



FOR LEASE

# Visalia Marketplace

Demaree St. & Noble Ave. | Visalia, CA

Grocery Anchored Shopping Center with Office  
Retail or Office Space Available

CONTACT US

**Zack Kaufman**  
559 256 2448  
zack.kaufman@colliers.com  
License No. 01902869

**Brandon Takemoto**  
559 221 1278  
brandon.takemoto@colliers.com  
License No. 02208100



# Visalia Marketplace

## Property and Lease Overview

Location: Visalia Marketplace  
Demaree Street and Noble Avenue, Visalia, CA

Availability: 3111 - ±1,800 SF (Former Hookah Lounge)  
3533 - ±2,200 SF (Former Laundromat)  
3537 - ±1,149 SF (Former Massage)

Lease Rate: 3111 - \$2.00 PSF, NNN  
3533 - \$1.50 PSF, NNN  
3537 - \$1.50 PSF, NNN

TI Allowance: Negotiable

Land: Finished box pads available. Contact brokers for details

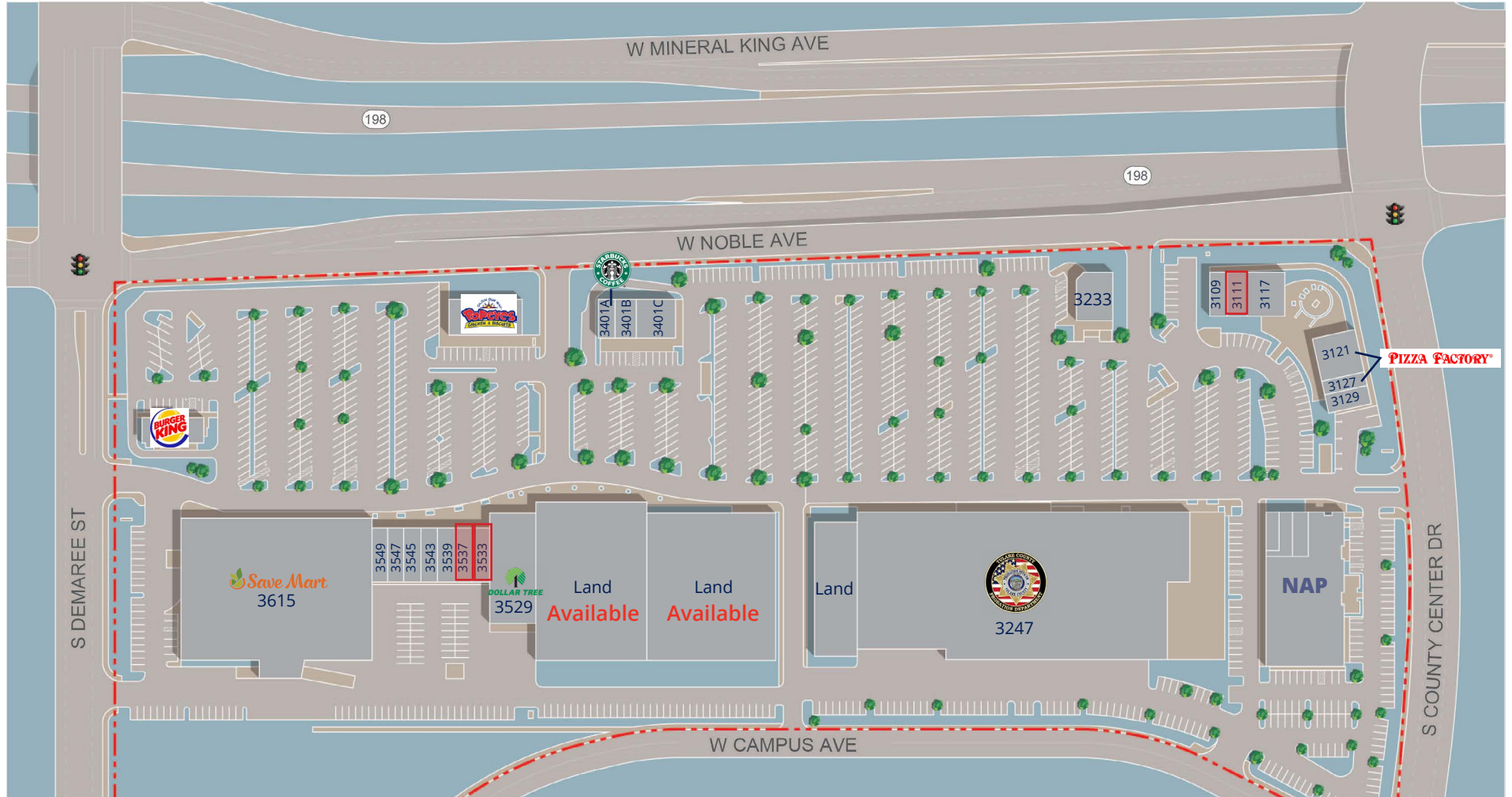
## Co-Tenants:



## Customer Demographics (Source: Esri, 2024)

	1 Mile	3 Miles	5 Miles
Population	13,308	114,596	153,525
2029 Projected Population	13,169	116,611	156,878
Estimated Households	4,893	38,061	50,598
2029 Projected Households	4,905	39,151	52,296
Average Household Income	\$98,612	\$109,169	\$109,068
2029 Avg. Household Income	\$112,661	\$126,441	\$125,935
Median Age	37.1	35.1	34.9
Daytime Population	14,952	120,953	162,600

# Visalia Marketplace



Suite	Tenant	SF
3109	Keen Na Ramen & Sushi	1,180
3111	Available   \$2.00 PSF, NNN	1,800
3117	El Rosal Mexican Restaurant	3,000
3121	Pizza Factory	3,520
3127	Pizza Factory	1,200
3129	Butter + Milk Biscuit Bar	1,260
3233	Zen Asian Diner	3,000

Suite	Tenant	SF
3247	Tulare County Probation Dept	98,098
3401A	Starbucks	1,700
3401B	Smoke Shop	1,400
3401C	Smoke Shop	2,000
3529	Dollar Tree	10,000
3533	Available   \$1.50 PSF, NNN	2,200*
3537	Available   \$1.50 PSF, NNN	1,149*

Suite	Tenant	SF
3539	Lucky Day Laundry	2,298
3543	Labor Max Staffing	1,225
3545	Beltone	1,400
3547	Rockstar Nail Spa	1,400
3549	Great Clips	1,400
3615	Save Mart	50,409

Box Pads: ±20,000 - ±25,000 SF

\*Can be combined or demised

Tenant List

# Visalia Marketplace



Zack Kaufman  
559 256 2448  
zack.kaufman@colliers.com  
License No. 01902869

Brandon Takemoto  
559 221 1278  
brandon.takemoto@colliers.com  
License No. 02208100

Colliers  
7485 N. Palm Avenue, Suite 110  
Fresno, California 93711  
559 221 1271  
www.colliers.com/fresno



Accelerating success.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.