

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

Traffic Counts:

Caldwell Avenue 16,000 ADT

Demaree Street 15,000 ADT

Total 31,000 ADT

Source: REgisOnline

Space Available:

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

Demographics:

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

Lease Rate:

Please Call Agent for Details

For more information, please contact:

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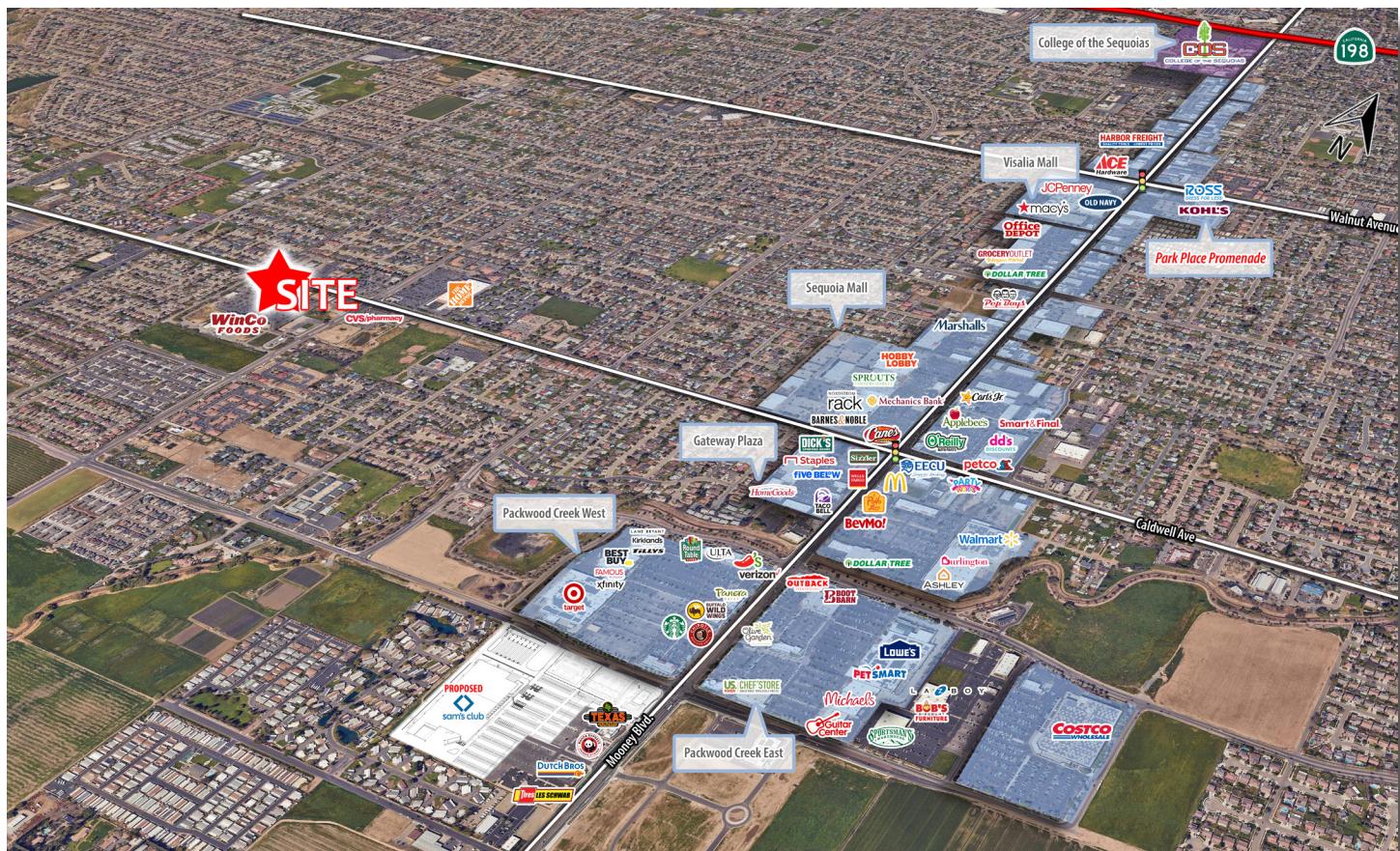
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**Site Plan Not to Scale*



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