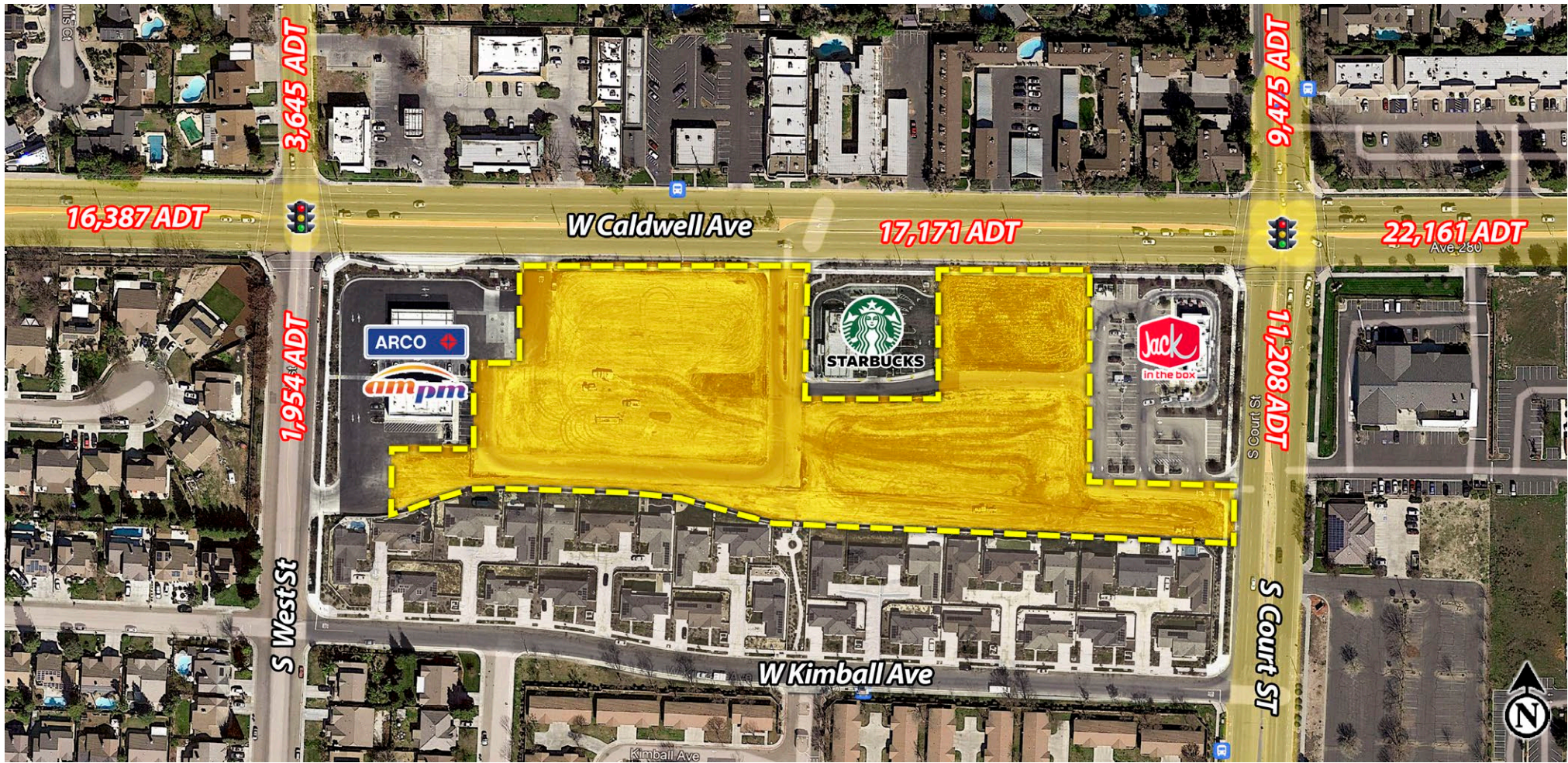


AVAILABLE FOR SALE OR LEASE · 6.07 ACRES - ASKING PRICE \$2,300,000

CAMERON CREEK MARKETPLACE 6.07ac

SWQ Caldwell Ave & Court St · Visalia, CA 93277



RETAIL CALIFORNIA CRE
A division of Pearson Realty
7480 North Palm Ave., Suite 101
Fresno, CA 92711
www.retailcalifornia.com

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NEWMARK
PEARSON COMMERCIAL

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Property Description:

The subject property is located at the southwest corner of Caldwell Ave & Court St in Visalia, CA. Fully signalized intersections exist at both Caldwell & Court St and Caldwell & West Rd. Caldwell Ave is the major east/west traffic carrier for the south Visalia area including the nearby cities of Exeter, Farmersville, Porterville and Lindsay.

The subject property is in the underserved southeast part of Visalia surrounded by residential neighborhoods. The available property is improved with offsite work completed and utilities on site. The area is prime for quick service restaurants, retail, medical and office development.

Available Pads: Pad sizes and configurations are flexible.

Price: \$2,300,000 for the entire site. Contact Broker to inquire about purchasing individual parcels.

2024 Demographics:

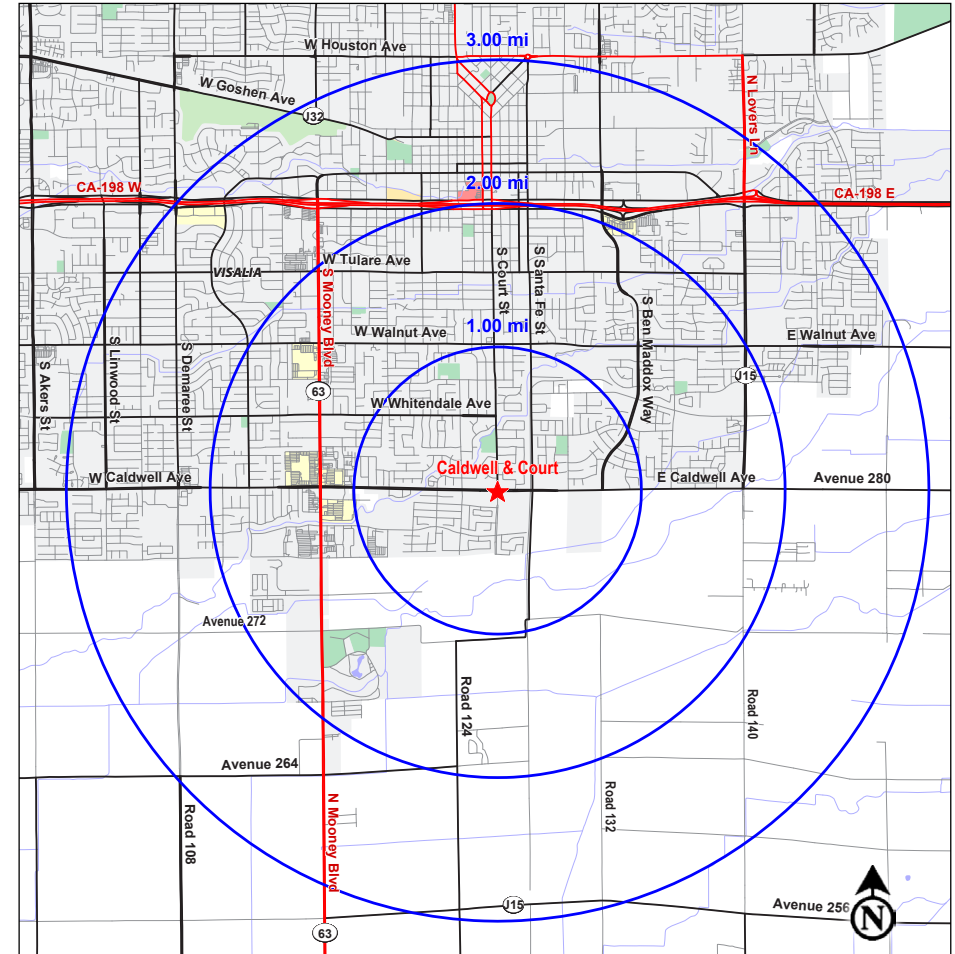
	1 Mile	2 Miles	3 Miles
Total Population:	10,093	38,343	71,400
Total Households:	3,509	13,372	24,837
Avg HH Income:	\$99,378	\$88,29	\$90,661
Total Daytime Pop:	6,343	35,631	96,432

Data Source: Claritas, LLC

2024 Traffic Counts:

Caldwell Ave at Court St (E/W):	17,171 ADT
Court St at Caldwell Ave: (N/S)	20,683 ADT
Total:	37,854 Avg Daily Traffic

Data Source: Kalibrate TrafficMetrix



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CAMERON CREEK GARDEN UNIT

LEGEND

- ▲ MONUMENT FOUND AS DESCRIBED
- SET 3/4" IRON PIPE TAGGED PLS 8183
- ◇ SET 3/4" IRON PIPE TAGGED PLS 8183 AS 8" WITNESS CORNER (DISTANCE IS TO TRUE CORNER)
- RECORD DATA PER PARCEL MAP NO. 5141, RECORDED IN BOOK 52 OF PARCEL MAPS, AT PAGE 48, TULARE COUNTY RECORDS, OR CALCULATED THEREFROM
- RECORD DATA PER LOT LINE ADJUSTMENT NO. 2020-06 RECORDED 8/26/2020 AS DOCUMENT NO. 2020-009954, TCR, OR CALCULATED THEREFROM
- LIMITS OF SUBDIVISION MAP
- BWE BLOODWALL AND CONCRETE FOOTING EASEMENT IN FAVOR OF THE ARBOR GATES HOME OWNERS ASSOCIATION
- PUE PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF VISALIA PER THIS MAP
- PAE PEDESTRIAN ACCESS EASEMENT IN FAVOR OF THE CITY OF VISALIA PER THIS MAP

NOTES

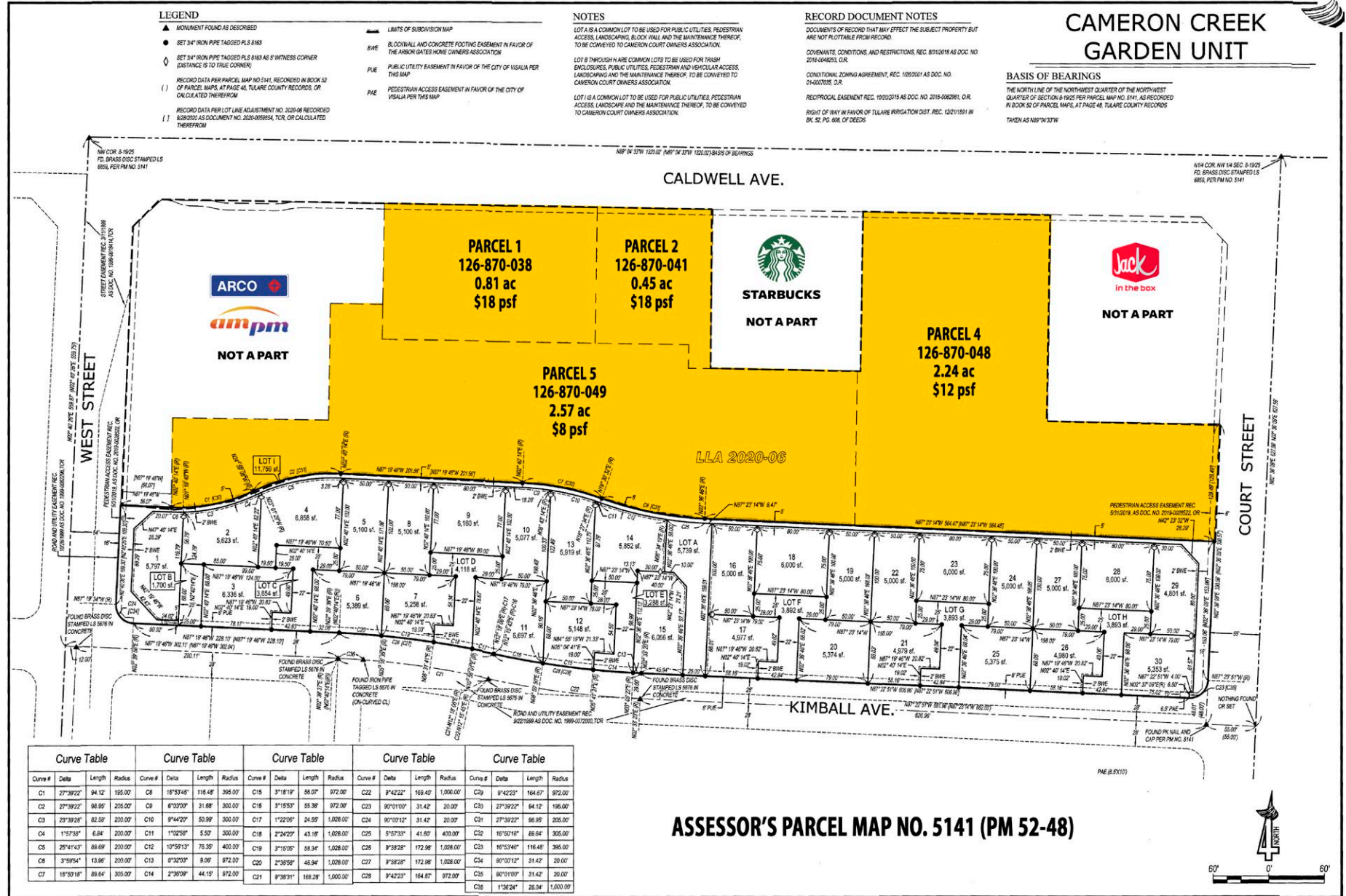
- LOT A IS A COMMON LOT TO BE USED FOR PUBLIC UTILITIES, PEDESTRIAN ACCESS, LANDSCAPING, BLOCK WALL AND THE MAINTENANCE THEREOF, TO BE CONVEYED TO CAMERON COURT OWNERS ASSOCIATION.
- LOT B THROUGH H ARE COMMON LOTS TO BE USED FOR TRUNK ENCLOSED PUBLIC UTILITIES, PEDESTRIAN AND VEHICULAR ACCESS, LANDSCAPING AND THE MAINTENANCE THEREOF, TO BE CONVEYED TO CAMERON COURT OWNERS ASSOCIATION.
- LOT I IS A COMMON LOT TO BE USED FOR PUBLIC UTILITIES, PEDESTRIAN ACCESS, LANDSCAPING AND THE MAINTENANCE THEREOF, TO BE CONVEYED TO CAMERON COURT OWNERS ASSOCIATION.

RECORD DOCUMENT NOTES

- DOCUMENTS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY BUT ARE NOT PLOTTABLE FROM RECORD:
- COVENANTS, CONDITIONS, AND RESTRICTIONS, REC. 8/10/2018 AS DOC. NO. 2018-046851, O.R.
- CONDITIONAL ZONING AGREEMENT, REC. 1/25/2021 AS DOC. NO. 2019-020705, O.R.
- RECIPROCAL EASEMENT REC. 1/30/2019 AS DOC. NO. 2019-006281, O.R.
- RIGHT OF WAY IN FAVOR OF TULARE IRRIGATION DIST. REC. 12/21/1931 IN BK. 52, PG. 608, OF DEEDS

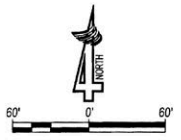
BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8-1925 PER PARCEL MAP NO. 5141, AS RECORDED IN BOOK 52 OF PARCEL MAPS, AT PAGE 48, TULARE COUNTY RECORDS TAKEN AS N89°34'33"W



Curve Table				Curve Table				Curve Table				Curve Table				Curve Table			
Curve #	Data	Length	Radius	Curve #	Data	Length	Radius	Curve #	Data	Length	Radius	Curve #	Data	Length	Radius	Curve #	Data	Length	Radius
C1	27°39'22"	94.12	195.00'	C8	18°53'46"	118.48	395.00'	C15	3°18'19"	58.07	972.00'	C22	9°42'22"	169.42	1,000.00'	C29	9°42'23"	164.67	972.00'
C2	27°39'22"	94.89	205.00'	C9	6°10'30"	31.89	300.00'	C16	3°15'53"	55.39	972.00'	C23	9°01'00"	31.42	20.00'	C30	27°39'22"	94.12	195.00'
C3	23°39'28"	82.08	200.00'	C10	9°44'20"	59.99	300.00'	C17	1°22'00"	24.55	1,028.00'	C24	9°01'01"	31.42	20.00'	C31	27°39'22"	96.95	205.00'
C4	1°57'38"	6.84	200.00'	C11	1°10'25"	5.57	300.00'	C18	2°24'20"	43.19	1,028.00'	C25	5°52'38"	41.80	400.00'	C32	16°50'16"	86.84	305.00'
C5	25°41'45"	89.69	200.00'	C12	1°05'51"	76.39	400.00'	C19	3°15'50"	58.34	1,028.00'	C26	9°38'28"	172.98	1,028.00'	C33	16°53'40"	116.48	385.00'
C6	3°59'54"	13.86	200.00'	C13	0°12'33"	9.09	972.00'	C20	2°35'58"	46.94	1,028.00'	C27	9°38'28"	172.98	1,028.00'	C34	80°10'12"	31.42	20.00'
C7	18°50'18"	89.64	305.00'	C14	2°38'30"	44.15	972.00'	C21	9°38'31"	189.29	1,000.00'	C28	9°42'23"	164.67	972.00'	C35	80°10'10"	31.42	20.00'
								C29	9°42'23"	164.67	972.00'					C36	80°10'10"	31.42	20.00'
																C38	1°38'24"	28.94	1,000.00'

ASSESSOR'S PARCEL MAP NO. 5141 (PM 52-48)

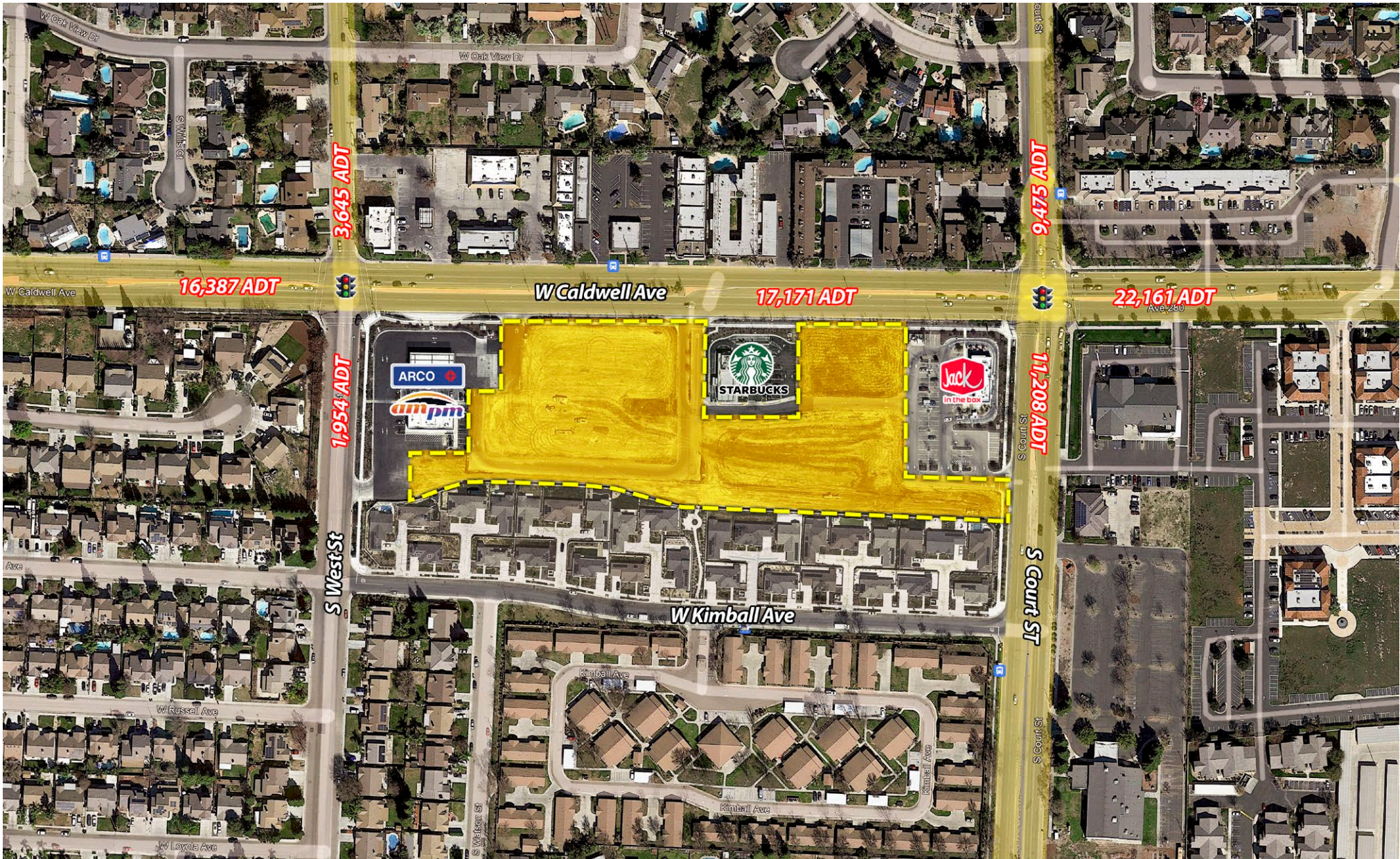


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