

NORTH POINTE SHOPPING CENTER

1401-1500 Ben Maddox Way | Visalia, CA 93292



MAHA ODEH-ARNOLD
858.295.5596
MAHA@THEALTATEAM.COM



402 W. Broadway #1720 | San Diego, CA 92101
858.910.2313 | www.altateraproperties.com

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PROPERTY HIGHLIGHTS

- 76,062 square feet
- Highlighted by a high-performing 49,950 square foot FoodMaxx grocery store
- Includes 3 vacant suits totalling 7,340 square feet
- Located at the northeast corner of Ben Maddox Way and Houston Avenue in Visalia, California
- Existing population of over 82,000 people within a 3-mile radius
- Other notable tenants include Jack in the Box, as well as a Subway, Dominos, and O'Reilly Auto Parts all within 600 feet of the shopping center



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	76,062 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

TENANT	SUITE	SIZE	TYPE	RATE
ME-N-ED'S PIZZERIA	1532	2,208	NNN	
VACANT	1540	2,136	NNN	PLEASE CALL FOR PRICING
LAUNDRY DAY	1542	1,800	NNN	
FOOD MAXX	1550	49,950	NNN	
KRATHOM LEK	1424	2,160	NNN	
S.S. THREADING EYEBROW	1426	1,296	NNN	
FASHION NAIL &	1428-1432	2,800	NNN	
BARBER SHOP	1436	1,200	NNN	
BARGAIN CIGS & PIPES	1438	1,440	NNN	
PRIMOS INSURANCE	1440	1,224	NNN	
VACANT	1446	3,704	NNN	PLEASE CALL FOR PRICING
BEN MADDOX FAMILY DENTAL	1404	2,048	NNN	
VACANT	1406	1,500	NNN	PLEASE CALL FOR PRICING
SUPER MEGA BUSINESS PRINT SHOP	1408	1,000	NNN	
WATERMILL EXPRESS	KIOSK	-	NNN	
BIN STORE	1410	1,596	NNN	

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ALTA TERA

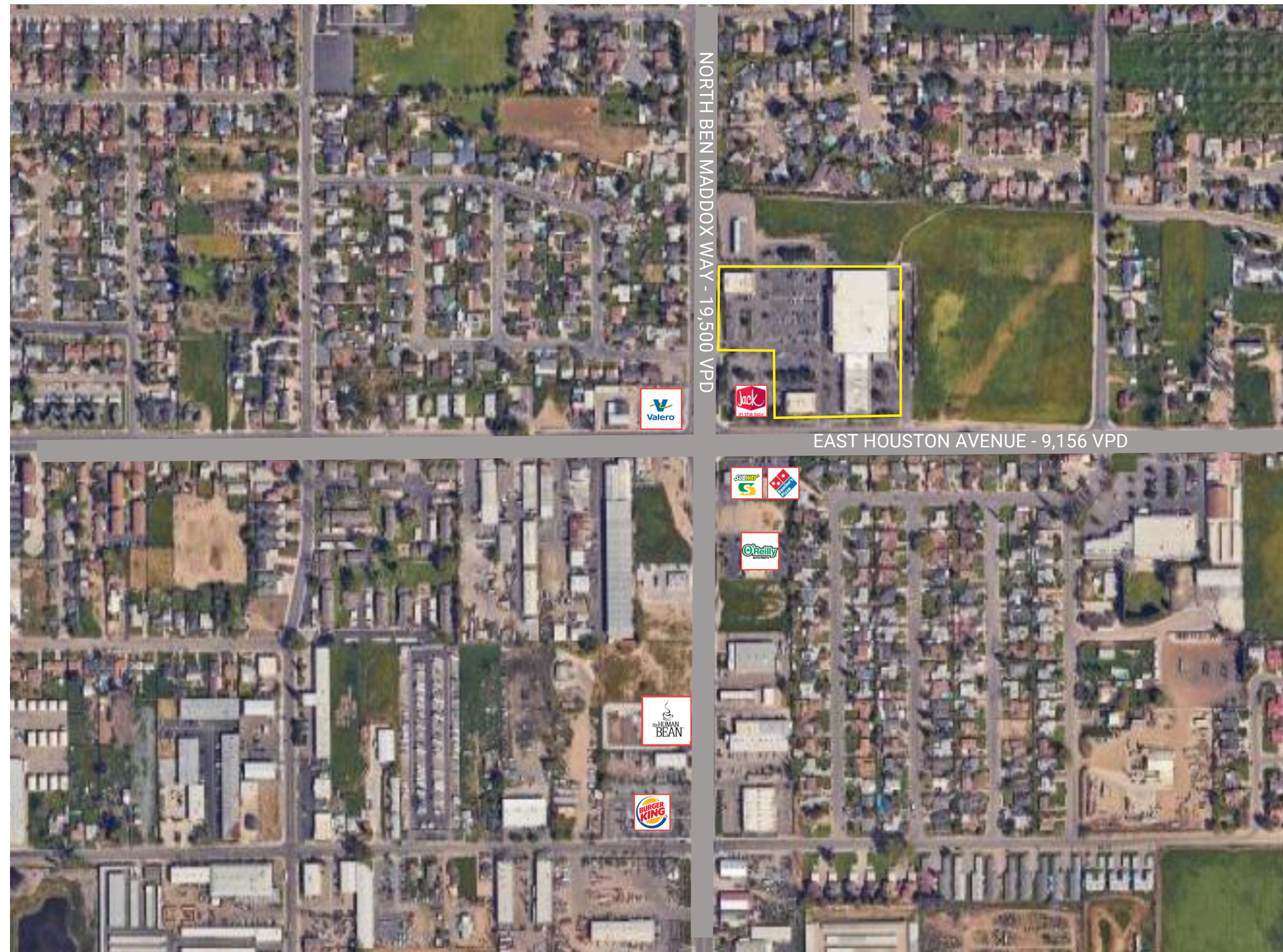
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AREA OVERVIEW

- Visalia is situated in the agricultural San Joaquin Valley of California, approximately 230 miles southeast of San Francisco, 190 miles north of Los Angeles, 36 miles west of Sequoia National Park and 43 miles south of Fresno. The population is approximately 144,998.
- Visalia is the 5th largest city in the San Joaquin Valley, 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.
- Yosemite, Sequoia, and Kings Canyon National Parks are located in the nearby Sierra Nevada mountains, the highest mountain range in the contiguous United States.



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POPULATION

	2 MILES	5 MILES	10 MILES
AREA TOTAL	46,817	166,960	235,354
MEDIAN AGE	32.3	34.2	34.1



HOUSEHOLD INCOME

	2 MILES	5 MILES	10 MILES
MEDIAN	\$58,503	\$68,135	\$68,205
AVERAGE	\$71,927	\$90,606	\$90,334



WORKFORCE

	2 MILES	5 MILES	10 MILES
TOTAL BUSINESSES	2,996	7,157	10,158
EMPLOYEES	22,999	55,528	83,310



EDUCATION

	2 MILES	5 MILES	10 MILES
BACHELOR'S DEGREE OR HIGHER	13%	21%	19%



EMPLOYMENT

	2 MILES	5 MILES	10 MILES
SERVICE-PRODUCING EMPLOYEES	95.3%	94.6%	90.8%
GOODS-PRODUCING EMPLOYEES	4.7%	5.4%	9.2%



HOUSEHOLD STATISTICS

	2 MILES	5 MILES	10 MILES
HOUSEHOLDS	14,543	53,973	75,084
MEDIAN HOME VALUE	\$244,019	\$291,702	\$292,537