

Single Tenant, NNN

Orchard Supply Hardware

First Time
Offered for Sale!



ORCHARD SUPPLY

VISALIA, CA

\$4,877,000 - 7.25% CAP RATE



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ORCHARD SUPPLY HARDWARE VISALIA, CA

South Mooney Blvd - 31,000 cpd

West Walnut Ave - 17,000 cpd



VISALIA MALL
PARKING

Address	2230 W Walnut Avenue, Visalia, CA 93277
Tenant	Orchard Supply Company, LLC, a Delaware Limited Liability Company
APNs (Tulare County)	095-134-056
Lease Expiration	October 11, 2018
Renewal Options	None
Price	\$4,877,000
Price per Square Foot	\$110
Cap Rate	7.25%
NOI (2014)	\$353,600
Gross Leasable Area	±44,200 SF
Land Area Included	±3.71 ac
Debt to Assume	None
Building, HVAC R&M	Tenant's Responsibility
Common Areas	Tenant's Responsibility
Real Estate Taxes	Tenant Pays Direct
Structure	Landlord's Responsibility

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ORCHARD SUPPLY HARDWARE VISALIA, CA

The subject is a 44,200 SF single tenant building at 2230 W Walnut Ave in Visalia, CA leased to Orchard Supply Company, LLC. The building is situated on a single, 3.71 acre (±) parcel at the northwest corner of W Walnut and S Mooney, directly across W Walnut from General Growth Property's Visalia Mall. Orchard has been at this location since 1973, and their current term expires in October 2018, with no options to extend. Lowe's Home Improvement acquired Orchard Supply Hardware Corporation's assets and liabilities in August, 2013 (see page 4 for more information).

This offering is located in Visalia's South Mooney Blvd retail corridor, directly across this thoroughfare from Visalia Mall. There has been significant recent leasing activity in the immediate area, with the addition of Hobby Lobby, Walmart, and Dicks Sporting Goods.



- *Below Replacement Cost at \$110 PSF*
- *Below Market Rent*
- *Tenant At This Site Since 1973*
- *Across from Regional Mall*
- *Central Location within Trade Area*
- *No Existing Debt To Assume*
- *OSH Acquired by Lowe's in August 2013*

ORCHARD SUPPLY HARDWARE VISALIA, CA



Income & Expense - CY 2014		<u>In-Place</u>
Gross Rent	44,200 SF	353,600
Reimbursements		<u>(N/A)</u>
Total Gross Income		\$353,600
Expenses		
General R&M		(Tenant Maintains)
Common Areas		(Tenant Maintains)
Property Taxes		(Tenant Pays Direct)
Insurance		<u>(Self-Insured)</u>
Total Expenses		<u>(None)</u>
Net Operating Income		\$353,600

On August 30, 2013 **Lowe's announced their acquisition** of 72 Orchard stores and subsequently completed their purchase.

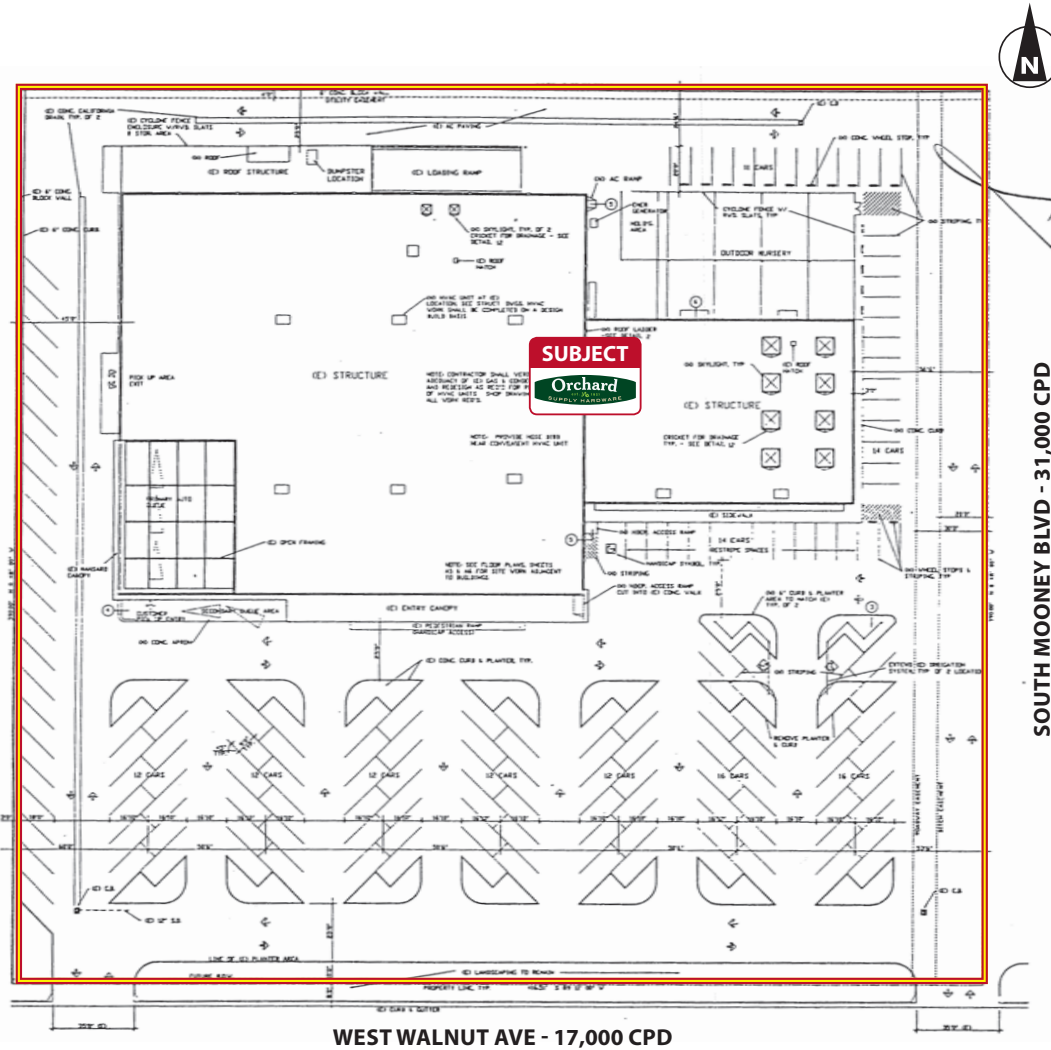
According to Lowe's, **Orchard Supply will operate** as a standalone business after the acquisition, allowing Lowe's to expand its presence in California and penetrate prime, high-density locations difficult for big box formats to operate in. [Click here for more details.](#)

On August 5, 2013 Orchard Supply Hardware LLC assigned this lease, naming Orchard Supply Company, LLC, a Delaware limited liability company, as the new tenant.

Tenant Name	± Size	Term		Rent			Increase(s)		Options
		Start	End	Annual	Monthly	\$/SF	On	To	
Orchard Supply Company, LLC	44,200	Jul-73	Oct-18	\$353,600	\$29,466.67	\$0.67	None	None	

Note: Tenant Sales and the Lease are available to qualified purchasers for review. Please contact Broker for details.

ORCHARD SUPPLY HARDWARE VISALIA, CA



SOUTH MOONEY BLVD - 31,000 CPD

WEST WALNUT AVE - 17,000 CPD

R.24E., M.D.B.&M.

Loc Area Codes 095-13

63

RD. 116

006-003
006-109



CAMBRIDGE DR.

WALNUT AVE. 288

CITY OF VISALIA
ASSESSOR'S MAPS BK.095 , PG.13
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles 12X 2011 2004003 03/10/2011 113
Assessor's Block Numbers Shown in Boxes 12X REVISION DATE FIG.

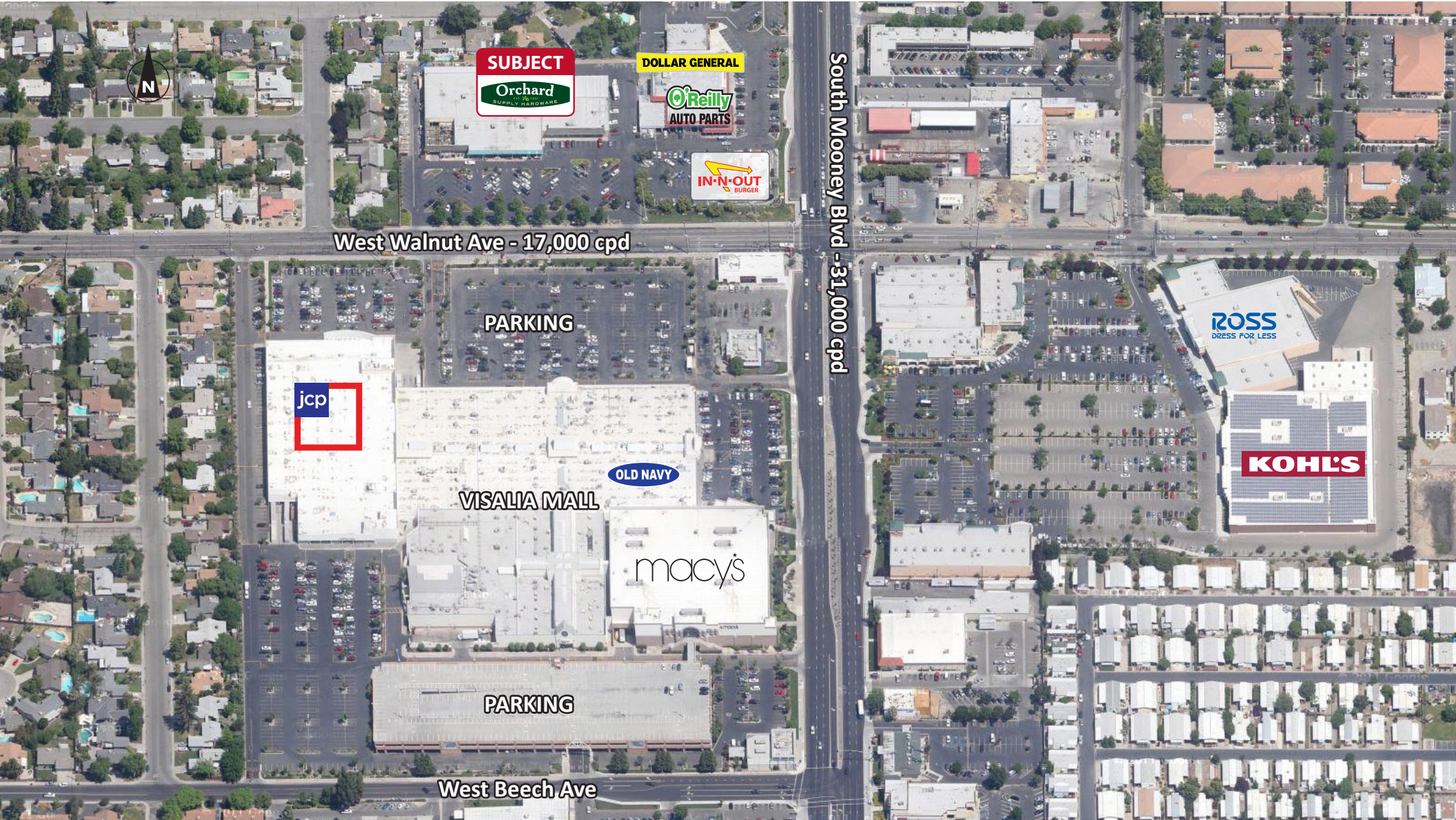
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ORCHARD SUPPLY HARDWARE VISALIA, CA

VISALIA is a Central California city situated in the heart of California's agricultural San Joaquin Valley, approximately 230 miles southeast of San Francisco and 190 miles north of Los Angeles. Visalia is the 46th largest city in the state of California and the 204th largest in the United States. Often referred to as the Gateway to the Sequoias and nicknamed The Jewel of the Valley, Visalia has an estimated population of approximately 115,000.

In 2007, Visalia was named the 3rd fastest growing city in California and 19th fastest growing city in the U.S. This is a reflection of the community's affordable housing, quality of life, affluence, and easy access to retail outlets and services. Visalia is the seat of Tulare County, and it is the gateway to Sequoia National Park which draws more than 1 million visitors annually.

Visalia is the oldest city between Los Angeles and Stockton. Visalia's central location benefits industries serving California and the western United States. This location makes it possible for delivery services to offer distributors one-day guaranteed overnight ground delivery service to 99 percent of the state's zip codes and large portions of Nevada, Oregon, and Arizona.

Visalia's **MARKET TRADE AREA** covers parts of three counties, encompassing nearly 500,000 people within a 25-mile range. Visalia benefits from a "regional draw" that generates retail sales over twice that expected from a city of its size.

Visalia's economy is driven by a variety of factors including retail sales tax volume and school enrollment. Although Visalia's economy has developed rapidly in the manufacturing, commercial, and services sectors, a strong and diverse industrial and agricultural backbone remains.

Historic Downtown Visalia, located approximately 3 miles away in the heart of the city, is a thriving business and social focus. Recent effort in the downtown area reflects the city's commitment to maintaining the quality of life, community spirit, and health of the city. Downtown merchants participate in a voluntary improvement district to finance environmental business improvements. Regal has a second, 10-screen theatre at S Bridge and E Main, in the historic district.

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HWY 198

HWY 198

**Central Location
within Trade Area**

SUBJECT
Orchard
SUPPLY HARDWARE

1.0 mi

Visalia Mall

Park Place Promenade

Valley Oak

Visalia Village

Sequoia Mall

Visalia Plaza

Gateway Plaza

DICK'S
SPORTING GOODS

STAPLES

BevMo!

Sequoia Plaza

Walmart

1.25 mi

CALDWELL AVE

PROPOSED
Grove Shopping
Center (North)

PROPOSED
Grove Shopping
Center (South)

SPORT CHALET

Timonius
Footwear

Packwood
Creek II

SMOONEY BLVD

Mer 1
MODELS

WORLD MARKET

Packwood
Creek I

LOWE'S

PETSMART

Michaels

Star Center

TARGET

BEST BUY

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ORCHARD SUPPLY HARDWARE VISALIA, CA

Sacramento
200 mi

SUBJECT
Orchard
SUPPLY HARDWARE

Los Angeles
190 mi



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ORCHARD SUPPLY HARDWARE VISALIA, CA

No.	Tenant/Location	Start	Term	Expiration	Rent/S.F.	Increases	Expenses	Size (S.F.)	Yr. Built	Type
1	Harbor Freight 1835 S. Mooney Blvd.	Dec-2012	7 Years	2019	\$0.90	5 Yrs Flat 2% Yrs 6, 7	NNN	13,084	1973	Jr. Anchor
2	BevMo 3808 S. Mooney Blvd.	Aug-2012	10 Years	2022	\$1.58	10% @ Yr 5 3 Options @ 12.5% Increase	NNN	9,213	1991	Freestanding In Front of WMT
3	Dick's Sporting Goods 3637 S. Mooney Blvd	Dec-2011	10 Years	2021	\$0.96	-	NNN	48,100	1980's BTS 2012	Anchor @ Gateway
4	Hobby Lobby 3231 S. Mooney Blvd.	Nov-2011	10 Years	2021	\$0.60	\$0.05 / SF Bump Yr 6 2 x 5 Yr Options @ \$0.50/SF	NNN	59,283	1974 Former Merv	Anchor @ Sequoia Mall
5	dd's Discounts 1925 N. Dinuba Blvd	May-2010	10 Years	2020	\$0.75	7% @ Yr 5	NNN	22,000	2010	Jr. Anchor North Visalia
6	Partyworks 1917 W Caldwell Ave	Feb-2008	10 Years	2018	\$1.05	CPI every 3 Yrs 3 x 5 yr Options	NNN	43,000	2003	Freestanding Behind Anna's
7	dd's Discounts 3434 S. Mooney Blvd.	Jul-2006	10 Years	2016	\$0.88	\$0.04 Incr every 5 4 x 5 Yr Options	NNN	26,625	2006	In-Line Visalia Plaza
8	Anna's Linen's 3446 S. Mooney Blvd.	Jul-2006	5 Years	2016 (Opt. 1)	\$1.29	\$0.15 Incr @ Yr 6 & 11 3 x 5 Yr Options	NNN	30,000	2003	In-Line Visalia Plaza
9	Petco 3444 S. Mooney Blvd.	Jun-2006	10 Years	2016	\$1.21	10% Incr 1st Option 2 x 5 Yr Options	NNN	17,206	2006	In-Line Visalia Plaza
10	JoAnn Fabrics 3424 S. Mooney Blvd.	May-2006	10 Years	2016	\$0.83	12.5% @ Yr 6 & 11 4 x 5 Yr Options	NNN	35,000	2006	End Cap Anchor Visalia Plaza
11	In Shape City Fitness 1313 S. Mooney Blvd.	Jul-2005	12 Years	2017	\$1.05	CPI every 3 Yrs 3 x 5 yr Options	NNN	43,000	2003	Freestanding Sold 7/2012
12	Best Buy 3808 S. Mooney Blvd.	Oct-2003	15 Years	2018	\$1.28	7% @ Yr 6 & 11 3 Options @ 5% Increase	NNN	30,000	2003	End Cap Anchor @ Packwood
	SUBJECT - OSH 2230 W Walnut Ave.	Jul-1973	(Extended)	2018	\$0.67	None No Options	NNN	44,200	BTS 1973, Addition 1988	Freestanding

ORCHARD SUPPLY HARDWARE VISALIA, CA

VISALIA MALL VISALIA, CALIFORNIA



GCP

110 NORTH WACKER DRIVE CHICAGO, IL 60606 312 960 5000

TRADE AREA

- Visalia Mall serves a growing trade area, with a 2018 projected population of 733,633 within a 30 mile radius.
- More than 9 million visitors annually.
- The primary trade area extends approximately 47 miles north to south at its longest point and 46 miles east to west at its widest point.
- Visalia is known as the gateway to Sequoia National Park.

PREFERRED SHOPPING DESTINATION

- Only regional shopping center in trade area.
- Visalia Mall's merchandise mix draws shoppers across all age and income groups.
- Over 75 retailers, including Aéropostale, American Eagle Outfitters, Gymboree, Hollister Co., Hot Topic, Journeys, Journeys Kidz, Build-A-Bear Workshop, The Children's Place, Old Navy, Victoria's Secret, Zumiez, Vans, francesca's collections, Forever 21 and G by Guess.
- Inviting, clean, family atmosphere with a children's play area.

TOP FOUR PERFORMING CATEGORIES

- Jewelry
- Men's and Women's Accessories
- Family Shoes
- Specialty Foods

OTHER FEATURES

- The center boasts an attractive interior concourse with lush landscaping and an abundance of natural light.
- Ample dining options are available, including a 266-seat Food Court and Red Robin.
- Mall pad sites include a 2-level parking structure and room for free-standing restaurants.

MALL INFORMATION

LOCATION: Located between Fresno and Bakersfield in the San Joaquin Valley, Visalia Mall is three miles south of Highway 198 on the corner of Mooney Boulevard and Walnut Avenue.

MARKET: Visalia Mall's trade-area residents are ethnically diverse in a fast-growing primary and secondary trade area.

DESCRIPTION: Visalia Mall is a single-level mall anchored by Macy's and Jcpenney, plus over 75 specialty stores and eateries. Visalia Mall has the distinction of being the first enclosed mall in California.

ANCHORS: Macy's and Jcpenney

TOTAL RETAIL SQUARE FOOTAGE: 439,833

PARKING SPACES: 2,204

OPENED: November 1964

EXPANDED/RENOVATED: August 1995

TRADE AREA PROFILE

2013 POPULATION 508,076

2018 PROJECTED POPULATION 533,344

2013 HOUSEHOLDS 148,100

2018 PROJECTED HOUSEHOLDS 155,370

2013 MEDIAN AGE 30.9

2013 AVERAGE HOUSEHOLD INCOME \$59,586

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$61,968

20 - MILE RADIUS

2013 POPULATION 417,752

2018 PROJECTED POPULATION 439,908

2013 HOUSEHOLDS 126,108

2018 PROJECTED HOUSEHOLDS 132,541

2013 MEDIAN AGE 30.7

2013 AVERAGE HOUSEHOLD INCOME \$61,341

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$63,684

DAYTIME EMPLOYMENT

3 - MILE RADIUS 49,640

5 - MILE RADIUS 59,916

Source: Nielsen



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110 NORTH WACKER DRIVE CHICAGO, IL 60606 312 960 5000

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Adjacent Retailers



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ORCHARD SUPPLY HARDWARE VISALIA, CA

ORCHARD SUPPLY HARDWARE				
2230 W Walnut Ave, Visalia CA				
		1 Mile	3 Miles	5 Miles
POPULATION	2011 Estimated Population	16,405	97,360	133,931
	2016 Projected Population	18,089	109,040	151,286
	2010 Census Population	16,139	91,722	128,586
	2000 Census Population	15,621	80,042	98,718
	Historical Annual Growth 2000 to 2011	0.5%	2.0%	3.2%
	Projected Annual Growth 2011 to 2016	2.1%	2.4%	2.6%
	HOUSEHOLDS	2011 Est. Households	5,945	32,631
2016 Proj. Households		6,441	35,930	49,076
2010 Census Households		5,867	31,005	42,631
2000 Census Households		5,860	27,206	33,265
Historical Annual Growth 2000 to 2011		0.1%	0.9%	1.6%
Projected Annual Growth 2011 to 2016		1.7%	2.0%	2.2%
AGE		2011 Est. Population 0 to 9 Years	19.0%	19.0%
	2011 Est. Population 10 to 19 Years	18.0%	17.4%	17.4%
	2011 Est. Population 20 to 29 Years	14.2%	14.4%	14.3%
	2011 Est. Population 30 to 44 Years	17.1%	17.9%	18.1%
	2011 Est. Population 45 to 59 Years	17.4%	17.2%	16.9%
	2011 Est. Population 60 to 74 Years	9.7%	9.5%	9.6%
	2011 Est. Population 75 Years Plus	4.7%	4.6%	4.7%
	2011 Est. Median Age	28.2	28.4	28.5
MARITAL STATUS & SEX	2011 Est. Male Population	48.1%	48.4%	49.0%
	2011 Est. Female Population	51.9%	51.6%	51.0%
	2011 Est. Never Married	23.9%	25.6%	24.5%
	2011 Est. Now Married	56.5%	53.8%	55.7%
	2011 Est. Separated or Divorced	13.8%	14.9%	14.4%
	2011 Est. Widowed	5.8%	5.7%	5.4%
INCOME	2011 Est. HH Income \$200,000 or More	3.5%	3.0%	3.4%
	2011 Est. HH Income \$150,000 to \$199,999	3.6%	4.5%	4.9%
	2011 Est. HH Income \$100,000 to \$149,999	17.6%	14.3%	15.1%
	2011 Est. HH Income \$75,000 to \$99,999	17.7%	13.5%	13.7%
	2011 Est. HH Income \$50,000 to \$74,999	19.8%	19.0%	18.9%
	2011 Est. HH Income \$35,000 to \$49,999	11.3%	12.4%	12.6%
	2011 Est. HH Income \$25,000 to \$34,999	11.6%	11.4%	11.2%
	2011 Est. HH Income \$15,000 to \$24,999	6.6%	10.7%	10.2%
	2011 Est. HH Income \$0 to \$14,999	8.4%	11.2%	10.1%
	2011 Est. Average Household Income	\$81,601	\$70,031	\$73,115
	2011 Est. Median HH Income	\$64,755	\$56,147	\$58,905
	2011 Est. Per Capita Income	\$29,817	\$24,009	\$24,566
	2011 Est. Number of Businesses	798	4,088	5,063
2011 Est. Total Number of Employees	7,577	40,145	53,071	

ORCHARD SUPPLY HARDWARE				
2230 W Walnut Ave, Visalia CA				
		1 Mile	3 Miles	5 Miles
RACE	2011 Est. White Population	70.1%	64.0%	64.6%
	2011 Est. Black Population	2.2%	2.2%	2.1%
	2011 Est. Asian & Pacific Islander	2.8%	5.1%	5.5%
	2011 Est. American Indian & Alaska Native	1.4%	1.5%	1.4%
	2011 Est. Other Races Population	23.4%	27.2%	26.4%
	HISPANIC	2011 Est. Hispanic Population	6,612	47,344
2011 Est. Hispanic Population Percent		40.3%	48.6%	47.7%
2016 Proj. Hispanic Population Percent		49.4%	56.4%	55.5%
2010 Hispanic Population Percent		38.7%	46.9%	46.0%
EDUCATION (Adults 25 or Older)	2011 Est. Adult Population (25 Years or Older)	9,059	54,452	75,088
	2011 Est. Elementary (0 to 8)	5.5%	9.9%	10.0%
	2011 Est. Some High School (9 to 11)	6.4%	9.2%	8.8%
	2011 Est. High School Graduate (12)	22.3%	26.7%	26.9%
	2011 Est. Some College (13 to 16)	26.0%	24.6%	24.0%
	2011 Est. Associate Degree Only	13.4%	9.9%	9.8%
	2011 Est. Bachelor Degree Only	19.0%	13.1%	13.8%
2011 Est. Graduate Degree	7.5%	6.6%	6.8%	
HOUSING	2011 Est. Total Housing Units	6,318	34,943	47,208
	2011 Est. Owner Occupied Percent	62.7%	55.6%	59.0%
	2011 Est. Renter Occupied Percent	31.4%	37.7%	34.6%
	2011 Est. Vacant Housing Percent	5.9%	6.6%	6.4%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	0.4%	2.3%	3.3%
	2000 Homes Built 1995 to 1998	0.6%	4.6%	6.1%
	2000 Homes Built 1990 to 1994	3.1%	9.4%	10.4%
	2000 Homes Built 1980 to 1989	13.9%	22.5%	22.8%
	2000 Homes Built 1970 to 1979	36.7%	27.9%	26.2%
	2000 Homes Built 1960 to 1969	26.3%	15.0%	13.8%
	2000 Homes Built 1950 to 1959	12.1%	9.8%	9.3%
	2000 Homes Built Before 1949	6.8%	8.4%	8.0%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.1%	0.1%
	2000 Home Value \$500,000 to \$999,999	0.2%	0.6%	0.7%
	2000 Home Value \$400,000 to \$499,999	0.2%	0.3%	0.4%
	2000 Home Value \$300,000 to \$399,999	0.3%	2.2%	2.5%
	2000 Home Value \$200,000 to \$299,999	4.1%	7.6%	8.4%
	2000 Home Value \$150,000 to \$199,999	14.0%	14.2%	14.2%
	2000 Home Value \$100,000 to \$149,999	54.8%	36.4%	36.2%
	2000 Home Value \$50,000 to \$99,999	25.9%	37.3%	36.1%
	2000 Home Value \$25,000 to \$49,999	0.6%	0.9%	1.0%
	2000 Home Value \$0 to \$24,999	-	0.4%	0.4%
	2000 Median Home Value	\$121,418	\$119,758	\$121,594
	2000 Median Rent	\$506	\$449	\$464

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