

FOR LEASE - END CAP WITH DRIVE-THRU VISALIA PAVILION SHOPPING CENTER

AVAILABLE



SWQ of Caldwell Avenue & Demaree Street | Visalia, CA

Property Features:

- Prime Street Side End Cap with Drive-Thru
- Neighborhood Shopping Center Development
- Anchored by High-Volume Winco Foods
- Proximate to Home Depot and CVS

Space Available:

±1,701 SF (Former Starbucks with Drive-Thru)

Lease Rate:

Please Call Agent for Details

Traffic Counts:

Caldwell Avenue	16,000 ADT
Demaree Street	15,000 ADT
Total	31,000 ADT

Source: REgisOnline

Demographics:

	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>
Population	14,661	40,945	68,548
Households	5,223	14,529	24,585
Avg HH Income	\$111,569	\$104,853	\$109,316

For more information, please contact:

Bryan Cifranic

Direct Line: 559/650.1316

bcifranic@retailassociates.com

DRE License #01809130

Doug Cords

Direct Line: 559/650.1307

dcords@retailassociates.com

DRE License #01264420



7502 North Colonial Avenue, Suite 101

Fresno, California 93711

www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information 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. Commercial Retail Associates operates under the corporate Department of Real Estate License #01121565.



FOR LEASE - END CAP WITH DRIVE-THRU VISALIA PAVILION SHOPPING CENTER



COMMERCIAL RETAIL
ASSOCIATES

Bryan Cifranic

Direct Line: 559/650.1316
bcifranic@retailassociates.com

DRE License #01809130

Doug Cords

Direct Line: 559/650.1307
dcords@retailassociates.com

DRE License #01264420

7502 North Colonial Avenue, Suite 101 | Fresno, California 93711
www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information 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. Commercial Retail Associates operates under the corporate Department of Real Estate License #01121565.



FOR LEASE - END CAP WITH DRIVE-THRU VISALIA PAVILION SHOPPING CENTER



*Site Plan Not to Scale



Bryan Cifranic
Direct Line: 559/650.1316
bcifranic@retailassociates.com
DRE License #01809130

Doug Cords
Direct Line: 559/650.1307
dcords@retailassociates.com
DRE License #01264420