

THE VILLAGE IN TULARE

GROCERY ANCHORED COMMUNITY RETAIL

621 E. PROSPERITY AVENUE, TULARE, CA 93274 | 164,766 SF

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Originally developed by a local family before being acquired by Gryphon Capital, The Village in Tulare has a long-standing history. Before it was built in 1972, shopping in Tulare was mostly comprised of local momand-pop stores, and a small downtown J.C. Penney's. This new shopping center was a step toward progress and an enterprising future and over the years won numerous awards in recognition to its contribution to the neighborhood. Since Gryphon Capital acquired the property from the original owners, it has undergone significant renovations and improvements to revitalize the experience for the community that has supported it for over five decades.

Anchored by Vallarta Supermarkets, The Village offers a diverse mix of tenants including food establishments, medical services, and a fitness center. Positioned just off Highway 99, a major north-south artery through California's Central Valley, the center benefits from high visibility, with an impressive 225,888 VPD.

The Village in Tulare continues to serve the local community as a central hub for commerce in the area. The renovations and leasing strategy have been aimed at modernizing the center while maintaining the charm and loyalty it has built over its history.

HIGHLIGHTS

- · Anchored by a 50,500 SF Vallarta Supermarkets store, one of the top Hispanic supermarket chains in California
- The trade area is nearly 40% Hispanic
- More than 40% of the GLA has been operating at the property for 15 years or longer demonstrating the long-term commitment and retail demand at The Village
- · Average household income within a one-mile radius is \$95.1k projected to grow to \$103.1k by 2028

MAJOR TENANTS

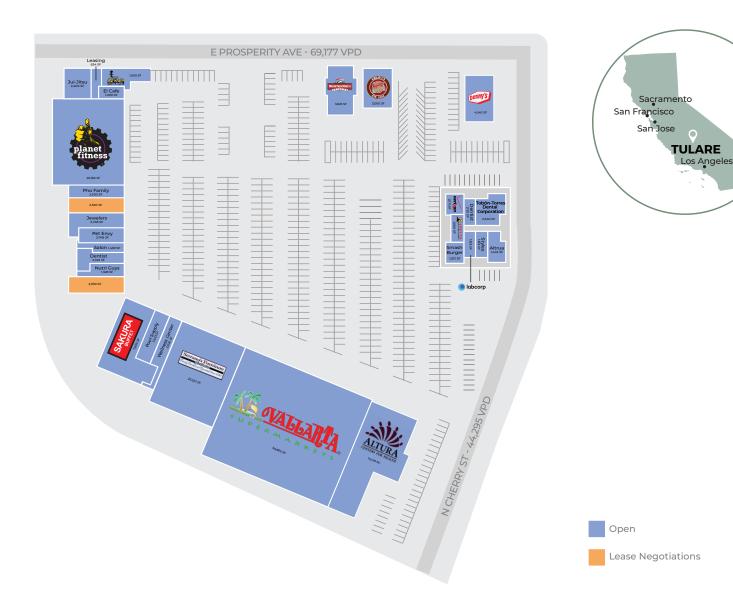






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STORE DIRECTORY

Ahmed Elreedi, DDS Altura Centers for Health Big Kahuna Yogurt Chilitos Denny's Don Roberto Jewelers El Café
Elite Team Jiu-Jitsu
Family Wellness Center
Fiesta Auto Insurance
Glamour Nails & Spa
LabCorp
Mountain Mike's Pizza

Nutri Guys Pet Envy Planet Fitness Sakura Buffet Serrano's Furniture STRG Storage Styles Buenos Aires Tobon-Torres Dental Tulare Pool Supply Vallarta Supermarkets Verizon Wireless Zee's Smash, Burgers



Dr. Torres