



## **PACKWOOD OAKS RETAIL CENTER**

West Cameron, Visalia, CA 93277

### **Property Features**

- 22 Acres (approx.) of Prime Acreage
- Build to Suit
- Great Shopping Center Potential
- Near Major Retailers

For more information contact:

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- 22 Acres of Prime Acreage (approx.)
- Great Shopping Center Potential– Also known as Packwood Oaks Retail Center
- Across From Super Costco
- Near Other Major Retailers-Lowe's, BestBuy, Target
- Zoned Regional Retail Commercial
- Easy Access to Highway 99 and Highway 198
- Located Between San Francisco and Los Angeles
- Near Intersection that is the Highest Traffic Intersection in the County of Tulare  
Approximately 54,000 Daily Trips
- Serviced by Southern California Edison, Southern California Gas Company,  
California Water Service Company, City of Visalia Trash and Sewer,  
City of Visalia Police and Fire
- Developer Services are Available, See our Website at [www.whitlatchre.net](http://www.whitlatchre.net)

|                                     | <u>1 Mile</u> |        | <u>County</u>  |        |
|-------------------------------------|---------------|--------|----------------|--------|
| <b>Population</b>                   |               |        |                |        |
| Growth 2000 - 2006                  | 11.55%        |        | 11.77%         |        |
| Growth 2006 - 2001                  | 7.80%         |        | 8.03%          |        |
| 2006 Blue Collar                    | 1,143         | 21.21% | 34,968         | 32.86% |
| 2006 White Collar                   | 4,245         | 78.79% | 71,435         | 67.14% |
| <b>2006 Population By Race</b>      |               |        |                |        |
|                                     | <b>13,884</b> |        | <b>411,352</b> |        |
| White                               | 10,981        | 79.09% | 227,086        | 55.20% |
| Black African American              | 373           | 2.69%  | 6,861          | 1.67%  |
| American Indian Alaskan             | 151           | 1.09%  | 6,409          | 1.56%  |
| Asian                               | 420           | 3.03%  | 13,431         | 3.27%  |
| Hawaiian Pacific Islander           | 31            | 0.22%  | 880            | 0.21%  |
| Other Race                          | 1,288         | 9.28%  | 137,758        | 33.49% |
| Two or More                         | 640           | 4.61%  | 18,927         | 4.60%  |
| <b>Households</b>                   |               |        |                |        |
| Growth 2000 - 2006                  | 11.92%        |        | 9.91%          |        |
| Growth 2006 - 2011                  | 8.67%         |        | 7.12%          |        |
| Renter Occupied                     | 1,559         | 30.58% | 46,153         | 38.04% |
| Owner Occupied                      | 3,539         | 69.42% | 75,173         | 61.96% |
| <b>2006 Households by HH Income</b> |               |        |                |        |
|                                     | <b>5,099</b>  |        | <b>121,326</b> |        |
| Income < \$35,000                   | 1,472         | 28.87% | 53,563         | 44.15% |
| Income \$35,000 - \$74,999          | 2,013         | 39.48% | 42,394         | 34.94% |
| Income \$75,000 - \$149,000         | 1,333         | 26.14% | 20,576         | 16.96% |
| Income \$150,000 - \$249,999        | 216           | 4.24%  | 3,447          | 2.84%  |
| Income \$250,000 +                  | 65            | 1.27%  | 1,346          | 1.11%  |
| <b>2006 Median Household Income</b> |               |        |                |        |
|                                     | \$52,831      |        | \$39,704       |        |
| <b>2006 Median Age</b>              |               |        |                |        |
|                                     | 35.60         |        | 29.10          |        |

