

# TULARE OUTLETS



TULARE, CA | THE HEART OF THE GREATER FRESNO/BAKERSFIELD MARKETPLACE



## FACTS & FUNDAMENTALS

THE MORE THAN 226,000 SQUARE FOOT PROJECT IS IDEALLY LOCATED OFF HIGHWAY 99 AND PROSPERITY AVENUE, A WELL-TRAVELED ROUTE IN THE CENTRAL VALLEY OF CALIFORNIA BETWEEN THE FRESNO AND BAKERSFIELD REGIONS.



BANANA REPUBLIC  
FACTORY STORE

Calvin Klein

COACH  
OUTLET

CONVERSE

EXPRESS  
FACTORY OUTLET

FOREVER 21®

GAP  
OUTLET

Levi's®  
OUTLET STORE

LOFT  
OUTLET



NikeFactoryStore

SKECHERS

TOMMY HILFIGER

Featuring a robust collection of more than 50 leading designer and favorite brand names, including Banana Republic Factory Store, Coach Outlet, Converse, Express Factory Outlet, Gap Outlet, Forever 21, LOFT Outlet, Levi's Outlet Store, Tommy Hilfiger and Nike Factory Store, Tulare Outlets has proudly served the Fresno/Bakersfield region since its grand opening in 1995 along with its subsequent 2003 and 2005 expansions. The more than 226,000 square foot project is ideally located off Highway 99 and Prosperity Avenue, a well-traveled route in the Central Valley of California between the Fresno and Bakersfield regions.

**OWNERSHIP:** Garrison Investment Group

**MANAGEMENT:** The Woodmont Company

**LEASING:** The Was Group, LLC

**MARKETING:** Strategy+Style Marketing Group





## OPPORTUNITY OVERVIEW

STRATEGICALLY LOCATED IN THE HEART OF THE GREATER FRESNO/ BAKERSFIELD MARKETPLACE, TULARE OUTLETS IS A 226,413 SQUARE FOOT OUTLET SHOPPING CENTER. FOLLOWING THE GRAND OPENING OF PHASE ONE IN 1995, A SECOND PHASE WAS COMPLETED IN 2003, FOLLOWED BY A THIRD EXPANSION IN 2005.

Currently home to more than 50 leading brand names such as Coach Outlet, Forever 21, Levi's Outlet Store and Nike Factory Store, among many more, Tulare Outlets also features popular Galaxy Theatre which draws substantial entertainment traffic into the center on an annual basis. What's more, the City of Tulare serves as a main route to popular tourist sites, Sequoia National Forest and Yosemite National Park.



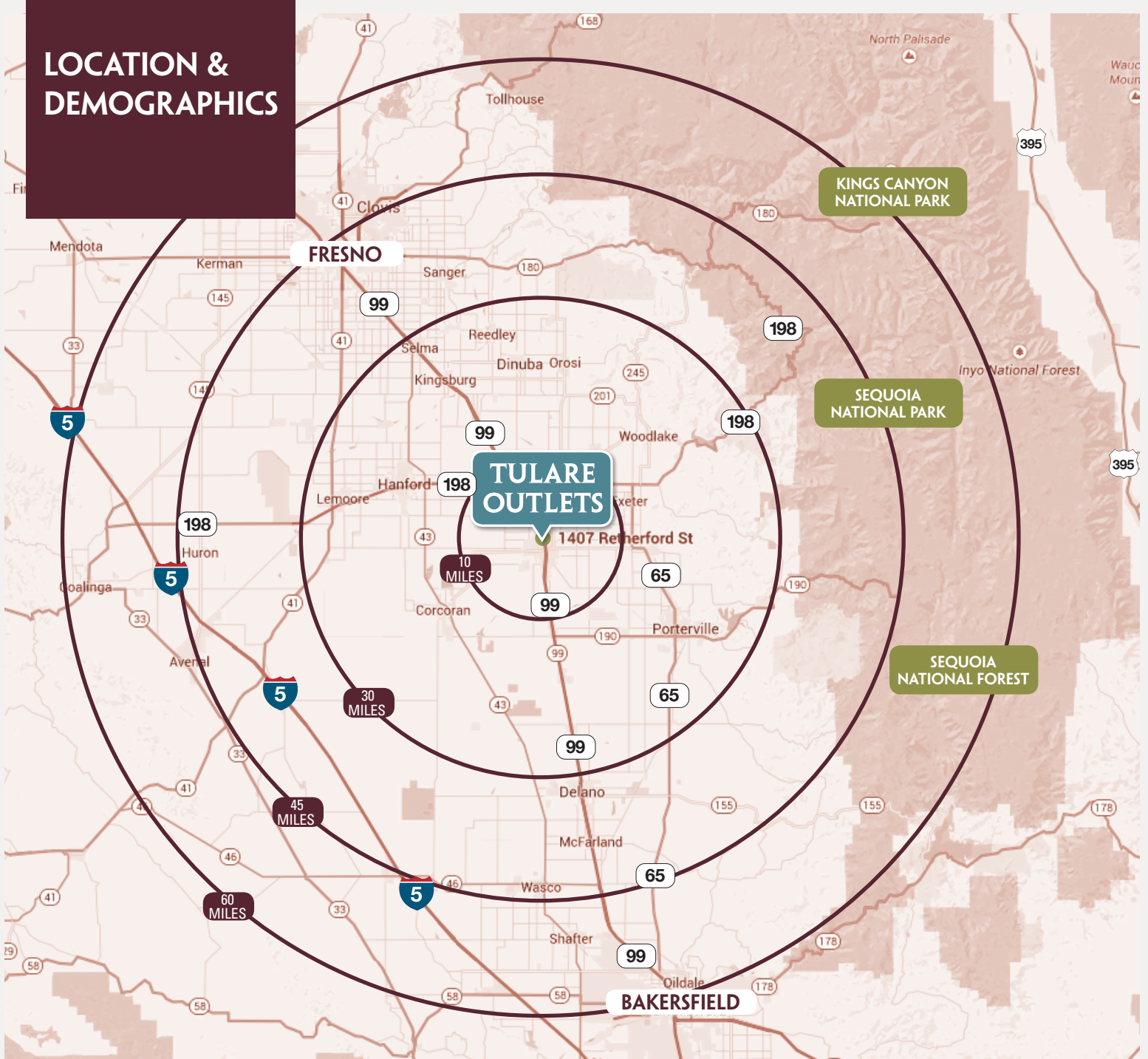








# LOCATION & DEMOGRAPHICS



DEMOGRAPHICS	10 MILE	30 MILE	60 MILE
POPULATION	298,845	730,111	2,988,987
AVERAGE HH INCOME	\$62,671	\$59,892	\$62,550



Tulare Outlets boasts a central and convenient location set directly off of Highway 99 at Prosperity Avenue with highly visible monument signage effectively attracting the nearly three million people residing within 60 miles of the project. The city of Tulare is approximately 45 minutes south of Fresno and 60 miles north of Bakersfield.

**AVERAGE DAILY TRAFFIC:**

**HIGHWAY 99: 70,000 vehicles per day**

**PROSPERITY AVENUE: 36,500 vehicles per day**







## TOURISM

CONSIDERED THE U.S. GATEWAY TO BOTH THE SEQUOIA NATIONAL FOREST AND YOSEMITE NATIONAL PARK, TULARE ENJOYS SIGNIFICANT GROUP AND INDEPENDENT TOUR TRAFFIC WHICH GREATLY CONTRIBUTES TO TULARE OUTLET'S LONG-STANDING GROWTH AND SUCCESS.







Also known regionally as a leading agriculture cradle and home to the annual World Ag Expo, the city of Tulare enjoys significant tourism influx serving as a main artery between the cities of Fresno and Bakersfield.





# COMPETITION

	CENTER	DISTANCE	SF	# OF STORES	OWNED/MANAGED	KEY TENANTS
OUTLET	OUTLETS AT TEJON	100 Miles	320,000	70	The Rockefeller Group	Polo Ralph Lauren Factory Store, Coach Outlet, Michael Kors, H&M, Nike Factory Store
	GILROY PREMIUM OUTLETS	165 Miles	578,000	145	Simon Property Group	Saks Fifth Avenue OFF 5TH, Polo Ralph Lauren Factory Store, Michael Kors, Nike Factory Store, Under Armour®
FULL-PRICE	VISALIA MALL	7 Miles	220,000	75	GGP	Macy's, JCPenney, Old Navy, Forever 21, Victoria's Secret
	FASHION FAIR MALL	47 Miles	956,000	140	Macerich	Macy's, JCPenney, Forever 21, Gap, Victoria's Secret
	THE MALL AT SIERRA VISTA	47 Miles	400,000	50	Rouse Properties	Dillard's, Sears, Best Buy, Famous Footwear, Victoria's Secret
	FIG GARDEN VILLAGE SHOPPING CENTER	50 Miles	300,000	60	Donahue Schriber	Banana Republic, Chico's, J.Crew, Williams-Sonoma
	THE SHOPS AT RIVER PARK	52 Miles	450,000	80	Lance-Kashian & Company	Target, Kohl's, Best Buy, buybuy Baby, Ashely Furniture
	VALLEY PLAZA MALL	67 Miles	1,100,000	140	GGP	Macy's, JCPenney, Sears, Target, Forever 21



**GILROY PREMIUM OUTLETS**

**THE SHOPS AT RIVERPARK**

**FIG GARDEN VILLAGE SHOPPING CENTER**

**FASHION FAIR MALL**

**THE MALL AT SIERRA VISTA**

**VISALIA MALL**

**TULARE OUTLETS**

1407 Retherford St

**VALLEY PLAZA MALL**

**OUTLETS AT TEJON**



## TULARE OUTLETS TEAM



Garrison Investment Group is an asset based investor with more than 60 years of experience in shopping center acquisitions, development, leasing and asset management. Headquartered in New York City, Garrison owns a total of 40 shopping centers comprising 8.7 million square feet of leasable space in regional malls, lifestyle centers and neighborhood community shopping centers across 15 states. For more information, please visit [www.garrisonretail.com](http://www.garrisonretail.com).



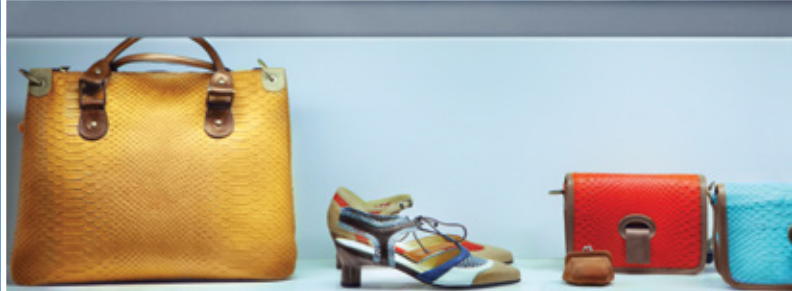
Established in 1980, The Woodmont Company is a full-service commercial real estate company based in Fort Worth, Texas, providing asset management, property management, property marketing, construction management, landlord representation, retailer representation, investment sales and receivership services. The company currently operates a nationwide retail portfolio exceeding 16 million square feet consisting of enclosed regional malls, outlet centers and open-air shopping centers located in 16 states. For more information, please visit the company's website at [www.woodmont.com](http://www.woodmont.com).



The Was Group, LLC is the largest third party leasing firm in the retail outlet industry, with a portfolio that spans over 12 outlet centers across the country, with a total GLA of over three million square feet. In addition to outlet centers, The Was Group also leases a number of full price malls, power centers and mixed-used centers across the country. For more information, visit [www.was-group.com](http://www.was-group.com).



Strategy +Style Marketing Group is a full service marketing and advertising group bringing more than 25 years of domestic and international experience to traditional retailers, fashion houses, outlet centers and shopping center developers. The firm specializes in strategy, advertising, public relations, interactive media and tourism marketing, working with clients to set and achieve business milestones, always focusing on increasing market share in a creative, innovative way. For more information please visit [www.strategyplusstyle.com](http://www.strategyplusstyle.com).





# TULARE OUTLETS

## LEASING INFORMATION

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**Strategy  
+ Style**  
Marketing  
Group

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