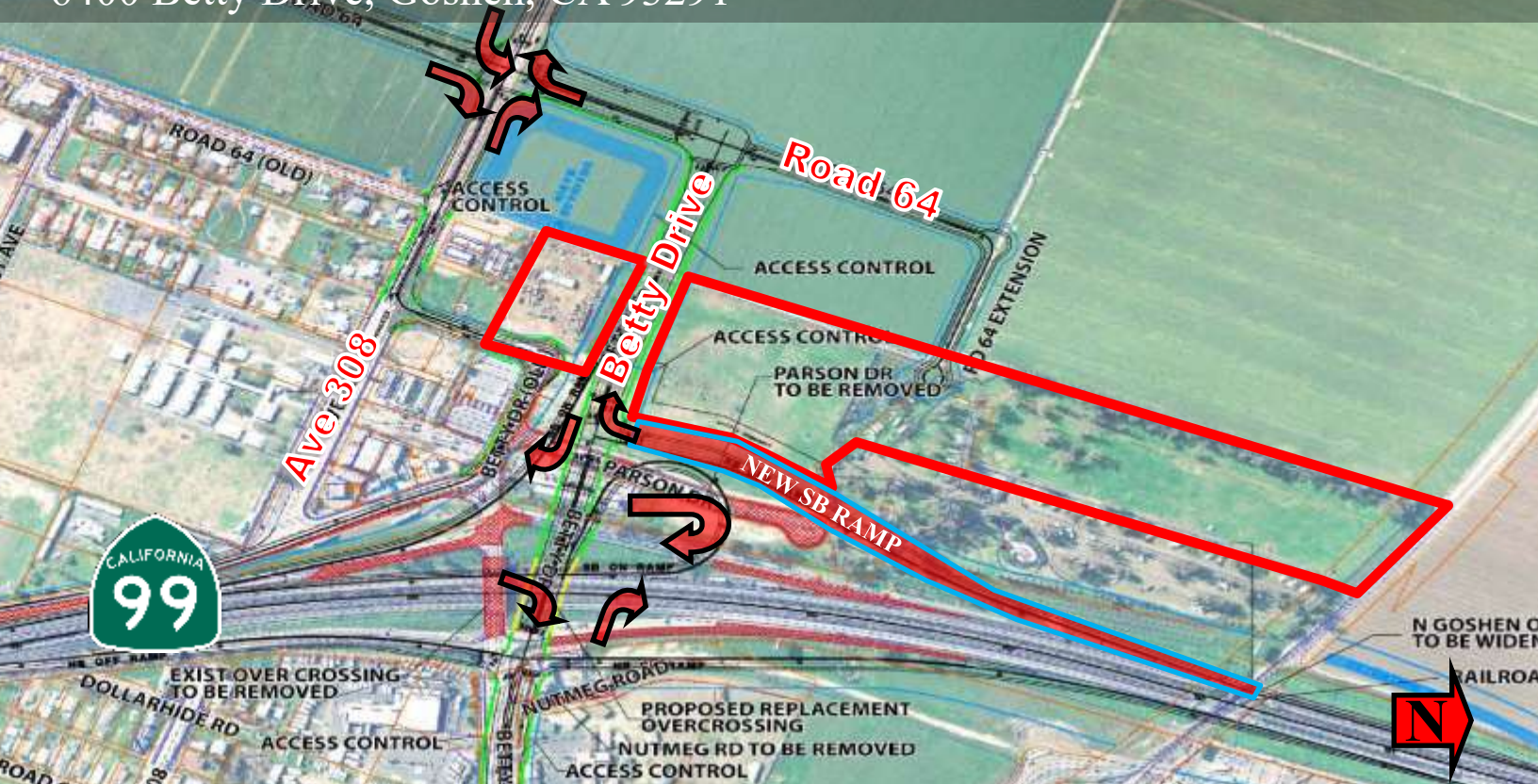


Retail Land: CA-99 / Betty Dr
All or Partial Pads w/ Utilities

6400 Betty Drive, Goshen, CA 93291

FOR SALE/LEASE

½ to 13.35 Acres



Prime Retail Pads w/ Direct CA-99 & Betty Dr Access

- Direct Access to Upgraded HWY 99 Off/On Ramps
- Optimal Visibility w/ Easy to - Over 70,000 Cars Per Day
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- North & South Bound Traffic Generators Near Highway 198 & Airport
- Ideal for Fast Food, Fuel Station, Hotel, Super Market, & More!

FOR MORE INFORMATION PLEASE CONTACT:

Jared Ennis
JaredEnnis@kw.com
559-302-8698

Kevin Land
kevin.land@kw.com
559-359-4035



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FOR SALE/LEASE

1/2 to 13.35 Acres

6400 Betty Drive, Goshen, CA 93291

Property Information:

APN:	Parcel Acres:	Parcel Sq. Ft.:	Sale Price:	Lease Rate:
075-340-019	±10.40 Acres	453,025 Sq Ft	Call Agent	Negotiable
075-330-038	<u>±1.65 Acres</u>	<u>71,874 Sq Ft</u>	Call Agent	Negotiable
Total Size:	12.05 Acres	524,899 Sq Ft		

Zoning: C-2 & C-3 Commercial

Frontage: 232' on Powers Dr & 166' on Bernard Dr on APN 042-380-007

Utilities: Parcel is level and at street grade; All city utilities available

Traffic Counts:

CA-99 SB:	±80,826 (ADT)
CA-99 NB:	±59,232 (ADT)
CA-198 EB:	±20,338 (ADT)
CA-198 WB:	±63,426 (ADT)
<u>Total:</u>	<u>±223,822 Cars Per Day</u> (MPSI Estimate)

'16 Drive Time Study:

	<u>30 Minutes</u>	<u>45 Minutes</u>	<u>60 Minutes</u>
Total Population:	559,028	1,113,014	1,770,461
Total Households:	158,677	306,522	521,351
Avg HH Income:	\$61,340	\$56,101	\$63,240
Total Daytime Pop:	536,012	1,101,549	1,774,224

Comments: Highway Commercial Development located at the northwest corner of Betty Dr and State Highway 99, adjacent to the city of Visalia, CA. Highly visible corner location w/ direct Highway Exit and Entrance with long frontage along HWY 99. Betty Dr, a full interchange Highway 99 overpass, is a natural resting spot for travelers and commuters to and from some of the California destinations such as Yosemite National Park, San Francisco, Sacramento, Santa Cruz, Monterey, Pismo Beach, Santa Barbara & Los Angeles. Excellent big-box site, fast food, fuel station, hotel, super market shopping center, lodging, restaurant, freeway-oriented hotel, Vehicle Sales.. Parcels offered for sale, ground lease, lease w/ option, seller-carry, etc.

Location: Strategically located at new interchange of CA State Highway 99 & Betty Dr in Goshen, CA. Location is 1.45± miles south of the Highway 99 & 198 interchange, adjacent to the city of Visalia. Easy north/south Hwy 99 access & will benefit from this large, expanding commercial market.

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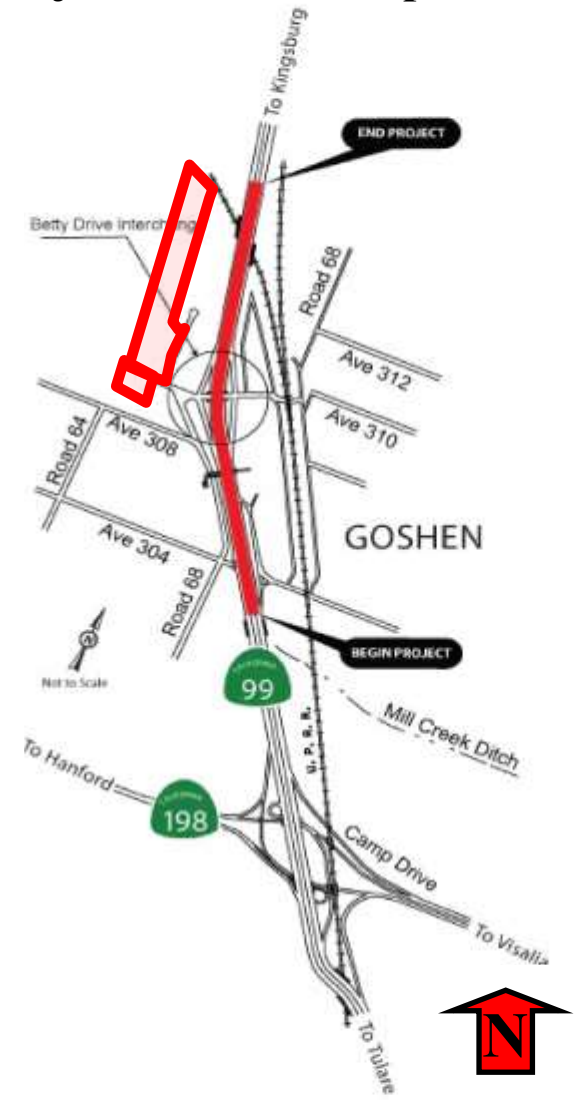
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Vicinity Map:



Project Location Map:



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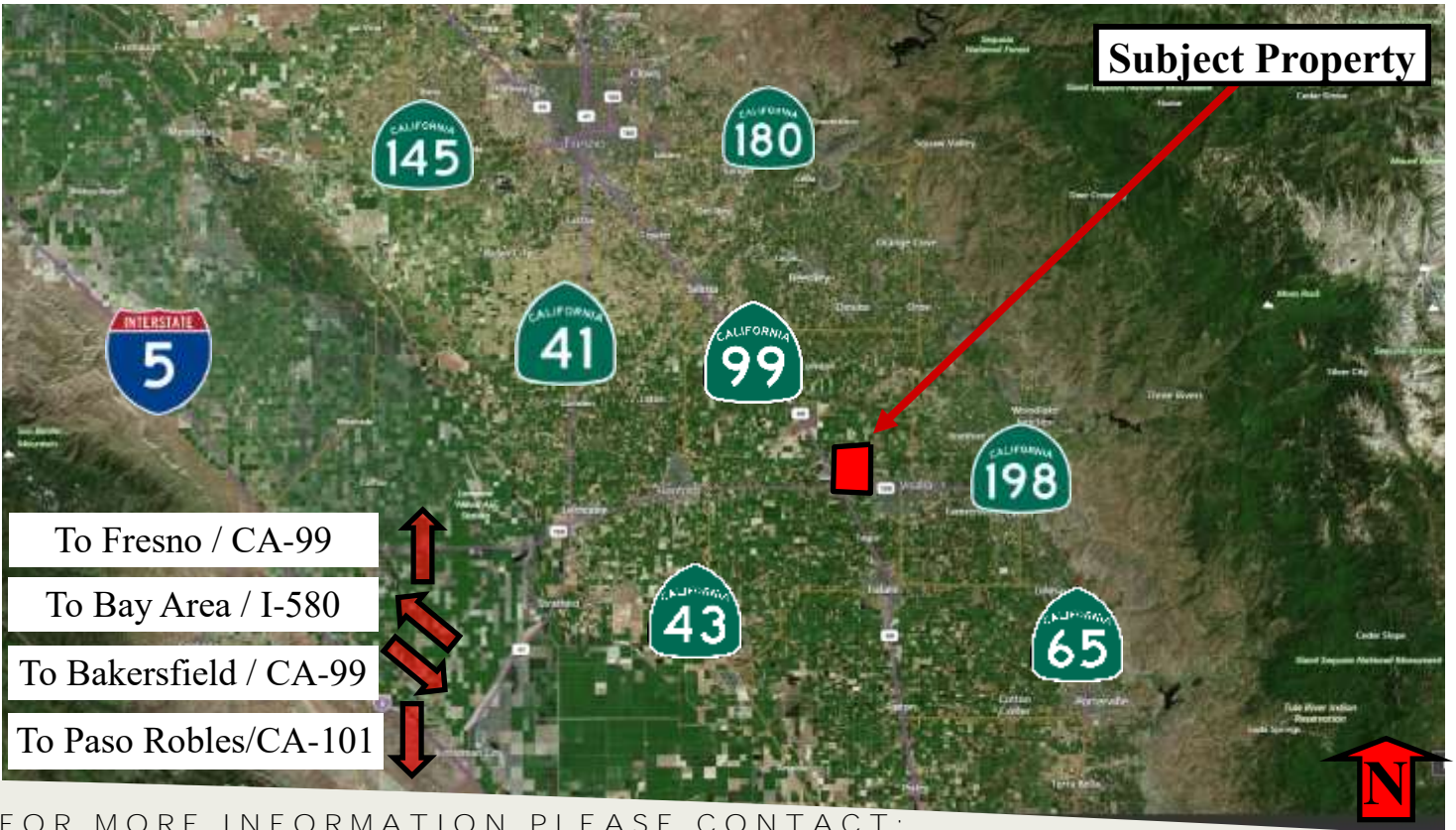
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Proposed Site Plan:



Location Map:



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Interchange Project

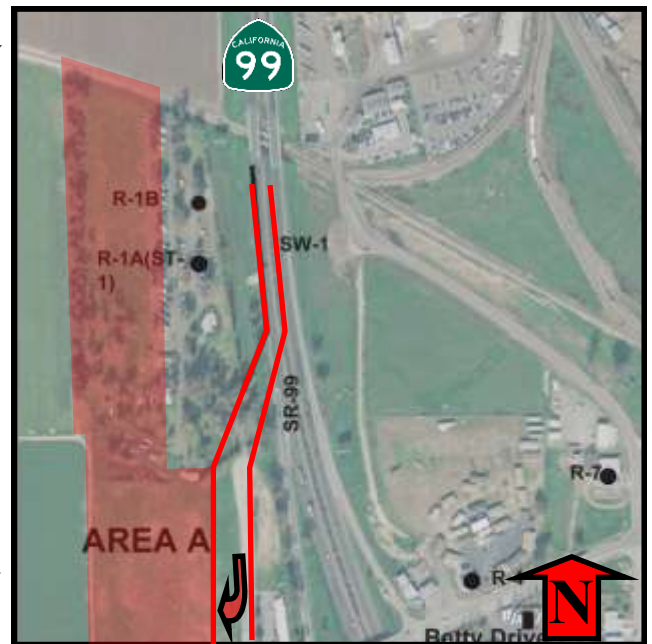
Strategically positioned at the full interchange with both north and south bound loop on and off-ramps, which carry approximately ±223,822 cars per day; ±59,232 northbound and ±80,826 southbound. The \$35 million project that began 2016 at Betty Drive will become a through-road connecting to the re-aligned Riggin Avenue (Ave 312) on the east side of the interchange, and to Avenue 308 on the west side of the interchange. Overcrossing structure to be replaced and upgraded with new local roads to the west. Existing ramps to be re-aligned to disperse traffic directly at signalized intersection at site.

Destination oriented highway commercial project zoned C-2 and C-3 directly off Highway 99 and Betty Dr. Uses include convenience store, car wash, hotel, conference center, quick serve & sit down restaurants, food market, retail strip center, professional office, etc. All wet & dry utilities at site. Est 1,061 feet of Hwy 99 frontage.

Location Information

Goshen, California is located in Tulare County and anchored by the heavily traveled State Highway 99. It is a growing city between Fresno and Bakersfield of the Central San Joaquin Valley of Tulare County covering 4,839 square miles. It is ideally part of the Visalia-Goshen Metropolitan Area with a 13,964 square mile trade area including Visalia, Kingsburg, Selma, Traver, Corcoran, Tulare, Exeter, Woodlake, Dinuba, Tipton, Fowler, Farmersville, Pixley, Orosi, Tipton, Cutler & more.

Situated in the lush rural heartland of California, the city boasts strategic transportation links. The vantage point is along the CA-99 corridor, with the major east-west conduit, CA-198, to the south, and CA-41 to the west. Goshen is located minutes from the Visalia Airport, less than 2 hours from Sequoia National Park, 2 hours from San Luis Obispo and Los Angeles Counties, and 3 hours from the Bay Area. Fresno, Bakersfield, Clovis, Merced, Madera, Visalia, Porterville, Springville, Lemoore, and Hanford also provide many opportunities close by.



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Demographic Snapshot:

Radius	1 Mile	3 Mile	5 Mile	Visalia	Tulare
Population:					
2019 Projection	1,859	40,459	137,091	140,830	75,773
2014 Estimate	1,776	38,801	131,373	135,154	72,649
2010 Census	1,709	37,773	127,547	129,582	69,721
Growth 2014-2019	4.67%	4.27%	4.35%	4.30%	4.30%
Growth 2010-2014	3.92%	2.72%	3.00%	4.20%	4.20%
2014 Population Hispanic Origin	659	14,998	59,484	57,262	40,410
Daytime Population:					
Total Businesses 2014	44	1,487	6,301	9,432	3,000
Total Employees 2014	216	13,286	56,474	59,429	23,400
Specified Consumer Spending (\$):					
	\$	\$	\$		
2019 Projection	19,263	422,265	1,321,891	\$ 20,682,691.57	\$ 7,050,678.31
2014 Estimate	\$ 17,945	\$ 395,325	\$ 1,236,645	\$ 19,429,710	\$ 6,623,540
Households:					
2019 Projection	637	14,352	46,367	46,638	22,917
2014 Estimate	609	13,768	44,445	44,705	22,004
2010 Census	587	13,435	43,259	41,816	20,648
Growth 2014-2019	4.60%	4.24%	4.32%	4.15%	4.15%
Growth 2010-2014	2.38%	1.22%	1.21%	6.46%	6.16%
Owner Occupied	470	9,067	26,691	25,380	11,932
Renter Occupied	138	4,701	17,754	15,969	8,716
	\$	\$	\$		\$
2014 Avg Household Income:	69,632	69,355	64,855	\$ 68,924	58,691
	\$	\$	\$		\$
2014 Med Household Income:	54,237	53,805	47,773	\$ 52,899	45,485
2014 Households by Household In:					
<\$25,000	129	3,102	11,870	9,243	4,788
\$25,000 - \$50,000	150	3,287	11,177	10,243	4,991
\$50,000 - \$75,000	119	2,442	7,301	7,506	5,923
\$75,000 - \$100,000	60	1,647	4,460	4,752	2,254
\$100,000 - \$125,000	58	1,379	3,676	3,559	1,074
\$125,000 - \$150,000	44	915	3,104	2,373	716
\$150,000 - \$200,000	38	713	1,964	1,935	539
\$200,000+	10	284	893	1,455	502

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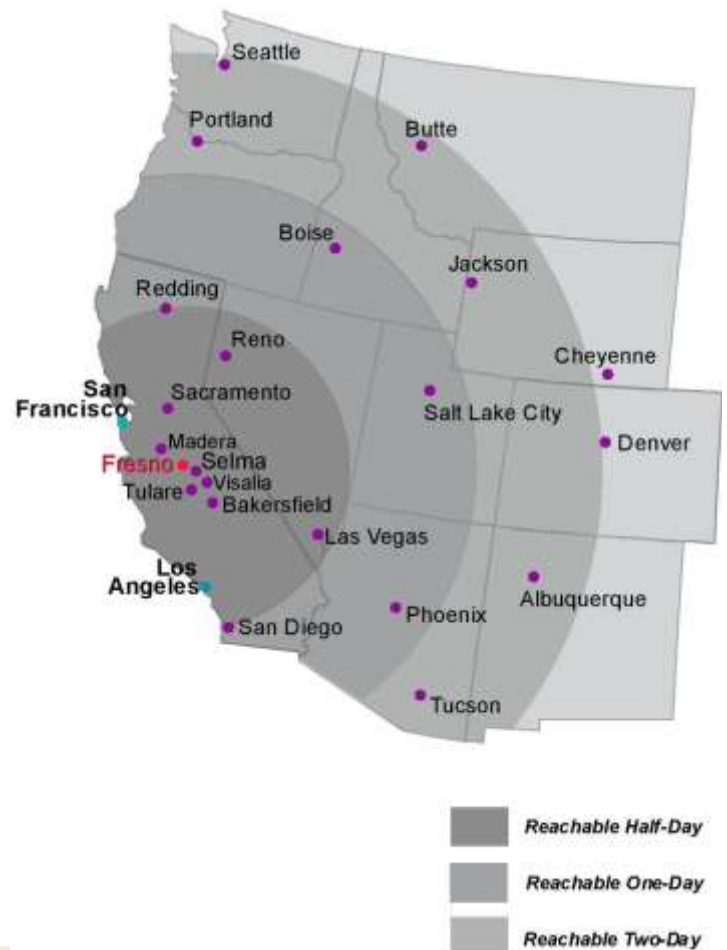
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Benefits of a Central Valley Location:

- *Easy Access to all West Coast Markets and Ports*
- *Convenient central California location*
- *Low on-going Operating & Labor Costs*
- *Business Friendly Communities*
- *Lower shipping costs for operations with suppliers and customers in Northern and Southern California*
- *Existing Affordable Infrastructure*

Offers convenient access to Highway 99, the region's primary north/south highway, and surrounded by communities that has affordable housing, ample available employees, and numerous retail and food service businesses. Locating in the Central Valley may provide operational cost savings due to lower-cost labor relative to most Northern and Southern California markets. Additionally, being in the middle of the state allows short drive times to the ports and suppliers and customers located throughout the state.



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