

SAITO COMPANY

For Sale | For Lease

Prime Freestanding Retail Building



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DRE 02007579

2240 S. Mooney Blvd
Visalia, CA 93277

±17,000 SF Available

Location, demographics and information on subject property is supplied by sources believed to be reliable. However, the Mark Saito Company cannot guarantee its accuracy and make no warranty or representations as to its veracity. It is presented hereon with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and these may not represent current or future performance of the property. All inquiries about content should be directed to the broker (BRE LIC# 00701227) Mark Saito and the Mark Saito Company. All rights reserved, 2025.

PROPERTY OVERVIEW

2240 S. MOONEY BLVD.

Property Overview

This prime freestanding building sits at the heart of Visalia's primary retail corridor along Mooney Blvd. capturing over ±50,000 VPD with exceptional visibility. The property offers approximately ±40 parking spaces, prominent street frontage with pylon signage, 12FT ceiling height, and 3 overhead doors for flexible operations. Positioned adjacent to national tenants such as AT&T and Denny's, the site delivers unmatched exposure in one of the region's most active retail markets.

The location offers convenient proximity to Visalia Mall and is surrounded by other shopping centers such as, Packwood Creek Shopping Center, Gateway Plaza, and the recently renovated Sequoia Mall, which now welcomes Nordstrom Rack, Barnes & Noble, and Daiso. Additional national retailers include Hobby Lobby, Grocery Outlet, Save Mart, WinCo Foods, Walgreens, and CVS.

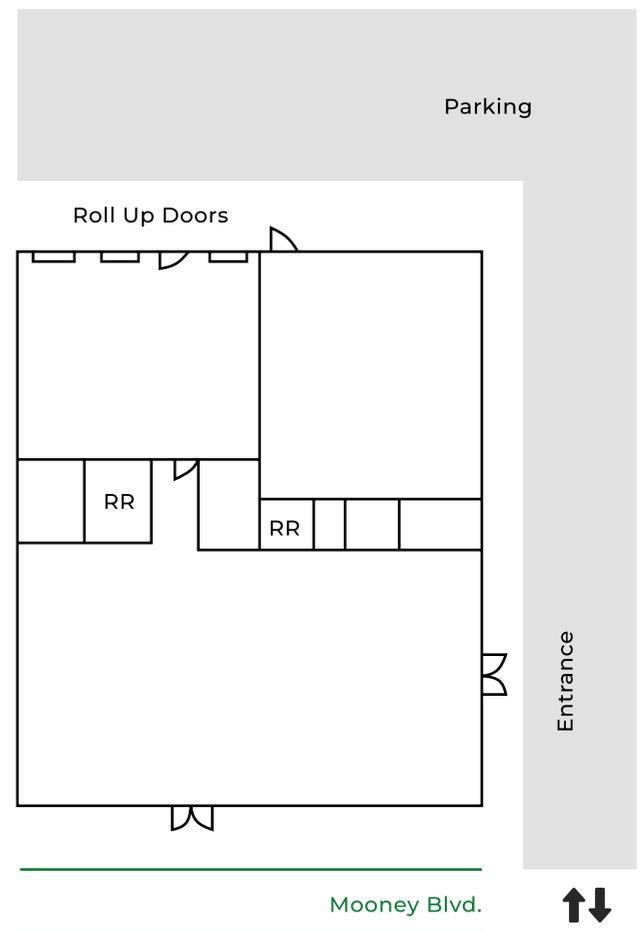
Strategic freeway access via CA-198, CA-63, and CA-99, combined with dense surrounding residential neighborhoods, creates an ideal environment for retailers, restaurants, and service-oriented businesses seeking high-demand market exposure.

Ongoing retail development along Mooney Boulevard and the completed Sequoia Mall transformation continue to enhance this established destination for both local residents and regional visitors, creating a dynamic setting for diverse commercial ventures.

[Schedule a Tour Now](#)

Offering Details

TYPE:	For Sale For Lease
PRICE:	\$3,750,000.00
RATE:	Call Broker for Details
SIZE:	±17,000 sq. ft.
TYPE:	Retail
PARKING	±40 parking stalls
ZONING:	CR
COUNTY:	Tulare County



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VICINITY MAP

2240 S. MOONEY BLVD.

Vicinity Map

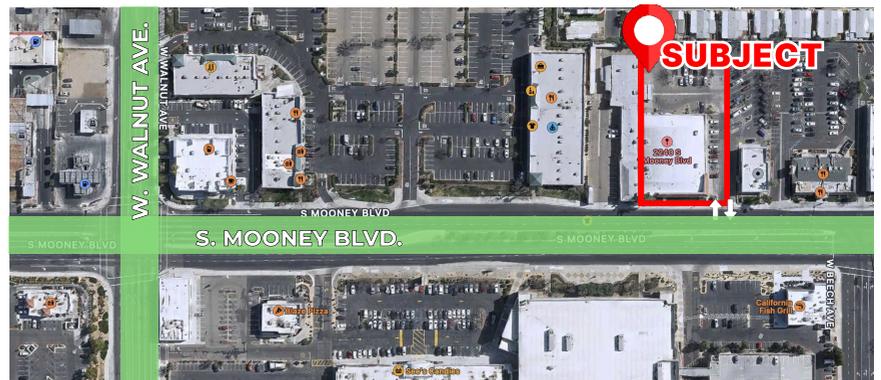


TRAFFIC COUNTS:

Mooney Blvd. Southbound	50,331± VPD
Walnut Ave. Westbound	15,532± VPD
Total	65,863± VPD

SURROUNDING MAJOR RETAILERS:

College of the Sequoia	1.0MI
Visalia Convention Center	2.8MI
Kaweah Health Medical Center	2.8MI
Downtown Visalia	3.0MI



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LOCATION OVERVIEW

Visalia, CA.

Property Overview

Map

Visalia, CA.

Visalia, the county seat of Tulare County with a population of 141,384, serves as a key economic hub within the San Joaquin Valley and anchors the Visalia-Porterville Metropolitan Statistical Area of 1,728,733 residents. As the region's 5th largest city, Visalia enjoys a strategic central California location—situated halfway between Fresno (43 miles north) and Bakersfield, just 35 minutes from Sequoia National Park and one hour from Kings Canyon National Park, with Los Angeles 190 miles south and San Francisco 230 miles northwest.

The city has experienced substantial population growth and development activity in recent years, driven by its cost of living and demand for new retail concepts. Mooney Boulevard serves as Visalia's premier retail corridor, generating some of the highest traffic counts in the region while drawing shoppers from Tulare, Porterville, Hanford, and the surrounding areas. This bustling artery seamlessly connects major retailers, offices, and dining establishments throughout the city.

Mooney Blvd. continues to flourish with an expanding collection of national tenants, local restaurants, and entertainment, further strengthening the city's position as San Joaquin Valley's powerhouse and dynamic destination for both residents and visitors alike.



Additional Photos



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