

SAITO
COMPANY



OFFERING MEMORANDUM

For Lease

Premier Corner Lot Retail Building



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±31,148 SF Available

Location, demographics and information on subject property is supplied by sources believed to be reliable. However, the Mark Saito Company cannot guarantee its accuracy and make no warranty or representations as to its veracity. It is presented hereon with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and these may not represent current or future performance of the property. All inquiries about content should be directed to the broker (BRE LIC# 00701227) Mark Saito and the Mark Saito Company. All rights reserved, 2025.

PROPERTY OVERVIEW

2800 S. Mooney Blvd.

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Property Overview

2800 S. Mooney Blvd. is a prime corner lot property offering exceptional visibility and exposure along Mooney Blvd. This freestanding building, formerly Daily Deals, provides opportunities for a wide range of retail uses. Surrounded by dense residential neighborhoods and new retail developments such as Village Square—home to Shoe Palace, Sleep Number, and Que Pasa Restaurant. The site offers over 170± shared parking stalls, two (2) declining loading docks, and dual curb cuts, ensuring excellent accessibility and operational flexibility.

Located in a rapidly growing trade area, the property is supported by strong demographics, including 127,000± residents within a three-mile radius, impressive 14.5% population growth since 2010, and affluent households with an average income of \$106,044. The newly renovated College of the Sequoias, serving 16,781± students, will soon offer complete four-year degree programs on-site, eliminating the need to relocate and further fueling demand. This strategic combination of location, access, and market strength positions your business for sustained growth and long-term success.

Features

- Lot Size: 3.74± AC
- Building Height: 22 FT
- **Frontage**
 - S. Mooney Blvd: 176 FT
 - W. Whitendale Ave: 500 FT
- Docks: Two (2)
- Curb Cuts: Two (2)

[***Schedule a Tour Now***](#)

Lease Details

LEASE RATE:	Contact for Details
SIZE:	31,148± sq. ft. available
CEILING HEIGHT:	17± FT
PARKING:	170± shared parking stalls
TYPE:	Retail
ZONING:	CR
COUNTY:	Tulare County



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VICINITY MAP

2800 S. Mooney Blvd.

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Vicinity Map



TRAFFIC COUNTS:

Mooney Blvd. Southbound	31,500± VPD
Whitendale Ave. Westbound	10,656± VPD
Total	42,156± VPD

SURROUNDING MAJOR RETAILERS:

Visalia Mall	0.5MI
COS College of the Sequoias	1.3MI
Kaweah Health Medical Center	2.6MI
Visalia Convention Center	3.2MI
Downtown Visalia	3.3MI



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LOCATION OVERVIEW

Visalia, CA.

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Property Overview

Map

Visalia, CA.

Visalia stands as the 42nd largest city in California with a population of approx. 145,000± making it a significant mid-sized urban center in the heart of the San Joaquin Valley. Serving as the county seat of Tulare County and maintains a population density of 3,504± people per square mile. The city covers nearly 38 square miles and functions as the regional hub for commerce, healthcare, and education throughout the Central Valley. Visalia balances small-town character with metropolitan amenities, offering affordable living costs compared to coastal California while maintaining strong economic growth and serving as the gateway to Sequoia and Kings Canyon National Parks. This combination makes Visalia an increasingly attractive destination for families, businesses, and investors seeking California's Central Valley advantages.

Location Overview

Visalia is experiencing unprecedented economic growth that's capturing national attention, with retail expansion more than doubling the national average at 8.1% between 2020 and 2024, ranking 27th among midsize U.S. metropolitan areas. The city's success stems from its strategic position as the metropolitan center for Tulare/Kings and southern Fresno County, drawing customers from a much larger trade area(s). The city's focused approach to economic diversification and strategic partnerships with quality developers positions Visalia as a premier location for businesses seeking access to California's Central Valley market while maintaining competitive operational costs and benefiting from proven sustainable growth patterns.



Additional Photos



Location, demographics and plan information is supplied by sources believed to be reliable. However, the Mark Saito Company cannot guarantee its accuracy and make no warranty or representations as to its veracity. It is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and these may not represent current or future performance of the property. All inquiries about content should be directed to the broker (BRE LIC# 00701227) Mark Saito and the Mark Saito Company. All rights reserved.