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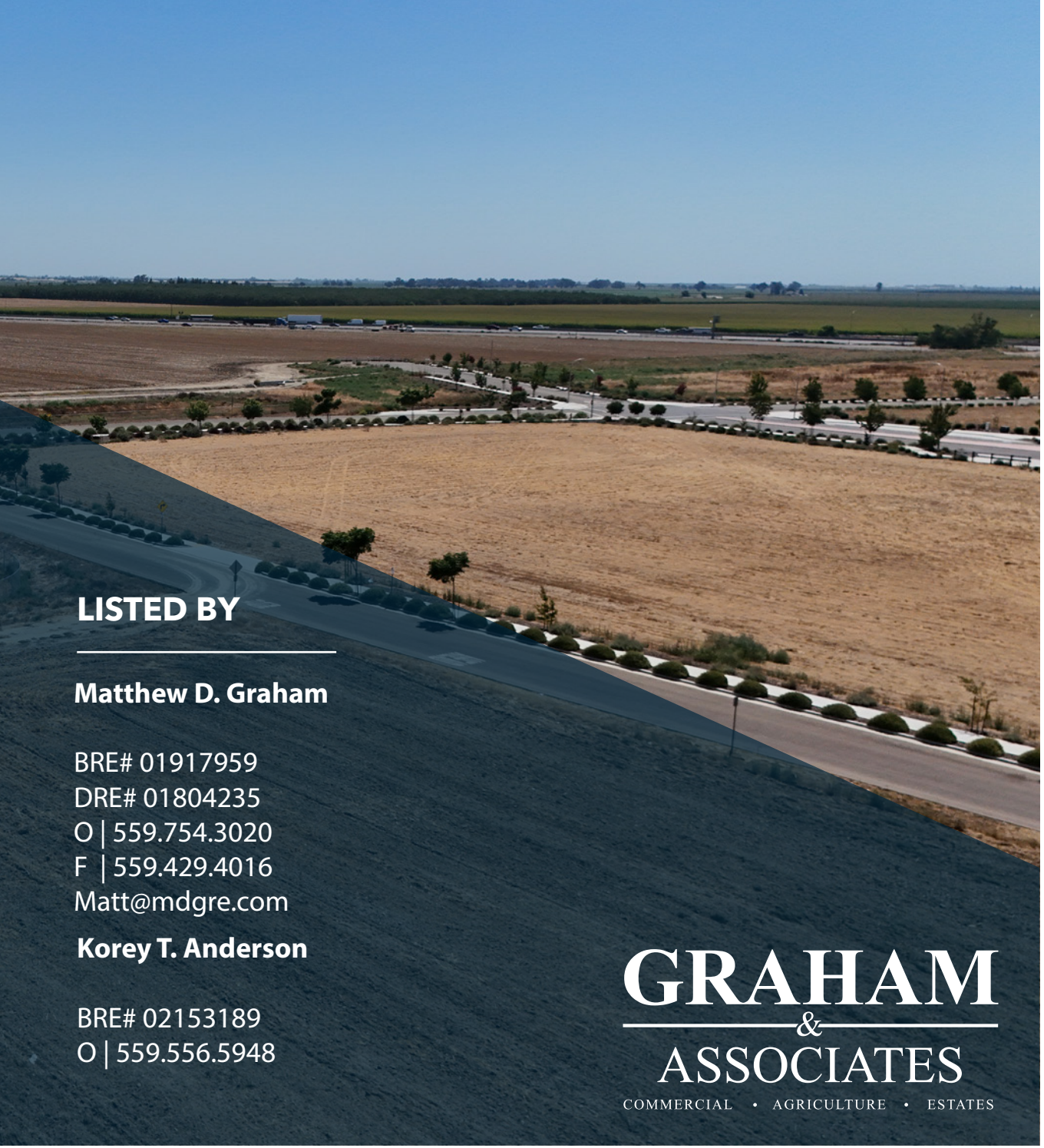
SEQUOIA GATEWAY COMMERCE CENTER

8570 W CALDWELL AVE | VISALIA, CA 93277

OFFERING MEMORANDUM



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PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

EXECUTIVE SUMMARY

Revenue Opportunity: Massive

1. Value-Add Businesses

a. Valley Children's Healthcare: Nationally ranked by US News in 7 children's specialties. In 2023, Madera location averaged 233* emergency visits daily. Business opportunity to offer essentials and care during families' times of distress.

b. Kaweah Delta Surgery Center: Officially certified Level III trauma hospital and the single trauma center between Bakersfield and Fresno. Main campus averages 400 patients daily and 14,000** surgical procedures annually. Bring in revenue while supporting caretakers and family members.

2. Ideal Location

a. Ease of accessibility directly off Route 99, only 3 miles south of Hwy 198. Close proximity to town center, still outside stoplight traffic. High visibility from freeway brings more inflow to businesses.

3. Affluent Demographic

a. Local area's average household income > $105,000 offers businesses an opportunity to increase revenue.

4. Whole Package

a. A diverse mix of tenants will draw guaranteed customer flow. Hotels, medical facilities, and Valero gas station shape a comprehensive development, optimal for retail success.

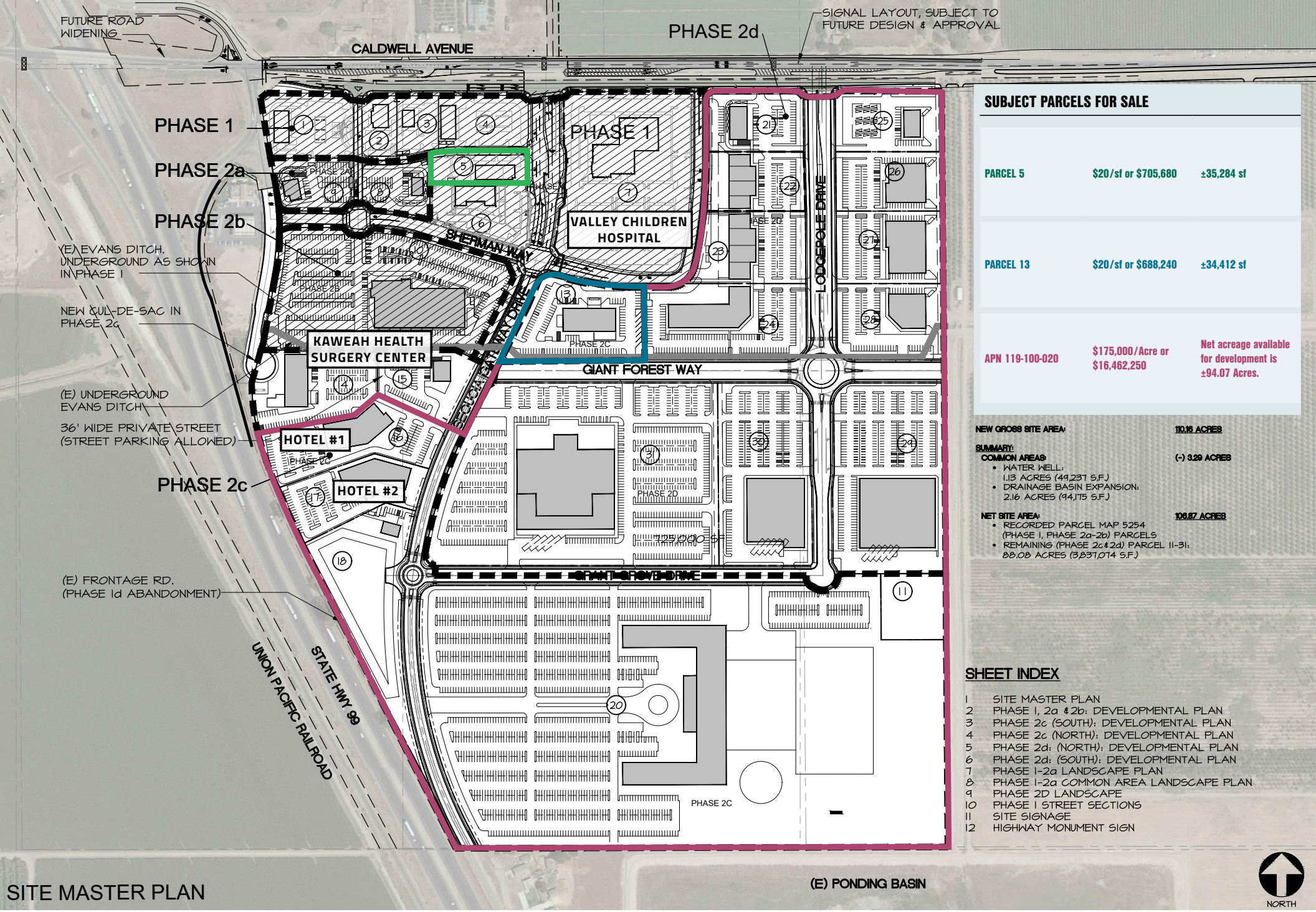
5. NEW Highway 99 Overpass

a. Project approved and construction to start in 2025. New Hwy 99 overpass will further improve accessibility and increase visibility for advertising signage in view of all highway traffic.
   - Construction Timeline
   - 9/1/2024 - Project begins
   - 1/1/2025 - Contract award
   - 7/1/2025 - Start construction
   - 7/1/2028 - Complete construction

*Source: Valley Children's Healthcare Annual Report & Plan, 2023; pg. 5
**Source: Kaweah Health Surgery Center







SUBJECT PARCELS FOR SALE

PARCEL 5	$20/sf or $705,680	±35,284 sf
PARCEL 13	$20/sf or $688,240	±34,412 sf
APN 119-100-020	$175,000/Acre or $16,462,250	Net acreage available for development is ±94.07 Acres.

NEW GROSS SITE AREA: 110.16 ACRES

SUMMARY:

COMMON AREAS: (-) 3.29 ACRES
- WATER WELL: 1.13 ACRES (49,237 S.F.)
- DRAINAGE BASIN EXPANSION: 2.16 ACRES (94,175 S.F.)

NET SITE AREA: 106.87 ACRES
- RECORDED PARCEL MAP 5254 (PHASE 1, PHASE 2a-2b) PARCELS
- REMAINING (PHASE 2c&2d) PARCEL 11-31: 88.08 ACRES (3,837,074 S.F.)

SHEET INDEX

1 SITE MASTER PLAN
2 PHASE 1, 2a & 2b: DEVELOPMENTAL PLAN
3 PHASE 2c (SOUTH): DEVELOPMENTAL PLAN
4 PHASE 2c (NORTH): DEVELOPMENTAL PLAN
5 PHASE 2d: (NORTH): DEVELOPMENTAL PLAN
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7 PHASE 1-2a LANDSCAPE PLAN
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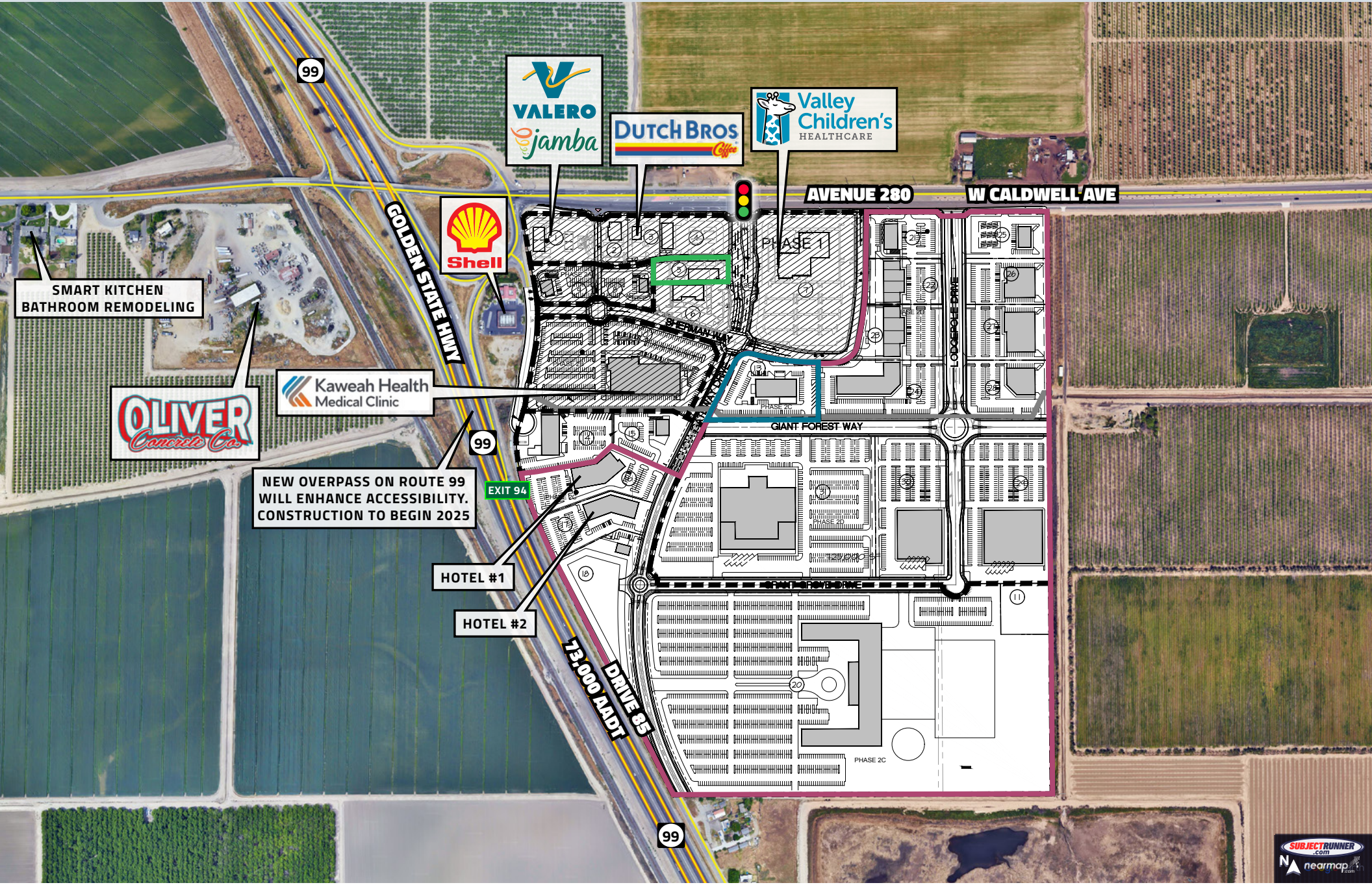
11 SITE SIGNAGE
12 HIGHWAY MONUMENT SIGN

SITE MASTER PLAN

CLOSEUP AERIAL



MARKET AERIAL



MARKET OVERVIEW

Visalia is a city of 136,000 people located in the San Joaquin Valley of Central California, equidistant from the Ports of Los Angeles/Long Beach and Oakland. It is home to one of the finest downtown areas between Stockton and Bakersfiled with a variety of restaurants, shops, boutiques, entertainment and event centers, many professional office tenants as well as the area's largest hospital Kaweah Delta Healthcare District. Visalia is also the County Seat for Tulare County, which is reflective of its position as the economic and cultural hub of the county.

As the regional hub of the greater Tulare/Kings County region, Visalia has seen a robust and growing economy. It is part of Tulare County, which is the more populated of the two, with 442,179 people and a median age of just 28.5 years old - one of the youngest regional populations in California. Tulare County is also within an Enterprise Zone which offers a number of economically-favorable incentives such as 21-Day permit fast-tracking, 5-year, no interest, development fee deferral, state tax credits for hiring and purchasing qualified equipment, accelerated expense deductions, net interest deduction and preference points on state contracts.

- Economic Hub: Visalia serves as the economic and cultural hub of Tulare County, reflecting its importance in the region.
- Young, Growing Population: Tulare County, where Visalia is located, has a median age of just 28.5 years, making it one of the youngest populations in California.
- Enterprise Zone Benefits: Tulare County is within an Enterprise Zone offering favorable economic incentives, including fast-tracked permits, tax credits, and development fee deferrals, enhancing the business environment.

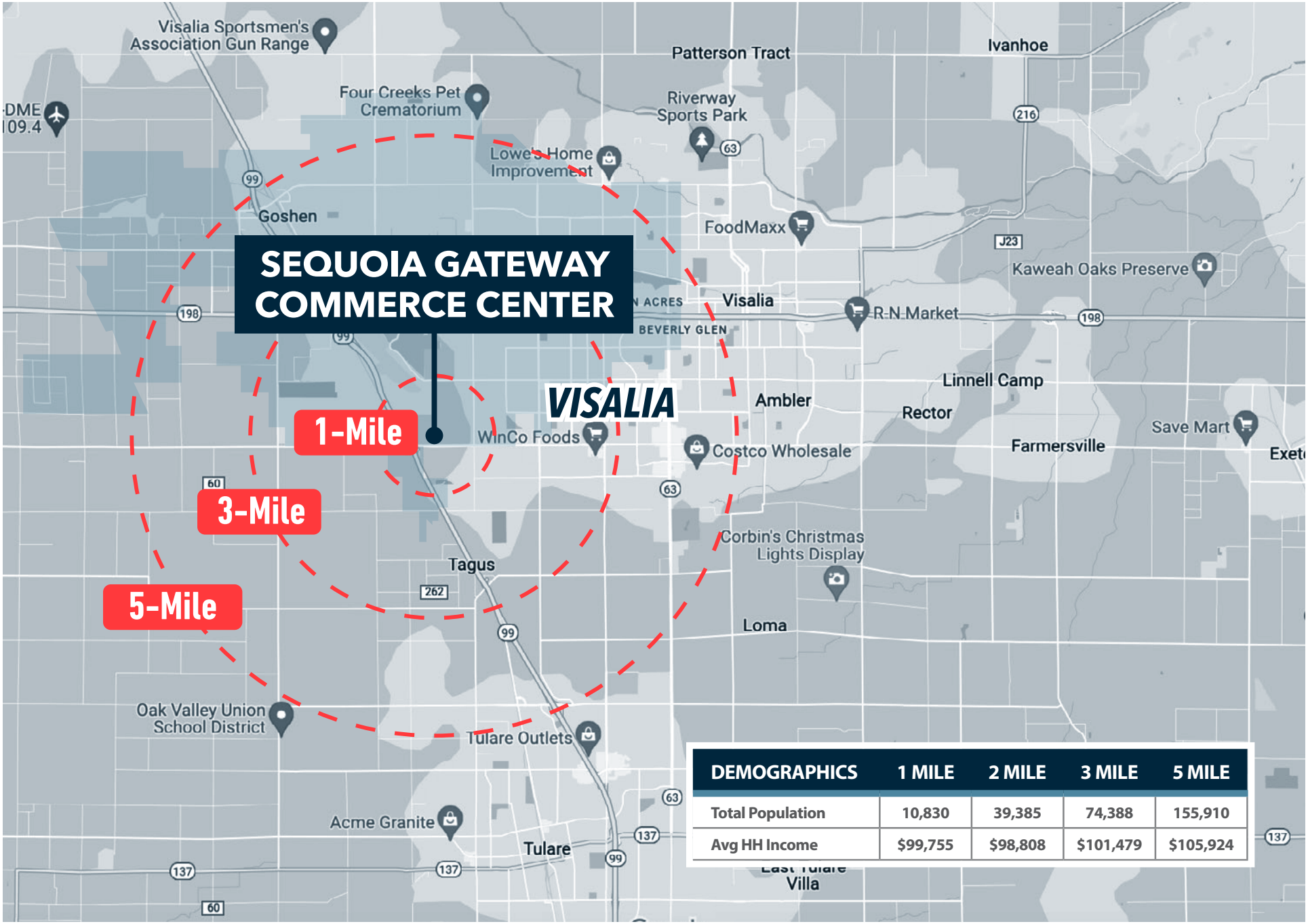






image Clockwise from top:
1. Fox Theatre (±0.7 miles from subject)
2. Vintage Press Restaurant (±0.7 miles from subject)
3. Lake Kaweah Marina (±20 miles from subject)

AREA MAP & DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	2 MILE	3 MILE	5 MILE
Total Population	10,830	39,385	74,388	155,910
Avg HH Income	$99,755	$98,808	$101,479	$105,924



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