

ORCHARD WALK EAST

A COMMUNITY CENTER



LOCATION: NEC Dinuba Blvd. (Hwy 63) & Riggin Ave.
Visalia, CA

ANCHORS: Target, Ross and Vallarta Supermarket

SIZE: ±300,000 square feet at full build-out (GLA)

AVAILABILITY: ±1,000 - 4,500 SQ.FT. SHOPS, up to ±28,000
SQ.FT. JUNIOR ANCHOR

TRAFFIC COUNTS: Dinuba Blvd: 16,300 ADT (2008)
Riggin Avenue: 11,500 ADT (2009)

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ORCHARD WALK EAST - MARKET OVERVIEW

Phase I of **Orchard Walk East** consists of approximately 253,000 square feet of retail space. Target, Ross and Vallarta Supermarket anchor this center. Notable co-tenants in the center include Famous Footwear, Maurice's, Vibe, GameStop, Radio Shack, Figaro's Mexican Café, Subway, Mountain Mike's Pizza, Yodigity Yogurt, Supercuts, Sally Beauty and McDonald's.

Orchard Walk East is located 18 miles from Reedley (±23,600 pop), 14 miles from Dinuba (±20,800 pop), 17 miles from Kingsburg (±11,800 pop), 18 miles from Orange Cove (±10,700 pop), 13 miles from Orosi (±8,800 pop), 11 miles from Woodlake (±7,700 pop), and 5 miles from Ivanhoe (±5,200 pop). Orchard Walk East provides the closest Target, Vallarta and Ross for all of these communities. The total trade area population for this Target based on drive-time is ±208,000 people.

Many of the people who live in the cities to the north and commute into Visalia for employment will travel on Dinuba Boulevard (Highway 63) past the site on a daily basis going to Downtown Visalia and the nearby employment hubs. Both Dinuba Boulevard (Highway 63) and Riggan Avenue were recently widened when the shopping center was constructed. Also, an interchange at Riggan and Highway 99 is slated for the future and this will make Riggan one of three east/west arterials through the City of Visalia that has an interchange at Highway 99.



- The City of Visalia has consistently been ranked as one of the fastest growing cities on the list of "25 Fastest Growing U.S. Cities with Population over 100,000 people" with growth of over 38% from the 2000 Census to 2009. There were over 6,500 residential units constructed in the City of Visalia between 2004 to 2009, with a majority of those units being in this North Visalia trade area. Additionally, there are approximately 8,500 residential units in various stages of development north of Highway 198.
- Approximately 45% of the population in the City of Visalia is situated north of Highway 198. The North Visalia trade area is underserved for retail, and the Orchard Walk project fills that void. Other options for retailers to locate in this area in the future will likely have inferior co-tenancy and will not be at the "main-on-main" intersection in North Visalia.
- The 83 acre Riverway Sports Park, which is located immediately north of Orchard Walk and opened in 2008, is a large draw for people in the Visalia region. The sports park is busy year around and features, 10 lighted soccer fields, 4 lighted youth baseball fields, 4 lighted softball fields, lighted BMX racing track, 3 playgrounds, a water feature, and 3 large group picnic areas. Thousands of visitors use the park for sports tournaments and for the leisure amenities provided to the public. The sports park provides over 800 parking stalls, but parking lots are often filled on weekends with visitor parking overflowing into the surrounding street parking.



Demographics	1 Mile	3 Mile	5 Mile	Trade Area*
2009 Population	13,312	64,974	130,092	208,393
2009 Households	3,372	20,570	43,872	56,174
2009 Avg. HH Income	\$48,508	\$64,504	\$69,687	\$55,489
2000-2009 Population Change	23.4%	20.3%	25.1%	24.10%

*Based on drive times to nearest Target Store



ORCHARD WALK EAST - SITE PLAN



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ORCHARD WALK EAST - OBLIQUE AERIAL



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