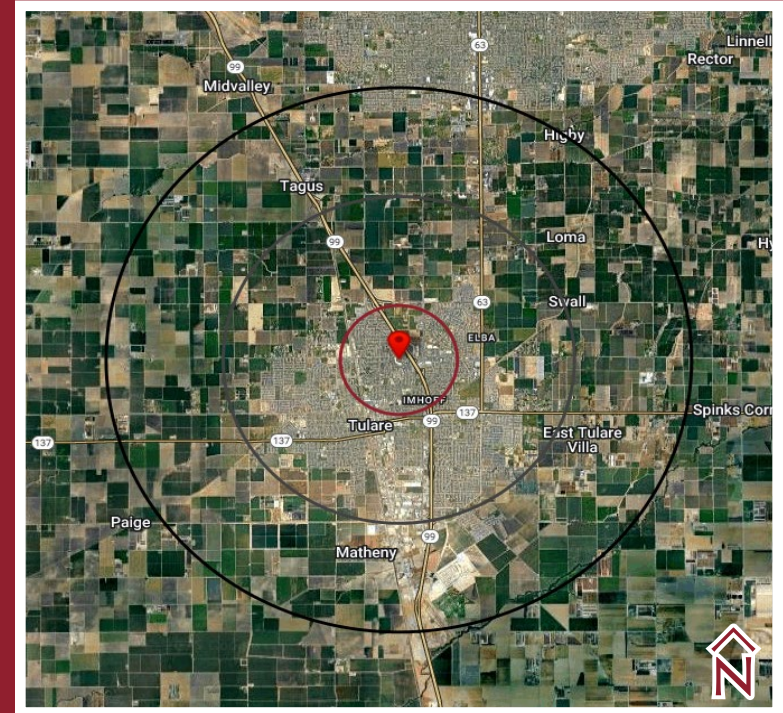
The Village is favorably located on the hard corner of E. Prosperity Avenue and N. Cherry Street, positioned immediately at the State Route 99 southbound off-ramp to Prosperity Ave and The Village Shopping Center. State Highway 99 Traffic counts adjacent to this off ramp are 137,844± vehicles per day. The location benefits from traffic counts of over 287,072± vehicles per day passing by the property, offering outstanding exposure and property identity.

PROPERTY DESCRIPTION

The Village Shopping Center is anchored by a 50,500± SF Vallarta Supermarkets store and a 20,100± SF Planet Fitness location.

DEMOGRAPHICS		1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2030 Projection	12,854	67,939	82,394
	2025 Estimate	12,845	67,015	80,852
	Growth 2025-2030	0.07%	1.38%	1.91%
	Growth 2020-2025	-3.46%	6.27%	7.53%
	Growth 2010-2020	16.05%	12.01%	8.15%
	<i>Daytime Population</i>	13,982	58,488	72,938
HOUSEHOLD	2030 Projection	4,498	20,202	24,640
	2025 Estimate	4,486	19,907	24,152
	Growth 2025-2030	0.27%	1.48%	2.02%
	Growth 2020-2025	-1.78%	6.07%	7.25%
	Growth 2010-2020	10.81%	10.09%	6.64%
	<i>2025 Est. Average HH Income</i>	\$95,843	\$89,380	\$92,624

Source: Claritas 2025



TRAFFIC COUNTS

(Within a One Mile Radius)

68,044± ADT

Highway 99 at Prosperity Avenue
(Northbound & Southbound)

37,788± ADT

Blackstone Street at Prosperity Avenue
(Intersection)

32,012± ADT

Prosperity Avenue at Cherry Street
(Intersection)

137,844± ADT

Traffic Circulation Total

Source: Kalibrate TrafficMetrix 2025

THE VILLAGE SHOPPING CENTER

TULARE, CA

SITE

PLAN

SUITE	TENANT	USABLE S.F.
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	3,063
1203	Altura Centers for Health	1,442
1209	Available	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	Xfinity	2,500
1249	Dr. Torres Expansion	1,120
1255	Pho Family	2,500
1263	Dr. Torres	2,540
1277	Planet Fitness	20,160
1295	Chicken Stop	1,200
1297	Big Kahuna Yogurt	1,000
611	Elite Team Jiu-Jitsu	2,400
621	Flowers By Lisa	634
721	Mountain Mike's Pizza	3,623
727	Chilitos	3,000
795	Denny's	4,543
STRG	Storage	159



THE VILLAGE IN TULARE

621 E. Prosperity Ave. Tulare, CA 93274



THE VILLAGE SHOPPING CENTER
TULARE, CA

SITE
PHOTO



THE VILLAGE SHOPPING CENTER

TULARE, CA

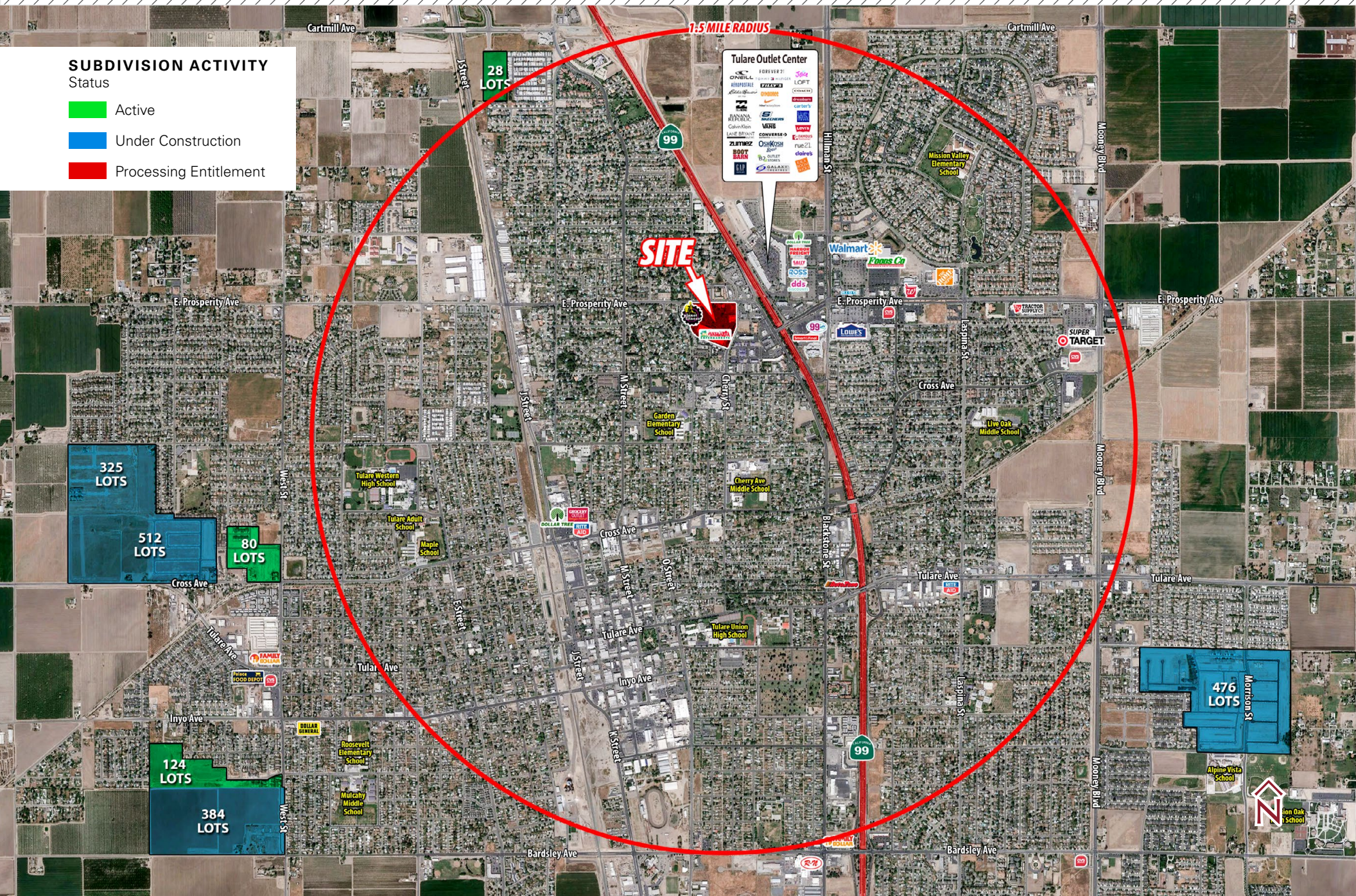
TULARE

AERIAL MAP

SUBDIVISION ACTIVITY

Status

- Active
- Under Construction
- Processing Entitlement



AERIAL

MAP



287,072 $\pm$ ADT
Surrounding Area Traffic Circulation



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