



FOR LEASE

Prime Retail Pad

Drive-Thru End Cap & Flexible Retail Sizing

Mooney Blvd & Prosperity Ave

Tulare, California

EXECUTIVE SUMMARY

AVAILABLE SPACE

7,500 SF

Ground Lease – Pad X (Min. 7,500 SF)

LOT SIZE

1.36 AC

59,242 SF Land Area

ZONING

C-3

Service Community Commercial

LAND USE

Ground Lease Pad

Retail / Drive-Thru

APN

149-430-027-000

Tulare County Assessor



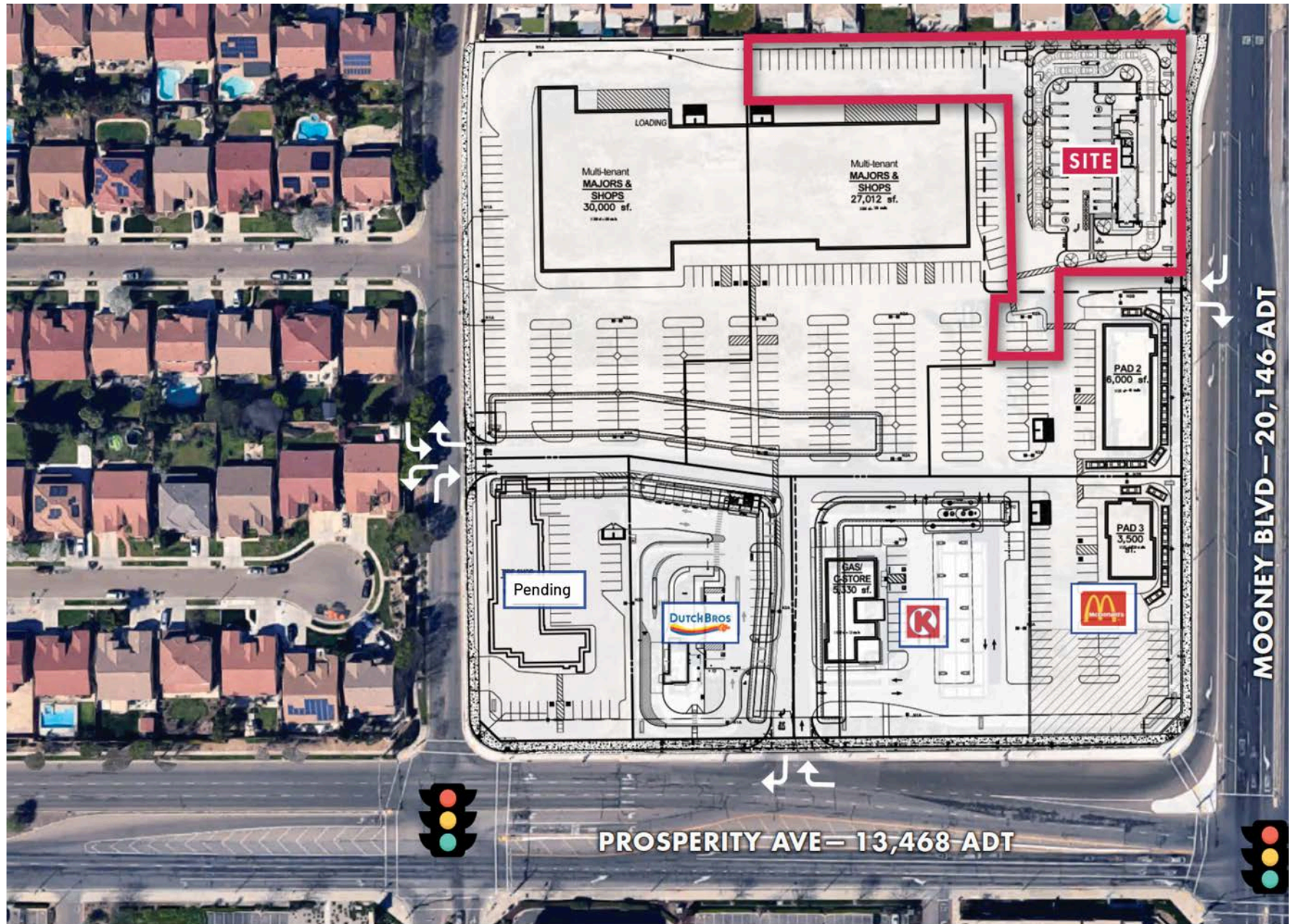
Super Target

Est. \$94.65M Annual Sales · 95th Percentile

PROPERTY HIGHLIGHTS

- ◆ **Ground Lease Pad Site** – Up to 7,500 SF building on a 1.36-acre pad, part of a 102,600 SF retail development at a major Tulare intersection with a major tenant, shop space, and drive-thrus.
- ◆ **Directly Across from Super Target** – Situated at Tulare's busiest retail intersection, immediately visible from the region's leading big-box draw.
- ◆ **Prime Corner Exposure** – Mooney Blvd & Prosperity Ave carry a combined 33,600+ vehicles per day, anchoring Tulare's primary commercial corridor.
- ◆ **National Co-Tenancy** – Surrounded by Target, Walmart, Lowe's, Home Depot, Big 5, CVS, Tractor Supply, and Foods Co, plus the Tulare Outlets and Tulare Pavilions.
- ◆ **Explosive Rooftop Growth** – Roughly 1,200+ homes planned or under construction within 1-2 miles, feeding a rapidly expanding rooftop base directly to this corner.
- ◆ **Strong, Growing Demographics** – 3-mile population of 55,000+ with average household income near \$100K within 1 mile – well above what many QSR and car wash brands require for site approval.

SITE PLAN



SURROUNDING TENANTS

Across Prosperity Ave & Mooney Blvd – Tulare Marketplace



Target
Est. \$94.65M Annual Sales · 95th Percentile



Tractor Supply Co.
Est. \$6.20M Annual Sales · 85th Percentile



El Pollo Loco
Opened Fall 2024



The Vineyard
Subject Site – Mooney Blvd & Prosperity Ave

TENANT MAP

Trade Area Co-Tenancy – Tulare, CA



NEW DEVELOPMENTS & MARKET TRENDS

Growth Pipeline — Tulare, CA

RECENT & PLANNED HOUSING DEVELOPMENTS



- ◆ **FNC Farming Residential Subdivision (SJV Homes)** — Tulare City Council approved an annexation in April 2025 for San Joaquin Valley Homes to build a 556-single-family-home subdivision on ~140 acres at the SE corner of Morrison St & Prosperity Ave, just blocks from this site. Density planned at 3-7 units/acre.

Source: The Business Journal, April 2025

- ◆ **Fernandes Property Subdivision** — A 120-lot single-family subdivision on a 19.58-acre site near Paige Ave & Pratt St, including a stormwater retention park/pond and public street/utility extensions, filed June 2025.

Source: CEQAnet / CA.gov

- ◆ **Transit-Oriented Development near College of the Sequoias** — A 200+ acre mixed-use project between Mission Oak High School and the COS Tulare campus planned to include 552 apartment units, 281 townhome-style homes, and 364 single-family homes, designed around walkability and transit access.

Source: Sun-Gazette, Oct. 2022

- ◆ **Active Builder Communities** — D.R. Horton (Santa Fe Trail, Wild Oak), Century Communities (Liberty Hill, Montebella), and San Joaquin Valley Homes all currently have active subdivisions selling in Tulare.

Source: Homes.com; Century Communities; SJV Homes

CITY & COUNTY GROWTH SIGNALS

72,936

TULARE POPULATION (2026)

+0.6%

YOY POPULATION GROWTH

300-400

ANNUAL BUILDING PERMITS

93 → 246

SF PERMITS, YOY (NEW INTERCHANGE)

PRO-GROWTH POSTURE

Tulare's growth rate has outpaced Visalia, Tulare County's largest city and county seat. City staff describe Tulare's posture as "pro-growth," with plans to diversify housing stock into more multifamily development as the city expands through annexation.

Source: Sun-Gazette, June 2026; Tulare Principal Planner

INFRASTRUCTURE & DOWNTOWN INVESTMENT

A new International Agri-Center Way interchange south of Paige Ave is unlocking previously hard-to-access land for development. The City's award-winning Downtown Master Plan (with MIG) outlines revitalization anchored by the renovated Zumwalt Park and Adventist Health Amphitheater.

Source: City of Tulare Economic Development; Sun-Gazette

Tulare, CA

Tulare is a fast-growing city in the heart of California's San Joaquin Valley, anchoring the Visalia-Porterville, CA Metropolitan Statistical Area. Tulare County leads the nation in agricultural production value, and the City of Tulare has hosted the World Ag Expo, the world's largest agricultural exposition, since 1968 — underpinning a stable, employment-rich local economy.

The Vineyard sits at the signalized hard corner of Mooney Blvd (Hwy 63) and Prosperity Ave — Tulare's busiest retail intersection, carrying a combined 33,600+ vehicles per day. Prosperity Avenue is Tulare's primary retail corridor, anchored by Super Target, Walmart, Home Depot, Lowe's, Big 5, CVS, Tractor Supply, Foods Co, and the Tulare Outlets and Tulare Pavilions.

Mooney Blvd has become Tulare's primary corridor of residential expansion, with roughly 1,200+ homes planned or under construction within 1-2 miles — including the 556-home FNC Farming/SJV Homes subdivision just blocks away — feeding sustained demand for retail and QSR uses at this corner. See the following page for a full development pipeline.



DEMOGRAPHICS

METRIC	1-MILE	2-MILE	3-MILE
Population	8,090	29,848	55,567
Daytime Population	1,662	9,829	15,136
Avg HH Income	\$114,922	\$107,573	\$98,529
Med HH Income	\$81,996 (3-Mile) (Tulare, 2025)		
Med Home Value	\$365,000 (Tulare, CA — Oct. 2025)		

Source: RightSite Retail Demographics, 2025 Est.; Redfin Home Price Data, Oct. 2025

CITY AT A GLANCE

33,614 COMBINED ADT (MOONEY & PROSPERITY)	55,567 3-MILE POPULATION
1,200+ HOMES PLANNED / UNDER CONSTRUCTION (1-2 MI)	72,936 TULARE CITY POPULATION (2026)

RETAIL & AGRICULTURE

Tulare's economy is anchored by agriculture — Tulare County is the nation's top-producing agricultural county by revenue — alongside a growing retail base along Prosperity Ave, the city's primary shopping corridor.

Source: Tulare County; World Ag Expo

RESIDENTIAL GROWTH

Roughly 1,200+ homes are planned or under construction within 1-2 miles of this corner, including the 556-home SJV Homes subdivision approved blocks away in April 2025.

RETAIL SALES PERFORMANCE

CenterCheck Sales Performance

CenterCheck-modeled annual sales estimates for national and regional retailers operating within the surrounding trade area illustrate the strength of consumer demand at the Mooney Blvd & Prosperity Ave corner, with several tenants performing at or above the 90th percentile nationally for their respective brands.

RETAILER	ESTIMATED ANNUAL SALES
Target	~\$94.65M 95TH PERCENTILE
Tractor Supply Co.	~\$6.20M 85TH PERCENTILE
Ross	~\$19.33M 94TH PERCENTILE
Smart & Final	~\$16.89M 87TH PERCENTILE
Raising Cane's	~\$8.13M 91ST PERCENTILE
Starbucks	~\$4.83M 95TH PERCENTILE
Panda Express	~\$2.53M 97TH PERCENTILE
Dollar Tree	~\$7.84M 99TH PERCENTILE
Dollar General	~\$4.85M 97TH PERCENTILE
Chili's Grill & Bar	~\$6.95M 90TH PERCENTILE
In-N-Out Burger	~\$7.00M 76TH PERCENTILE
McDonald's	~\$5.11M 78TH PERCENTILE

Source: CenterCheck. Estimated annual sales and percentile rankings are modeled figures and not a guarantee of actual or future performance.

Disclaimers & Agreement

Alpha Real Estate Advisors ("Alpha RE") has been retained as the exclusive leasing agent to arrange the leasing of the above referenced property.

PURPOSE AND INTENT

This Leasing Package has been prepared by Alpha RE for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective tenants may need or desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Landlord/Owner and Alpha RE and, therefore, are subject to material change or variation. An opportunity to inspect the property will be made available to qualified prospective tenants.

INFORMATION PROVIDED AS AN OPINION

In this Leasing Package, certain documents, including financial information, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents. The information contained herein is not a substitute for a thorough due diligence investigation. Alpha RE has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs, or asbestos, the compliance with local, state and federal regulations, or the physical condition of the improvements thereon.

FORWARD-LOOKING STATEMENTS

This Leasing Package may contain forward-looking statements representing the intent, belief, or current expectations of the Landlord/Owner and their respective management teams. While the Landlord/Owner and Alpha RE believe such statements are based on reasonable assumptions, they can give no assurance that such expectations will be achieved. Prospective tenants should exercise caution in relying on forward-looking statements.

LANDLORD'S RESERVED RIGHTS

The Landlord/Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to lease the property, and/or to terminate discussions at any time with or without notice to the prospective tenant. The Landlord/Owner shall have no legal commitment or obligation to any prospective tenant reviewing this Leasing Package or making an offer to lease the property unless a written agreement for the lease of the property has been fully executed, delivered, and approved by the Landlord/Owner.

CONFIDENTIALITY

This Leasing Package contains select information pertaining to the property and the Landlord/Owner, and does not purport to be a representation of the state of affairs of the Landlord/Owner or the property. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective tenant of the property. It is not to be used for any other purpose or made available to any other person without the written consent of the Landlord/Owner or Alpha RE. The material is based in part upon information supplied by the Landlord/Owner and in part upon financial information obtained from sources it deems reliable. Landlord/Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package, and no legal liability is assumed or shall be implied with respect thereto.

PROPERTY INFORMATION NOTICE

All property information, including square footage, lot dimensions, zoning classifications, traffic counts, and demographic data, has been gathered from sources deemed reliable but has not been independently verified by Alpha RE. Prospective tenants are strongly encouraged to conduct their own independent investigation and engage qualified professionals to inspect the property and verify all information material to their leasing decision.



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