



Commercial Brokerage

[www.irishcb.com](http://www.irishcb.com)

For Lease

Former KFC Drive Thru

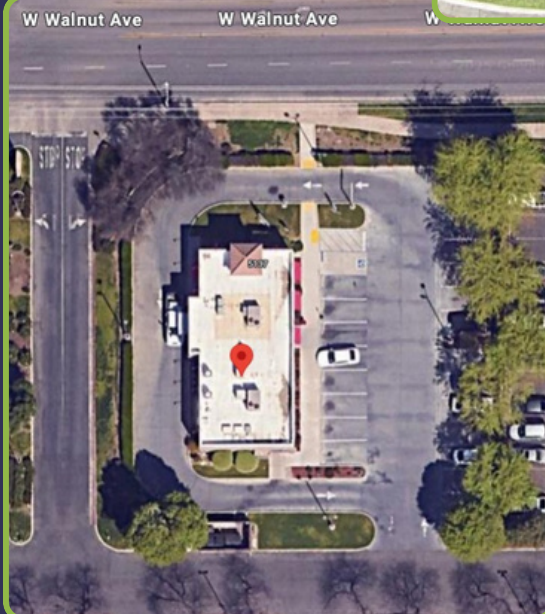
5143 W. Walnut Ave., Visalia CA 93277



Charlie Cangelosi

(818) 646-6117

[Charlie@irishcb.com](mailto:Charlie@irishcb.com)



## Site Features

- 2,711 SF Drive Thru .
- Available Immediately.
- Main entrance to Center at Traffic Light.
- Adjacent QSR Tenants: Starbucks, McDonald's, Mountain Mike's Pizza, Jimmy John's
- 6 different Schools within 1.2 miles with over 5,000 Students.
- High Traffic Walnut Ave with over 26,000 CPD.
- Call for economic details.



Irish Commercial Brokerage, Inc. 2603 Maple Avenue, Manhattan Beach , CA 90266





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[Map Link](#)

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### Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups  
Stewart Manangement  
Irish Commercial  
Lat/Lon: 36.3124/-119.3478



5143 W Walnut Ave Visalia, CA 93277	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	15,323	74,090	139,271
2030 Projected Population	15,007	73,644	139,512
2020 Census Population	15,504	72,758	136,376
2010 Census Population	14,808	65,328	119,778
Projected Annual Growth 2025 to 2030	-0.4%	-0.1%	-
Historical Annual Growth 2010 to 2025	0.2%	0.9%	1.1%
2025 Median Age	35.5	34.2	32.8
<b>Households</b>			
2025 Estimated Households	5,499	25,733	46,301
2030 Projected Households	5,525	26,367	47,821
2020 Census Households	5,538	25,387	44,721
2010 Census Households	5,441	23,195	39,705
Projected Annual Growth 2025 to 2030	-	0.5%	0.7%
Historical Annual Growth 2010 to 2025	-	0.7%	1.1%
<b>Race and Ethnicity</b>			
2025 Estimated White	45.5%	44.8%	42.2%
2025 Estimated Black or African American	4.2%	3.5%	3.4%
2025 Estimated Asian or Pacific Islander	5.2%	6.1%	6.3%
2025 Estimated American Indian or Native Alaskan	2.1%	1.9%	2.0%
2025 Estimated Other Races	43.0%	43.7%	46.0%
2025 Estimated Hispanic	56.5%	57.3%	59.9%
<b>Income</b>			
2025 Estimated Average Household Income	\$113,201	\$113,687	\$109,821
2025 Estimated Median Household Income	\$94,760	\$91,648	\$87,644
2025 Estimated Per Capita Income	\$40,894	\$39,611	\$36,635
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	6.4%	7.2%	9.5%
2025 Estimated Some High School (Grade Level 9 to 11)	7.0%	4.5%	6.1%
2025 Estimated High School Graduate	25.4%	23.0%	25.8%
2025 Estimated Some College	25.7%	26.0%	24.2%
2025 Estimated Associates Degree Only	12.0%	12.8%	11.7%
2025 Estimated Bachelors Degree Only	16.9%	16.8%	14.1%
2025 Estimated Graduate Degree	6.6%	9.7%	8.7%
<b>Business</b>			
2025 Estimated Total Businesses	285	2,628	4,741
2025 Estimated Total Employees	4,405	25,613	45,703
2025 Estimated Employee Population per Business	15.4	9.7	9.6
2025 Estimated Residential Population per Business	53.7	28.2	29.4

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