

FOR SALE OR LEASE

# COMMERCIAL LOT

NWC N PLAZA DR & HURLEY AVE, VISALIA, CA 93291

*1.56 Acre Corner Lot, Permitted  
for Fast Food/Retail, & Office  
Park Available For Sale, Ground  
Lease, or Build to Suit*

SUBJECT  
PROPERTY

N PLAZA DR

W HURLEY AVE



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**km** Kidder  
Mathews



# PREMIER LAND OFFERING IN VISALIA'S VITAL ECONOMIC HUB

The site has an enormous presence on the signalized corner of Plaza Drive and Hurley Avenue spanning over 1.5 acres. It sits opposite of a newly developed Wendy's and located in the continuously developing Plaza Business Park. Plaza Drive experiences up to 18.5K cars/day and leads directly to the major employers of the industrial/logistic hubs and distribution centers that include Amazon, VF Outdoor (The North Face, Supreme, Vans), and many other national retailers/manufactures. The industrial sector of Visalia has become a focal point of new development and investments with continuous growth and opportunity. To the south, the main corridor of Plaza drive leads directly to the 198 freeway and 99 junction allowing easy accessibility and convenience for workers, residents, and visitors.

New developments nearby include the Residence Inn by Marriott, Fresno Pacific University Satellite Campus, Chipotle, and Starbucks with more phases currently in development. The site is zoned and allowable for Fast Food Uses by Right along with retail and many other office uses.

"Visalia's increasingly essential role in California's industrial warehouse market and the broader U.S. logistics supply chain is drawing prominent corporations looking to benefit from the city's unmatched connectivity, abundant land at relatively lower real estate costs, and robust supply of educated workers. UPS, Amazon, Ace Hardware, Smuckers, VF Corporation, FedEx, and International Paper, and others, have already established locations within Visalia's industrial area."

→ VIEW ARTICLE

*Kidder Mathews is pleased to present this 1.56 acre commercial lot for sale or lease*

ASKING RATE	\$2,199,000
SIZE	1.56 Acres (67,953 SF)
PARCEL	081-160-013-000
LAND USE	Commercial Lot
ZONING	Fast food permitted by right along with other retail uses, BRP (Business Research Park)
TRAFFIC COUNTS	17-18K Cars per day on Plaza Dr 50K Cars per day on Highway 198

# SITE PLAN





# FEATURED *VISALIA* INDUSTRIAL PARK BUSINESSES

## MANUFACTURING

- |    |                           |    |                      |
|----|---------------------------|----|----------------------|
| 01 | Kawneer Company, Inc      | 05 | Butler Manufacturing |
| 02 | Screw Conveyor Corp       | 06 | Voltage Multipliers  |
| 03 | Diamond Perforated Metals | 07 | Serpa Manufacturing  |
| 04 | International Paper       |    |                      |

## FOOD MANUFACTURERS

- |    |                         |    |                        |
|----|-------------------------|----|------------------------|
| 01 | California Dairies, Inc | 03 | Advanced Food Products |
| 02 | Diamond Crystal Brands  |    |                        |

## DISTRIBUTION CENTERS

- |    |                                  |    |                       |
|----|----------------------------------|----|-----------------------|
| 01 | JoAnn Stores Distribution Center | 06 | Heilind Electronics   |
| 02 | VF Outdoor                       | 07 | MWI Veterinary Supply |
| 03 | VWR                              | 08 | Service Spring Corp   |
| 04 | Hilti USA                        | 09 | Amazon                |
| 05 | Pacific Stahl, Inc               | 10 | Ace Hardware          |





# OVERVIEW VISALIA, CA

Visalia is a city in Central California located in the San Joaquin Valley. It is 190 miles North of Los Angeles, 230 Miles South of San Francisco, 45 miles South of Fresno, & 35 miles west of Sequioia National Park. Known as the "Gateway to the Sequioia & Kings Canyon National Parks", it is a diverse city with a growing population of around 143K people & a trade area of over 630k. It has a young population, a mix of ethnicities, & is one of the fastest growing cities in the San Joaquin Valley. Key factors contributing to its growth include its ties to agriculture, economic development efforts, & a growing housing market. Major employers in Visalia include healthcare providers like Kaweah Delta, government offices, educational institutions like College of the Sequoias, & businesses in the agriculture, industrial, & retail sectors.

Because of its central location, the importance of Visalia as a logistical hub off the major 99 freeway has grown within recent years. Visalia's location makes it possible to efficiently reach 99% of CA - plus portions of AZ, OR, & NV - overnight. Businesses' needs for last mile storage, warehousing, & industrial have grown, such as Amazon, who has doubled their footprint in Visalia's industrial market. Many other industrial developments have broken ground providing more employment opportunities to the area. The city's goal to actively pursue economic development projects to attract new businesses & industries to the region has contributed to job growth & a burgeoning local economy.

As one of the largest & fastest growing cities in the San Joaquin Valley, Visalia is a hub for the major trade area that expands to surrounding cities such as Exeter, Tulare, & Hanford. The growing amenities & employment opportunities attracts visitors & residents from outside the city. Retailers such as Sprouts, Nordstrom Rack, & countless high quality tenants have established new locations in Visalia, & existing retailers such as Costco & In N' Out have expanded to more locations to serve the community

## QUOTES/ARTICLES

"Amazon set to expand in Visalia, will bring seasonal & full-time jobs with it"

→ [VIEW WEBSITE](#)

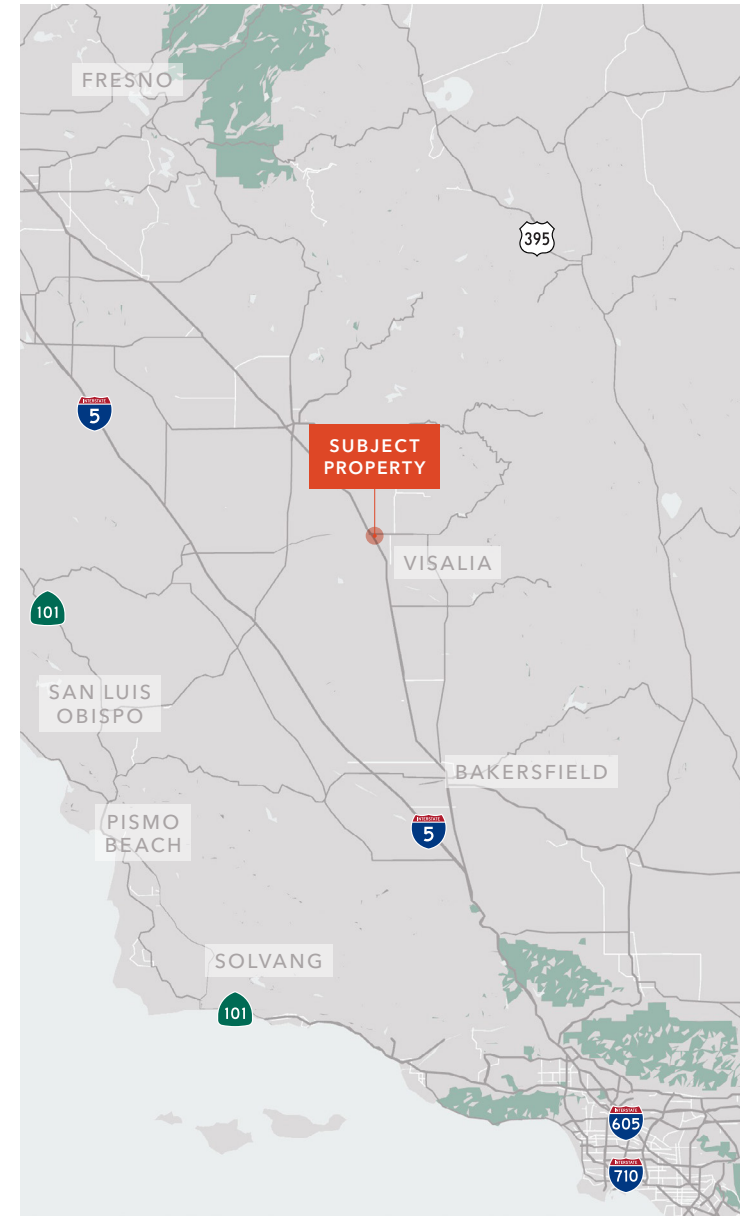
"The shift has allowed major employers to keep pace with the growth of the city's population, a 76% increase since 1993"

"Amazon now employs 1,500 employees, the largest in Visalia, working in over 2.3M SF encompassed in two sprawling buildings. VF Corp, a distribution center for clothing brands such as Vans, Timberland, JanSport, & The North Face, employs about 1,000 workers in Visalia. Thanks, in part, to the regional UPS package hub, which employs about 600 workers, Visalia Industrial Park companies now ship to 95 million customers overnight."

→ [VIEW WEBSITE](#)

Sprouts, Nordstrom Rack, & Barnes & Noble to open soon in Visalia

→ [VIEW WEBSITE](#)





# DEMOGRAPHICS



## Population

	1 Mile	3 Miles	5 Miles
2010 CENSUS	92	19,962	69,685
2020 CENSUS	123	24,021	82,416
2023 ESTIMATED	122	25,342	85,709
2028 PROJECTED	127	27,579	87,740



## Household Income

	1 Mile	3 Miles	5 Miles
2023 MEDIAN	\$137,996	\$110,827	\$92,530
2028 MEDIAN PROJECTED	\$155,151	\$116,509	\$95,818
2023 AVERAGE	\$168,709	\$127,022	\$118,056
2028 AVG PROJECTED	\$176,764	\$125,640	\$124,479



## Business Info

	1 Mile	3 Miles	5 Miles
EMPLOYEES	2,836	12,801	29,611
BUSINESSES	186	1,287	3,487







*Exclusively listed by*

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