ORCHARD WALK EAST

A COMMUNITY CENTER





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 Riggin Avenue were recently widened when the shopping center was constructed. Also, an interchange at Riggin and Highway 99 is slated for the future and this will make Riggin one of three east/west arterials through the City of Visalia that has an interchange at Highway 99.













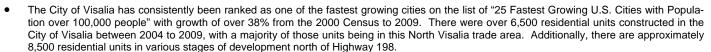


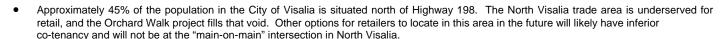


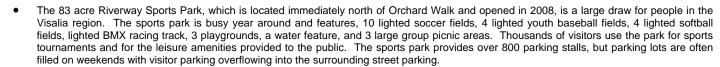












Demographics	1 Mile	3 Mile	5 Mile	Trade Area*
2009 Population	13,312	64,974	130,092	208,393
2009 Households	3,372	20,570	43,872	56,174
2009 Avg. HH Income	\$48,508	\$64,504	\$69,687	\$55,489
2000-2009 Population Change	23.4%	20.3%	25.1%	24.10%





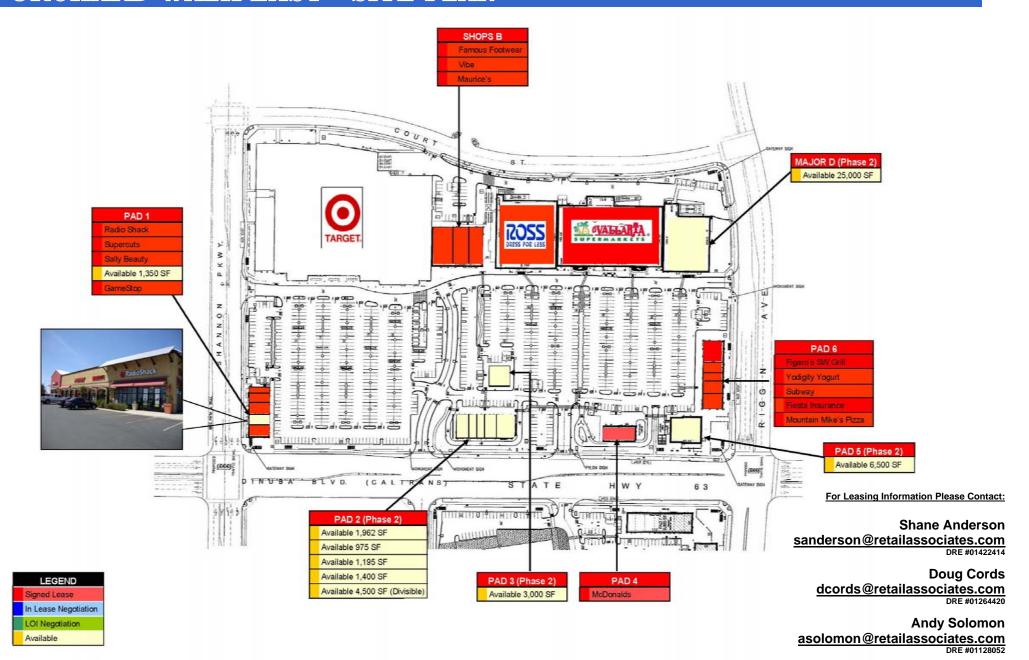




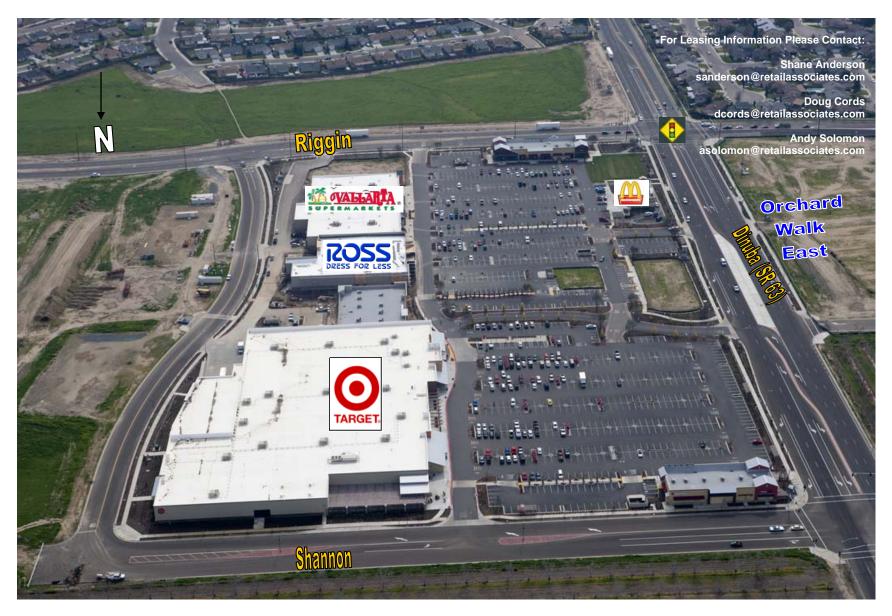


*Based on drive times to nearest Target Store

ORCHARD WALK EAST - SITE PLAN



ORCHARD WALK EAST - OBLIQUE AERIAL







ORCHARD WALK EAST - AERIAL

