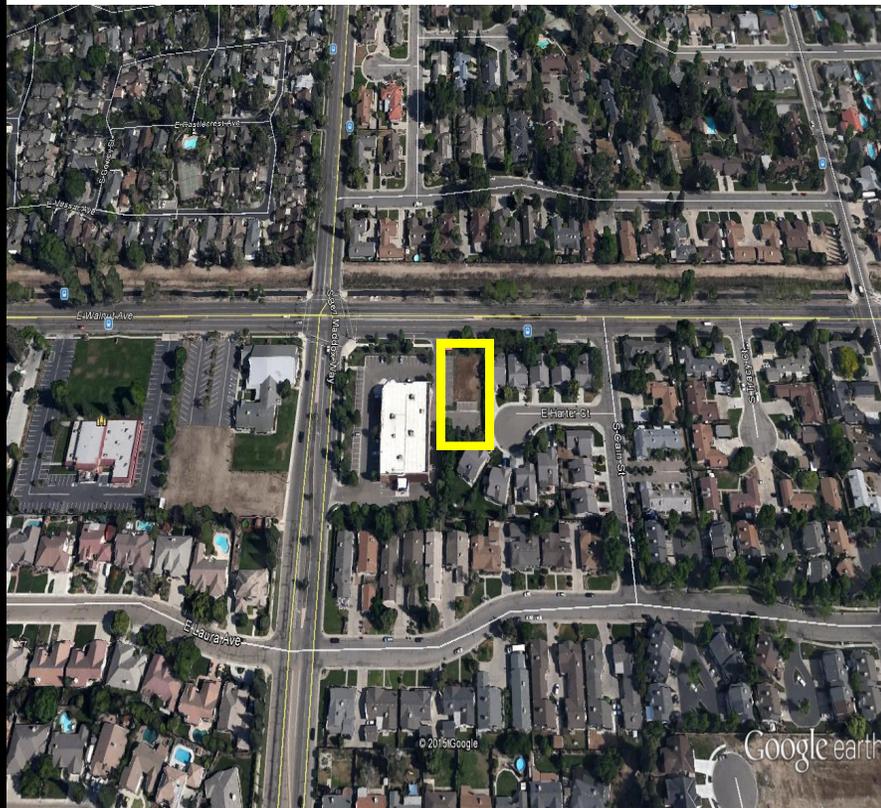


Available Retail Pad

Adjacent to Rite Aid (One of the Nations Top Performing Stores) & Surrounded by Rooftops



INVESTMENT HIGHLIGHTS

- Located Next to One of the Top Performing Rite Aids Nationwide
- 19,303 +/- Square foot Retail Pad
- Underserved Market
- Perfect Location for Food User or Multi Tenant Retail
- Population in Excess of 83,192 within 3 miles
- Traffic Counts 25,000 VPD
- Excellent Ingress & Egress
- Population Growth Over 50.29% within 1 mile
- Zoned Neighborhood Commercial

Executive Summary:

1801 E. Walnut Avenue Visalia, CA 93292
 Located on the SEC of East Walnut Avenue & Ben Maddox Way
 Ground Lease or Build-To-Suit Opportunity
 Single Tenant, Drive Thru or Multi Tenant Allowed

Parcel Size: 19,303 +/- square feet
 Zoning: Neighborhood Commercial
 Traffic Counts: 25,000 cars per day
 Pad Buildable: Up to 4,684 sf building

Population:
 1 Mile: 14,462 3 Mile: 74,723 5 Mile: 148,328
 Income:
 1 Mile: \$70,149 3 Mile: \$83,192 5 Mile: \$66,550



Adam Farmer
 P. (951) 696-2727
 F. (951) 696-1313
 belco2@verizon.net
 26856 Adams Ave Suite 200
 Murrieta, CA 92562

This information is compiled from data that we believe to be correct but, no liability is assumed by this company as to accuracy of such data.

**Available Retail Pad
Adjacent to Rite Aid & Surrounded by Rooftops
Visalia, CA 93292**

Investment Overview

Subject offering is a Retail Pad consisting of 19,303 +/- square feet located adjacent to a freestanding 17,316 square foot Rite Aid which is ranked in the top 5% of store sale for all locations in CA and in the top 2% of all Rite Aids nationwide. Site is located at the signalized corner on East Walnut Avenue & South Ben Maddox Way with traffic counts in excess of 25,000 cars per day. Currently zoned Neighborhood Commercial, location is surrounded by rooftops, church's and schools. Perfect opportunity for food or multi tenant users, trade area is greatly underserved. Site has convenient Ingress and Egress on both East Walnut & Ben Maddox Way. Pad is located in the Southeast area of Visalia which has experience tremendous residential growth, approximately 3,400 units are under construction / proposed in immediate trade area. Site is well positioned to capture consumers from, Ivanhoe, Farmerville and Exeter all Eastern towns which have an population approximately 23,000. Visalia is the 5th largest city in the San Joaquin Valley and has had a population growth over 50.29% within a 1 mile radius, 32.29% within 5 miles along with an Household growth of 42.41% within 1 mile.

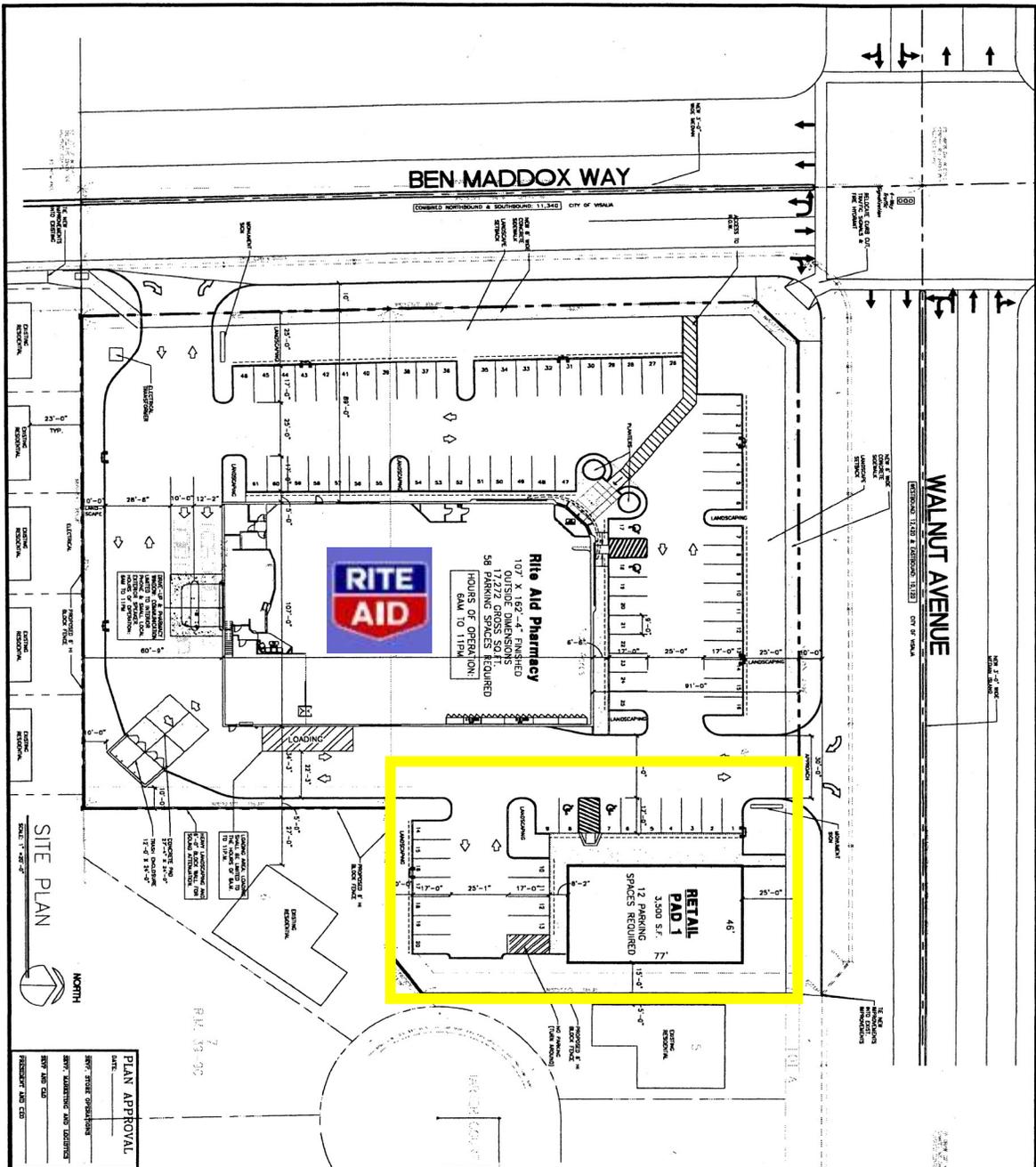
Pad site will accommodate a freestanding drive-thru, multi-tenant retail building consisting of 3,744 sf or a 2 story retail/office building consisting of 4,684 sf.

Visalia is a city situated in the agricultural San Joaquin Valley of California, approximately 230 miles southeast of San Francisco, 190 miles north of Los Angeles, and 36 miles west of Sequoia National Park. Visalia is the oldest town between San Francisco and Los Angeles and indeed is the Crown Jewel of the San Joaquin Valley.

Settled in 1852, Visalia is the oldest continuously inhabited inland European settlement between Stockton and Los Angeles. It is the 5th largest city in the San Joaquin Valley after Fresno, Bakersfield, Stockton and Modesto, the 44th most populous in California, and 198th in the United States.

As the county seat of Tulare County, Visalia serves as the economic and governmental center to one of the most productive single agricultural counties in the country.

Site Plan



SITE DATA / PLANNING DATA	
18. NUMBER	SEC 27 WALNUT AVE & BEN MADDOX WAY, VISALIA, CA
19. DATE	10-20-2018 8:04
20. PROJECT NAME	PROPOSED WALNUT AVE & BEN MADDOX WAY, VISALIA, CA
21. PROJECT OWNER	RITE AID PHARMACY W/ CORP. HEAD
22. PROJECT ADDRESS	107' X 167'-4" FINISHED OUTSIDE DIMENSIONS 17,272 GROSS SQ. FT. 58 PARKING SPACES REQUIRED HOURS OF OPERATION 8AM TO 11PM
23. PROJECT TYPE	RETAIL
24. PROJECT AREA	107' X 167'-4" FINISHED OUTSIDE DIMENSIONS 17,272 GROSS SQ. FT. 58 PARKING SPACES REQUIRED HOURS OF OPERATION 8AM TO 11PM
25. PROJECT PERMITS	RETAIL PAD 1
26. PROJECT STATUS	COMMITTEE CONCEPT PLAN
27. PROJECT CONTACT	PROJECT CONTACT: _____
28. PROJECT PHONE	PROJECT PHONE: _____
29. PROJECT FAX	PROJECT FAX: _____
30. PROJECT EMAIL	PROJECT EMAIL: _____
31. PROJECT WEBSITE	PROJECT WEBSITE: _____
32. PROJECT SOCIAL MEDIA	PROJECT SOCIAL MEDIA: _____
33. PROJECT OTHER	PROJECT OTHER: _____
34. PROJECT NOTES	PROJECT NOTES: _____
35. PROJECT COMMENTS	PROJECT COMMENTS: _____
36. PROJECT REVISIONS	PROJECT REVISIONS: _____
37. PROJECT APPROVALS	PROJECT APPROVALS: _____
38. PROJECT SIGNATURES	PROJECT SIGNATURES: _____
39. PROJECT DATES	PROJECT DATES: _____
40. PROJECT COSTS	PROJECT COSTS: _____
41. PROJECT BUDGET	PROJECT BUDGET: _____
42. PROJECT FINANCING	PROJECT FINANCING: _____
43. PROJECT RISK	PROJECT RISK: _____
44. PROJECT SCHEDULE	PROJECT SCHEDULE: _____
45. PROJECT DELIVERABLES	PROJECT DELIVERABLES: _____
46. PROJECT MILESTONES	PROJECT MILESTONES: _____
47. PROJECT RISKS	PROJECT RISKS: _____
48. PROJECT OPPORTUNITIES	PROJECT OPPORTUNITIES: _____
49. PROJECT CHALLENGES	PROJECT CHALLENGES: _____
50. PROJECT SOLUTIONS	PROJECT SOLUTIONS: _____
51. PROJECT LESSONS LEARNED	PROJECT LESSONS LEARNED: _____
52. PROJECT BEST PRACTICES	PROJECT BEST PRACTICES: _____
53. PROJECT INNOVATIONS	PROJECT INNOVATIONS: _____
54. PROJECT SUSTAINABILITY	PROJECT SUSTAINABILITY: _____
55. PROJECT COMMUNITY ENGAGEMENT	PROJECT COMMUNITY ENGAGEMENT: _____
56. PROJECT PUBLIC RELATIONS	PROJECT PUBLIC RELATIONS: _____
57. PROJECT MARKETING	PROJECT MARKETING: _____
58. PROJECT SALES	PROJECT SALES: _____
59. PROJECT CUSTOMER SERVICE	PROJECT CUSTOMER SERVICE: _____
60. PROJECT EMPLOYMENT	PROJECT EMPLOYMENT: _____
61. PROJECT ECONOMIC IMPACT	PROJECT ECONOMIC IMPACT: _____
62. PROJECT SOCIAL IMPACT	PROJECT SOCIAL IMPACT: _____
63. PROJECT ENVIRONMENTAL IMPACT	PROJECT ENVIRONMENTAL IMPACT: _____
64. PROJECT CULTURAL IMPACT	PROJECT CULTURAL IMPACT: _____
65. PROJECT HISTORICAL IMPACT	PROJECT HISTORICAL IMPACT: _____
66. PROJECT ARCHITECTURAL IMPACT	PROJECT ARCHITECTURAL IMPACT: _____
67. PROJECT LANDSCAPE IMPACT	PROJECT LANDSCAPE IMPACT: _____
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70. PROJECT NOISE IMPACT	PROJECT NOISE IMPACT: _____
71. PROJECT VIBRATION IMPACT	PROJECT VIBRATION IMPACT: _____
72. PROJECT CLIMATE IMPACT	PROJECT CLIMATE IMPACT: _____
73. PROJECT ENERGY IMPACT	PROJECT ENERGY IMPACT: _____
74. PROJECT WATER IMPACT	PROJECT WATER IMPACT: _____
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77. PROJECT SOIL IMPACT	PROJECT SOIL IMPACT: _____
78. PROJECT GEOTECHNICAL IMPACT	PROJECT GEOTECHNICAL IMPACT: _____
79. PROJECT SEISMIC IMPACT	PROJECT SEISMIC IMPACT: _____
80. PROJECT FLOODING IMPACT	PROJECT FLOODING IMPACT: _____
81. PROJECT DROUGHT IMPACT	PROJECT DROUGHT IMPACT: _____
82. PROJECT FIRE IMPACT	PROJECT FIRE IMPACT: _____
83. PROJECT TERRORISM IMPACT	PROJECT TERRORISM IMPACT: _____
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96. PROJECT PHYSICAL HEALTH IMPACT	PROJECT PHYSICAL HEALTH IMPACT: _____
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COMMITTEE CONCEPT PLAN

RITE AID #6459-01
SEC OF WALNUT AVE & BEN MADDOX WAY
VISALIA, CA

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RITE AID PHARMACY W/ CORP. HEAD
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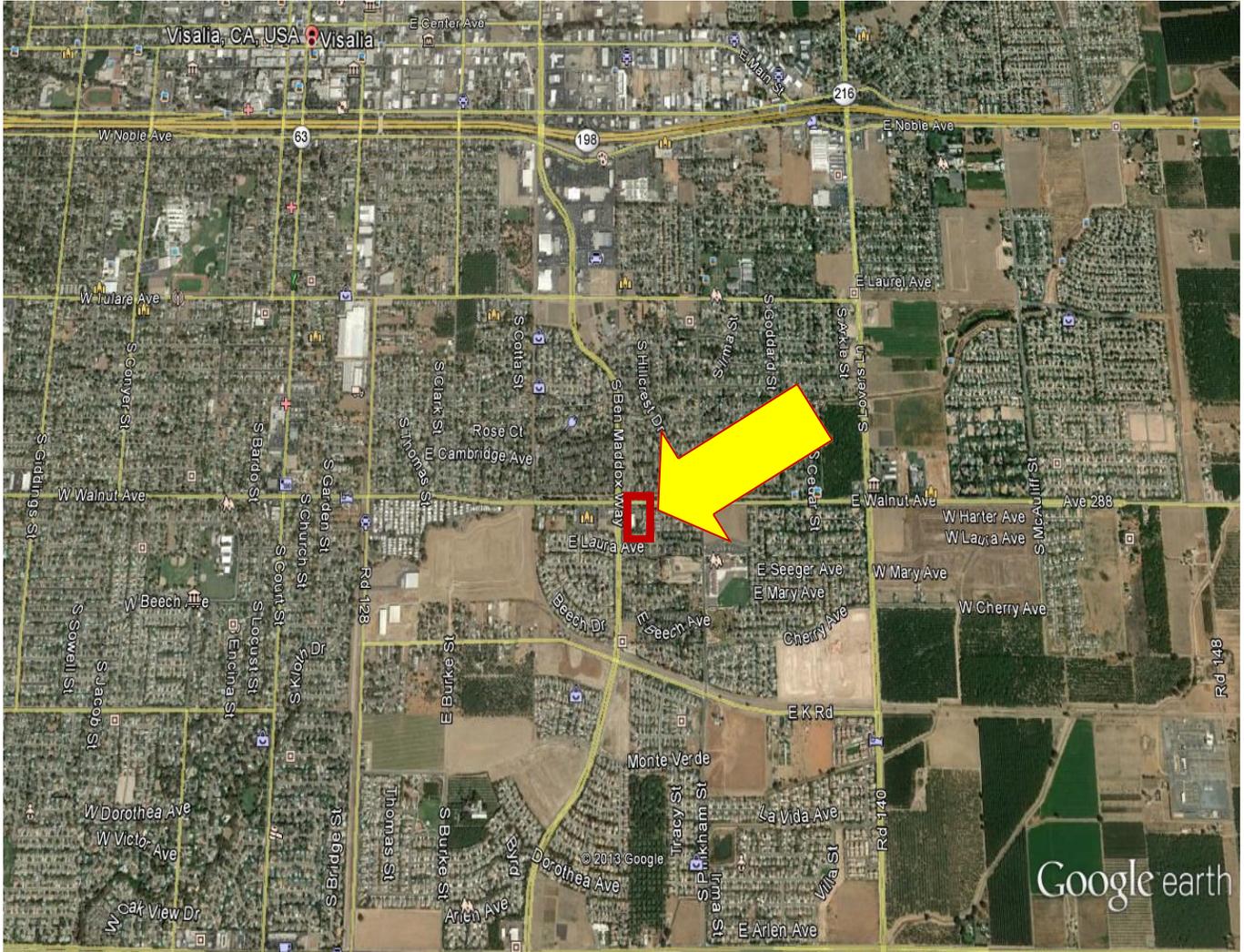
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Aerial Photo



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Photos



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