



THE VILLAGE IN TULARE

GROCERY ANCHORED COMMUNITY RETAIL

621 E. PROSPERITY AVENUE, TULARE, CA 93274 | 164,766 SF

WWW.TULAREVILLAGE.COM

Originally developed by a local family before being acquired by Gryphon Capital, The Village in Tulare has a long-standing history. Before it was built in 1972, shopping in Tulare was mostly comprised of local mom-and-pop stores, and a small downtown J.C. Penney's. This new shopping center was a step toward progress and an enterprising future and over the years won numerous awards in recognition to its contribution to the neighborhood. Since Gryphon Capital acquired the property from the original owners, it has undergone significant renovations and improvements to revitalize the experience for the community that has supported it for over five decades.

Anchored by Vallarta Supermarkets, The Village offers a diverse mix of tenants including food establishments, medical services, and a fitness center. Positioned just off Highway 99, a major north-south artery through California's Central Valley, the center benefits from high visibility, with an impressive 225,888 VPD.

The Village in Tulare continues to serve the local community as a central hub for commerce in the area. The renovations and leasing strategy have been aimed at modernizing the center while maintaining the charm and loyalty it has built over its history.

HIGHLIGHTS

- Anchored by a 50,500 SF Vallarta Supermarkets store, one of the top Hispanic supermarket chains in California
- The trade area is early 40% Hispanic
- More than 40% of the GLA has been operating at the property for 15 years or longer demonstrating the long-term commitment and retail demand at The Village
- Average household income within a one-mile radius is \$95.1k projected to grow to \$103.1k by 2028

MAJOR TENANTS



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- Open
- Lease Negotiations

STORE DIRECTORY

Ahmed Elreedi, DDS
Altura Centers for Health
Big Kahuna Yogurt
Chilitos
Denny's
Don Roberto Jewelers

Dr. Torres
El Café
Elite Team Jiu-Jitsu
Family Wellness Center
Fiesta Auto Insurance
Glamour Nails & Spa

LabCorp
Mountain Mike's Pizza
Nutri Guys
Pet Envy
Planet Fitness
Sakura Buffet
Serrano's Furniture

STRG Storage
Styles Buenos Aires
Tobon-Torres Dental
Tulare Pool Supply
Vallarta Supermarkets
Zee's Smash, Burgers



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