

PACKWOOD CREEK

REGIONAL POWER CENTER



- Regional Shopping Center Development
- $\pm 468,500$ People within Trade Area
- GLA $\pm 309,589$ SF
- Largest city between Fresno & Bakersfield
- Part of the successful Packwood Creek Centers



$\pm 2,106$ SF AVAILABLE
Former Restaurant
4134 S. Mooney Blvd.
Visalia



COMMERCIAL

RETAIL
ASSOCIATES

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CONTACT LISTING AGENT FOR MORE INFORMATION

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An Overview of the Packwood Creek Shopping Center

Packwood Creek Shopping Center is a regional shopping destination in Visalia, California. Located amidst strong retail, residential neighborhoods and convenient transportation, the highly successful Packwood Creek Shopping Center is Visalia's largest power center. Nearby anchors include: Target, Costco, Wal-Mart Supercenter, Dick's Sporting Goods, Staples, Sprouts, Nordstrom Rack, Barnes & Noble, Crunch Fitness, Sierra, Hobby Lobby, Marshalls, Petco, Lowe's, Best Buy, Petsmart, Guitar Center, Michaels, Boot Barn, Sportman's Warehouse, and Bob's Discount Furniture.

Located within the diverse San Joaquin Valley, Visalia is one of the fastest growing cities in California. This shopping center benefits from the immediate access via Visalia Parkway, Mooney Boulevard, Caldwell and Cameron Avenues, offering an impressive 56,000 cars per day. Alignment along Visalia Parkway, connects the shopping center to: Hwy 63 - Mooney Boulevard, Visalia's major retail corridor; and to Hwy 99, allowing neighboring communities quick access. Strategically developed with numerous access points and high visibility from several signalized intersections.

This Packwood Creek Landlord is exclusively represented by Commercial Retail Associates (CRA), the oldest and largest independent commercial retail real estate company in Central California. CRA's agents represent landlords and tenants primarily from Bakersfield to Stockton and over to the Central Coast.

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Site Plan



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Property Facts and Figures

Packwood Creek Shopping Center is a regional power center development located at the southernmost part of Mooney Boulevard (Hwy 63). As the largest city between Fresno and Bakersfield, the City of Visalia serves as a regional trading center for an estimated 468,507 people living within the Tulare, Kings, southern Fresno and northern Kern Counties. Visalia's current population is roughly 147,000. Consistent with growth trends elsewhere in the Central Valley, the city of Visalia has attracted significant residential growth during the past decade as residents of the Bay Area and Southern California look to take advantage of the low cost of living, attractive housing market and diverse employment base.



• Location:

The southwest corner of Mooney Boulevard and Cameron Avenue in southeast Visalia.

• Building Area:

North: ± 148,000 SF
South: ± 130,300 SF
Total: ± 278,300 SF

• Site Area:

North: ± 11.82 Acres
South: ± 13.18 Acres
Total: ± 25 Acres

• Population:

1-Mile: 9,980
3-Mile: 71,994
5-Mile: 157,675
10-Mile: 265,289

• Average Household Income:

1-Mile: \$92,234
3-Mile: \$106,006
5-Mile: \$111,108
10-Mile: \$106,190

• Traffic Counts: 56,000 ADT

Determined from CPD data for Visalia Parkway, Caldwell Avenue at Mooney Boulevard, and Cameron Avenue at Stonebrook Avenue. Information provided by Caltrans and City of Visalia, 2015

• Trade Area:

Avg HH Income: \$98,207

Median Age:

10-19 Years: ± 93,500
20-29 Years: ± 83,000
30-39 Years: ± 105,600

Population: 468,507

Hispanic: 307,632

Drive-Time to Center:

Average Time: 19.7 Minutes

<15 Minutes: 34.4% 161,166
15 - 30 Minutes: 34.5% 161,634

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Trade Area Study

Visalia, California: The Largest City Between Fresno & Bakersfield



State of California



Trade Area Demographic Study

2025 Estimated Population	468,507
2030 Projected Population	470,059
2025 Est. Households	145,004
2030 Proj. Households	149,926
2025 Est. HH Income \$200,000 or More	8.1%
2025 Est. HH Income \$150,000 to 199,999	9.3%
2025 Est. HH Income \$100,000 to 149,999	17.25%
2025 Est. HH Income \$75,000 to 99,999	14.8%
2025 Est. HH Income \$50,000 to 74,999	16.8%
2025 Est. Average Household Income	\$ 98,207
2025 Est. Total Businesses	11,290
2025 Est. Total Employees	112,683
2025 Labor: Population Age 16+	349,730
2025 Percent White Collar Workers	47.9%
2025 Percent Blue Collar Workers	52.05%
2025 Est. High School Graduate	27.55%
2025 Est. Some College	22%
2025 Est. Associate Degree Only	10.1%
2025 Est. Bachelor Degree Only	10.35%
2025 Est. Graduate Degree	6.1%

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