

Endcap Space Available



NEC Mooney Blvd. & Caldwell Ave., Visalia, CA

- ◆ Smart & Final and dd's Discounts Anchors
- ◆ High Visibility Shopping Center
- ◆ Signalized Intersection
- ◆ Strong Demographics
- ◆ Endcap Space Available
- ◆ 96,695± Average Daily Traffic Volume
- ◆ Regional & National Tenants
- ◆ On Visalia's Main Retail Corridor

Endcap Space For Lease
3446 S. Mooney Blvd.
Visalia, CA 93277

For more information, please contact:

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Visalia Shopping Center

3446 S. Mooney Blvd, Visalia, CA 93277
NEC S. Mooney Blvd. & W. Caldwell Ave.

Property Description

The subject available space is a 6,690± SF endcap located facing Caldwell Avenue. Tenants in the center are PetCo, Smart & Final Extra!, dd's Discounts, Applebee's Grill & Bar, Ace Cash Express, and O'Reilley Auto Parts

Location Description

Visalia Shopping Center is located at the northeast corner of S. Mooney Blvd. & W. Caldwell Avenue. Mooney Blvd is Visalia's primary retail corridor with many high profile national and regional tenants including, Walmart, Costco, Target, Burlington Coat Factory, Dick's Sporting Goods, Hobby Lobby, Regal Cinemas, BevMo, Staples, and many others.

Available Space: 6,690± SF Endcap (former Professor Toy)

Lease Rate: Please contact agent for more information.

| 2023 Demographics: | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|---------------------------|---------------|----------------|----------------|
| Total Population: | 12,774 | 76,301 | 145,885 |
| Total Households: | 4,516 | 26,876 | 47,567 |
| Avg. HH Income: | \$90,342 | \$92,035 | \$98,658 |
| Total Daytime Pop: | 13,668 | 104,139 | 152,376 |

Source: AnySite

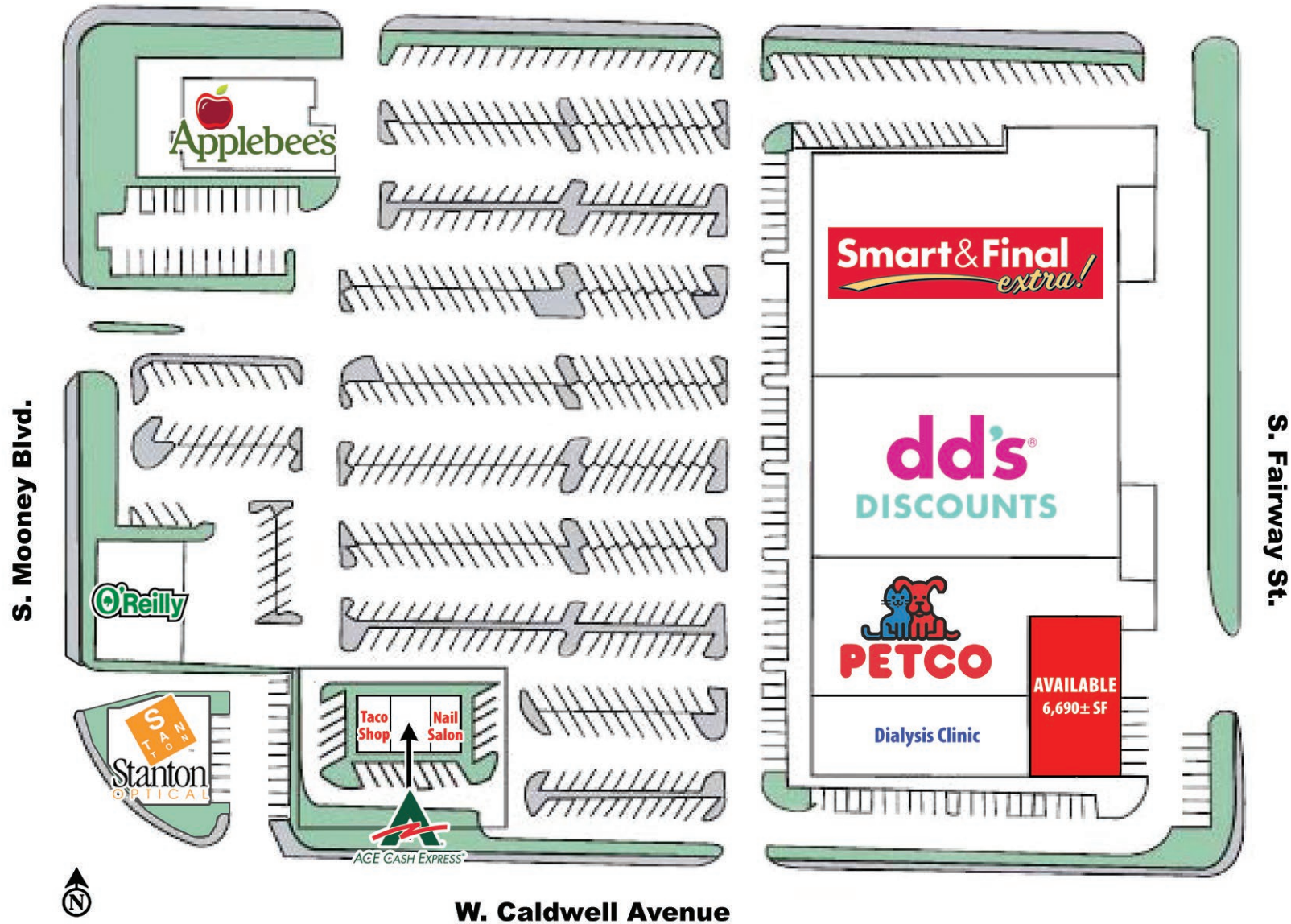
2023 Traffic Counts:

Mooney Blvd. @ Caldwell Ave.: 52,813 ADT
Caldwell Ave. @ Mooney Blvd.: 43,882 ADT
Total Exposure: 96,695 Average Daily Traffic

Source: Kalibrate Technologies



Site Plan - Visalia Shopping Center



Center Photos



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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or financial advisor make an independent projection. ©2023 Retail California. All rights reserved.

Major Retail & Fast Casual Dining Competition - Visalia, CA

