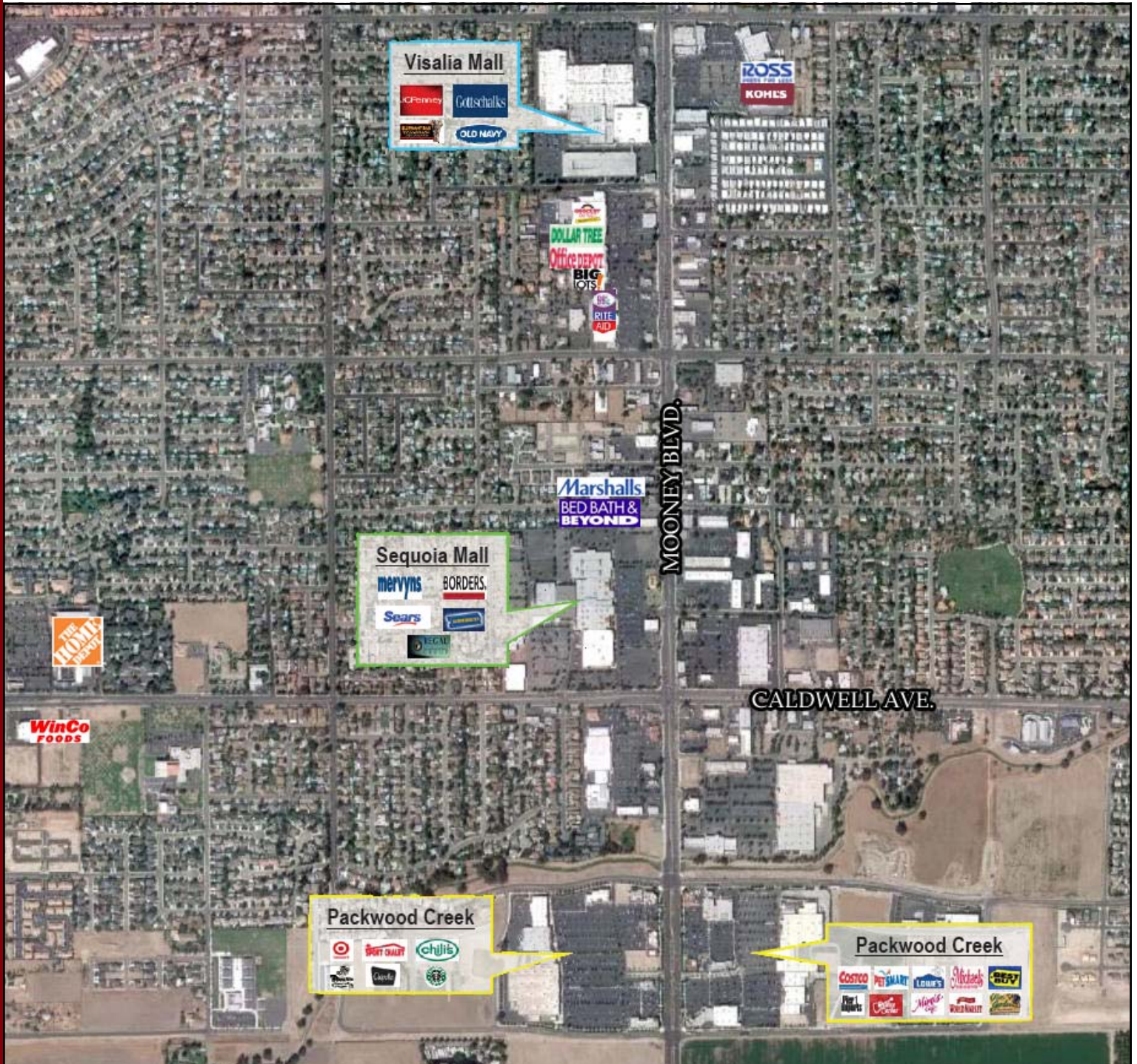


SEQUOIA MALL

Mooney Blvd. & Caldwell Ave., Visalia, CA.



FOR FURTHER INFORMATION CONTACT:
TIM BETTENCOURT
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SEQUOIA MALL

Mooney Blvd. & Caldwell Ave., Visalia, CA.



FEATURES

- Most desirable retail intersection
- The property sits on 24.14 acres (approximately 1,051,538 square feet) with 6 parcels, positioning the center as a repositioning/redevelopment Opportunity
- Anchor tenants include Sears, Bed Bath & Beyond, Borders, Marshalls and Regal/Signature Theater
- Various site reconfiguration ideas including anchor addition, entertainment theme, lifestyle center, specialty grocer, mixed-use and residential Potential
- The average household income for the trade area is projected to increase by 4.3% over the next five years
- Strong demographics and high traffic counts.
- Dense, infill area with limited land available for retail construction

Demographics - 3 Mile Radius		
	Population	Avg. HH Income
2005	79,780	\$62,766.00
2010	87,291	
% Growth	9.41%	
Demographics - 5 Mile Radius		
	Population	Avg. HH Income
2005	112,271	\$62,350.00
2010	124,729	
% Growth	10.67%	
Demographics - 30 Mile Radius		
	Population	Avg. HH Income
2005	489,250	\$66,273.00
2010	543,780	
% Growth	10.02%	

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