

RETAIL | AVAILABLE FOR LEASE

Restaurant Space

Packwood Creek West | Regional Power Center

4129 S MOONEY BLVD #A VISALIA, CA 93277

TARGET + BEST BUY ANCHORED



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±2,120 SF RETAIL SPACE

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EXECUTIVE SUMMARY

Availability: ±2,120 SF Suite A

Lease Rate: Inquire with Broker

Lease Duration: 5+ years

Property Type: Two-tenant Mixed-Use, Suite A = Subject

Location: Packwood Creek West Regional Power Center

Packwood Creek West = ~310K SF GLA, current vacancy = ~3%

Zoning: C-R, Regional Commercial (many Retail/Office uses allowed by right)

Parking: 15 spaces @ 7.02 per 1,000 SF

Built: 2014 construction

Other: Utilities in place for Quick Service Restaurant, commercial walk-in refrigerator

Demographics: Median Household Income \$67.6K, Median Age 36.9 Years

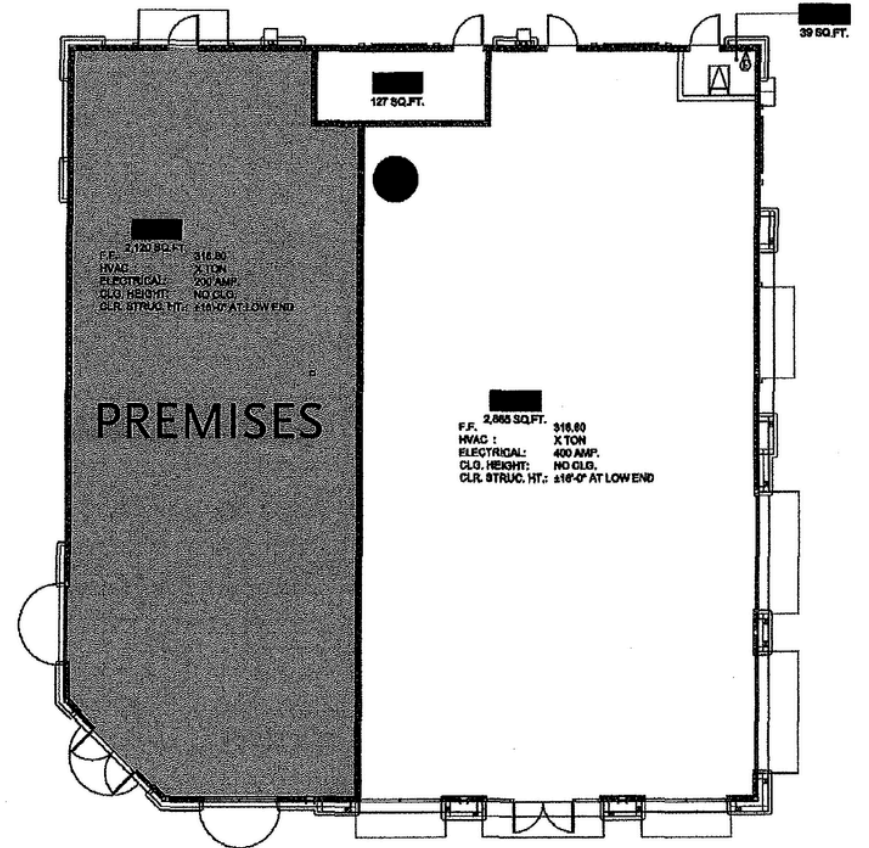
Lease Rate: Inquire with Broker

BUILDING DETAILS

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Construction:

- * Built 2014
- * 1.0-story concrete tilt-up exterior walls
- * Poured reinforced concrete foundation
- * Commercial walk-in refrigerator
- * Flat built-up composition roof
- * Painted drywall wall covering
- * Central HVAC
- * Electrical: 400 amp, 120/208v, 3-phase, 4-wire, grounded
- * Plumbing: 4" sanitary waste line, 2" cold water supply, 1,500,000 BTU gas, grease capture
- * Fire protection sprinklers
- * Ceiling, acoustic ceiling panels + drywall



AERIAL PHOTO

4129 S MOONEY BLVD | VISALIA, CA 93277



Taken: Wednesday 5PM, 10/30/2024

PACKWOOD CREEK WEST - REGIONAL POWER CENTER

RETAIL AREA MAP



PLACER.AI METRICS

- * 628.1K annual visits
- * Target 173.8K visits
- * Best Buy 34.7K visits
- * Chili's 29.7K visits
- * Ulta 28.3K visits
- * Panera 28.1K visits
- * Starbucks 19.7K visits
- * Median visit duration 30 mins

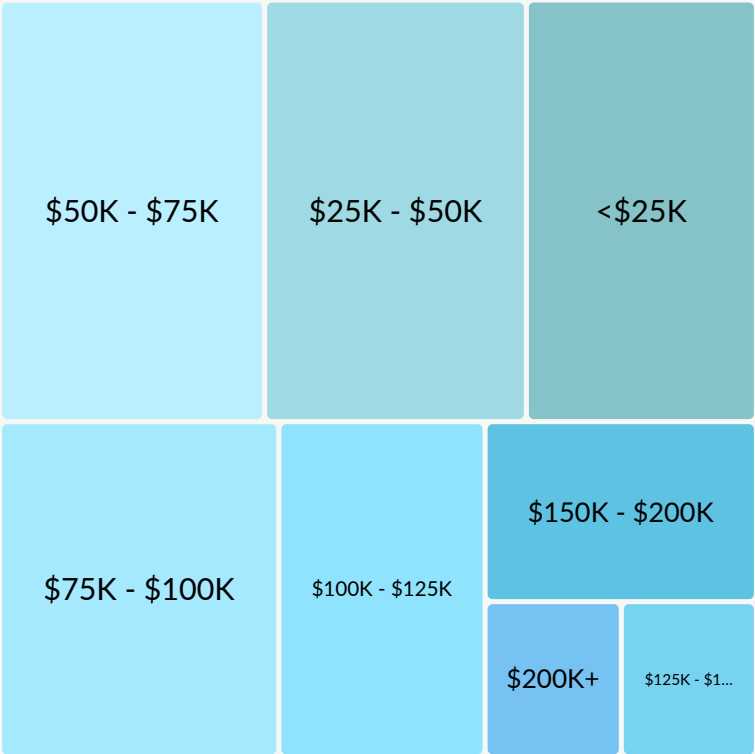
COSTAR METRICS

- * 26,955 ('22) Average Daily Traffic along Mooney Blvd (North/South)
- * Median age 36.9 = 1 mile radius
- * Median household income \$67.6K = 1 mile radius
- * ~500K Trade Area

DEMOGRAPHICS + LOCAL ECONOMICS

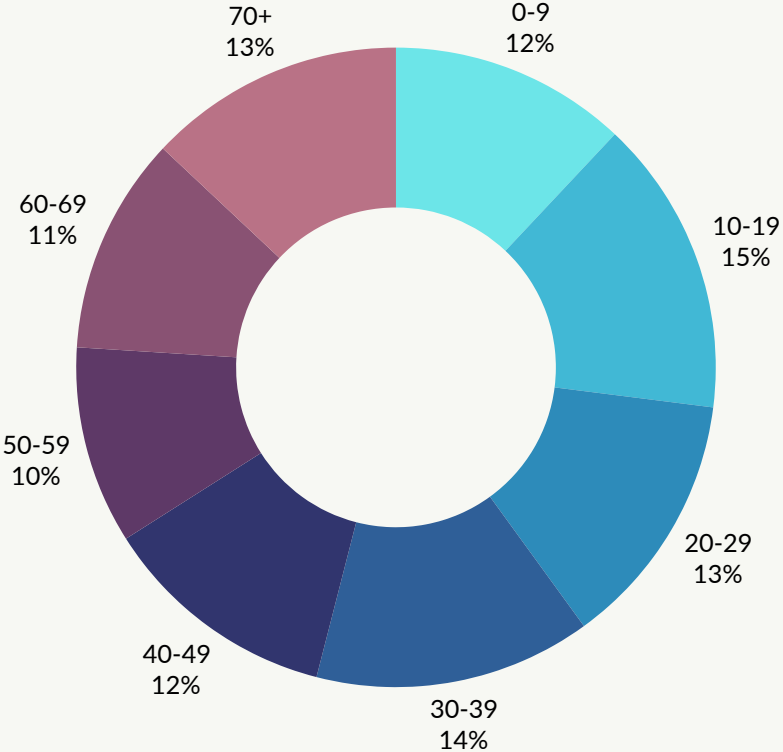
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INCOME DISTRIBUTION | 1 MILE



- * \$67.6K Median Income
- * \$264.7K Median Home Value

AGE DISTRIBUTION | 1 MILE



- * 36.9 Median Age
- * 2.7 Avg Household Size

DISCLOSURE

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CONTACT INFO

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