

Main Street Promenade

Main Street's newest premier address

The Creators of Main Street Promenade

Main Street Promenade is the result of a collaborative effort by three visionary builder/developers: brothers Craig and Andy Mangano and Bob Dowds.

Craig Mangano owns The Mangano Co., Inc., a family business that has been developing quality retail, commercial and residential projects since 1957.

Andy Mangano has owned Mangano Homes for 13 years, building luxurious custom and semi-custom homes in Tulare County and on the Central Coast. Previously, he worked for many years with Craig in the family business.

Together, they built The Mangano Co. into a nationally recognized firm, earning recognition in Inc. magazine's Top 500 list.

Bob Dowds has worked closely with Andy Mangano for nearly a decade, developing signature residential projects that set new standards for quality planning.

The Main Street Promenade will be another innovative and precedent-setting project for this partnership.



Call for details today, 559.732.2200 or email: info@manganoco.com

Main Street will never be the same with its newest premier address

- Brilliant new design in downtown Visalia
- Retail, office and restaurant uses
- Three stories
- Coming Spring 2010
- Reserve your space now!

Located in the most vibrant downtown of the Central Valley

Rediscover downtown Visalia, home to the county's medical and banking communities, city government, hotels and the Visalia Convention Center. The hospital, alone, brings 2,500 employees into the downtown.

Downtown Visalia also draws visitors from around the world, thanks to proximity to Sequoia-Kings Canyon National Parks.

FAST FACTS ON VISALIA:

Population: 123,670
Percent growth rate: 2.6%
High school graduate or higher: 79.7%
Bachelor's degree or higher: 20.1%
Median household income: \$51,870
Median family income: \$61,074
Per-capita income: \$23,475
Median home value: \$159,000
Owner-occupied housing units: 61.9%
Median age: 30.8

MARKET TRADE AREA:

Over 500,000 people within a 25-mile radius with annual expenditures of \$1.5 billion. This "regional draw" generates retail sales over twice that expected from a city of its size.



PROMENADE POINTS:

- Flexible retail space starting from 1,000 sq. ft. Build-to-suit
- Long-term leasing available
- Located in the heart of Visalia, the county seat of Tulare County
- Across the street from a 10-screen Regal Theatre
- Easily accessible from Highway 198
- Abundant free parking
- Gated parking for tenants and customers
- Near the Visitors Center and Transit Center and its seasonal shuttle to Sequoia National Park

MAIN STREET PROMENADE WILL BE BUILT IN FOUR PHASES, BEGINNING IN THE SPRING OF 2010.



Get in on the ground floor — or the second or third floors and make Main Street Promenade your address for success!

