

BEST-IN-MARKET FREESTANDING RETAIL BUILDING AT BUSY INTERSECTION

2001 S MOONEY BLVD | VISALIA, CA 93277

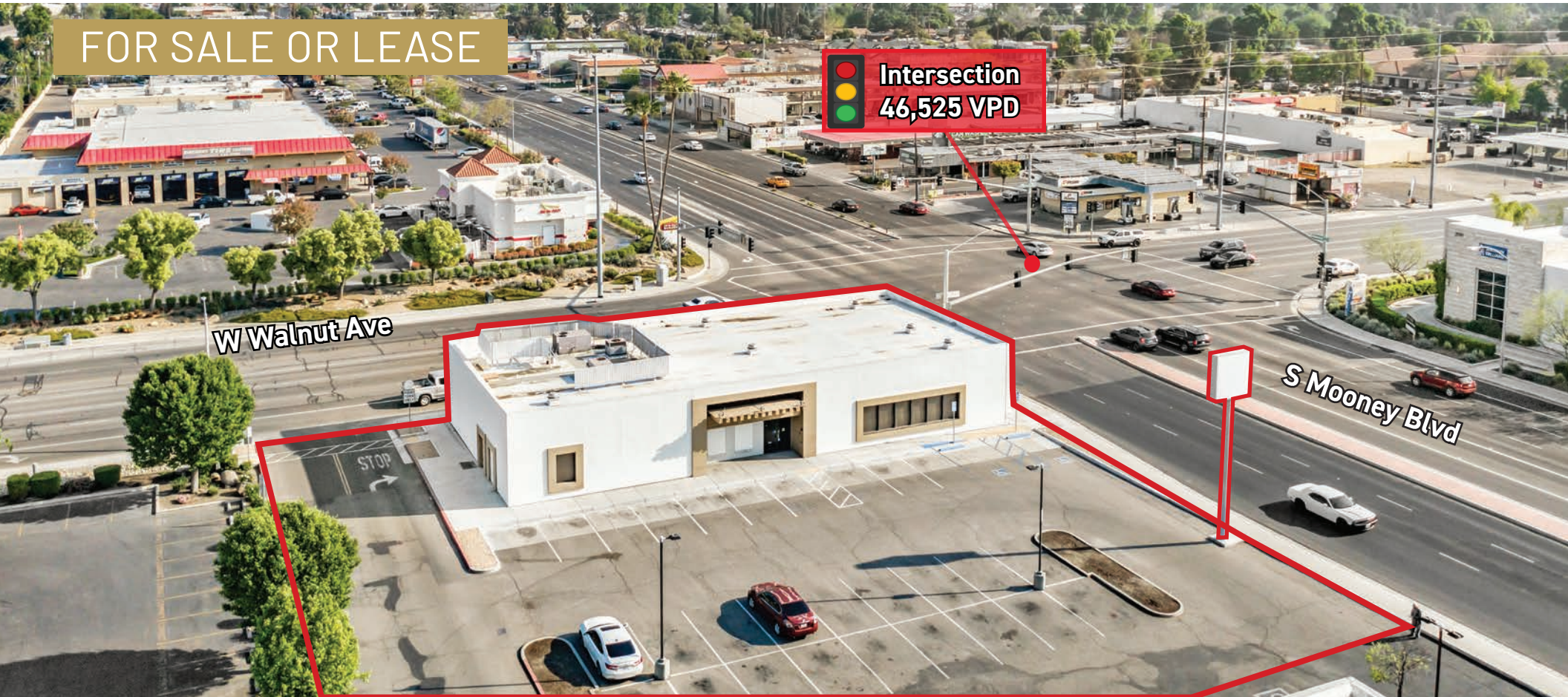


OROSCO
GROUP



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FOR SALE OR LEASE



PROPERTY HIGHLIGHTS

- Large corner location at a signalized intersection of S Mooney & Walnut
- For Sale or Lease
- Ability to demise the property from 1,200sf to 5,759SF on 0.60AC
- Ample parking available with 60 spaces
- Located at Main and Main intersection of Visalia and an outparcel to Visalia Mall
- Located on the major retail thoroughfare on S Mooney
- Co tenants include In-Out Burger, Dunkin, Blaze Pizza, Macy's, JC Penny and more
- Pylon Signage Available

SITE PLAN

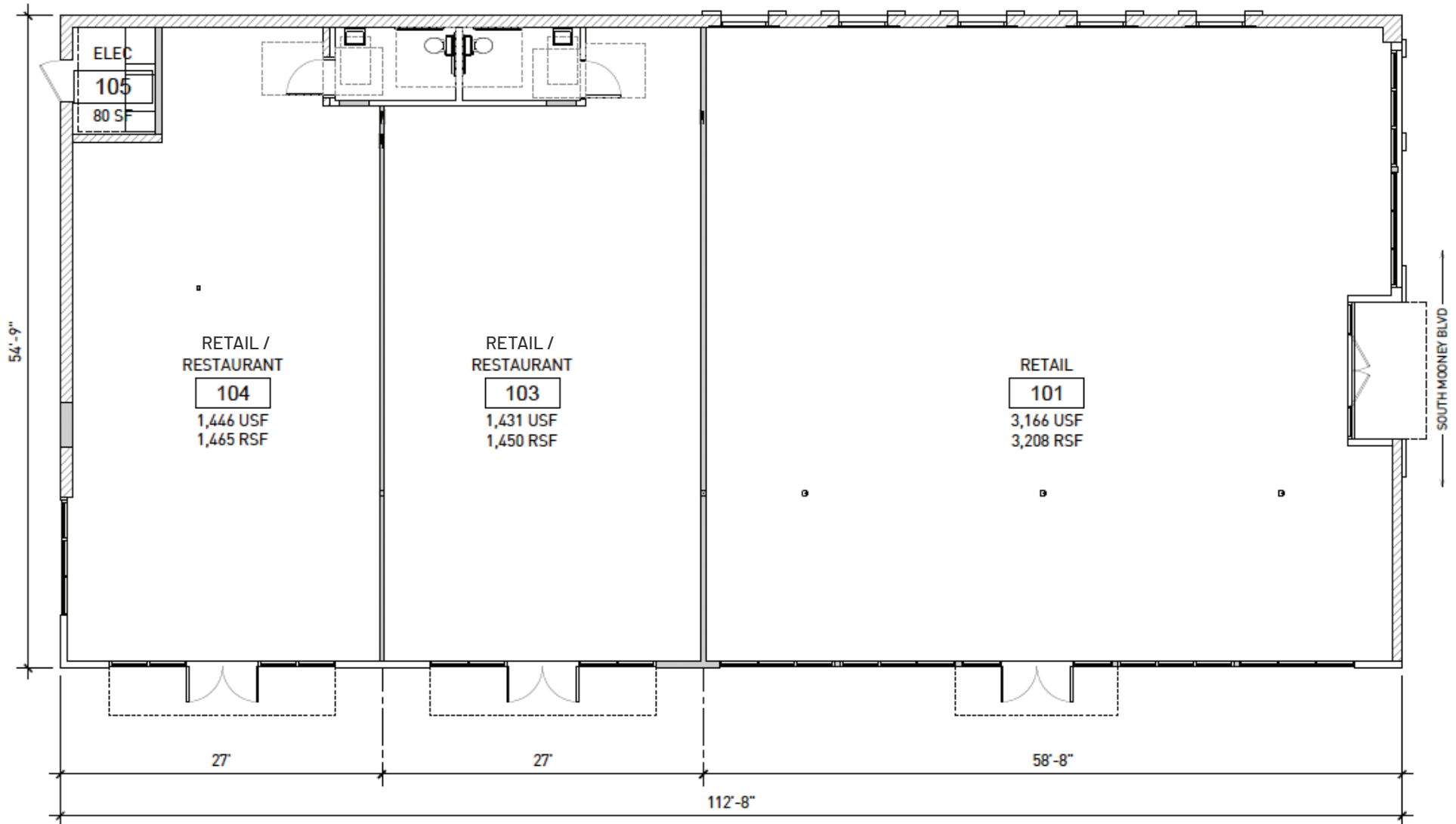


5,759 SQFT



0.6 AC

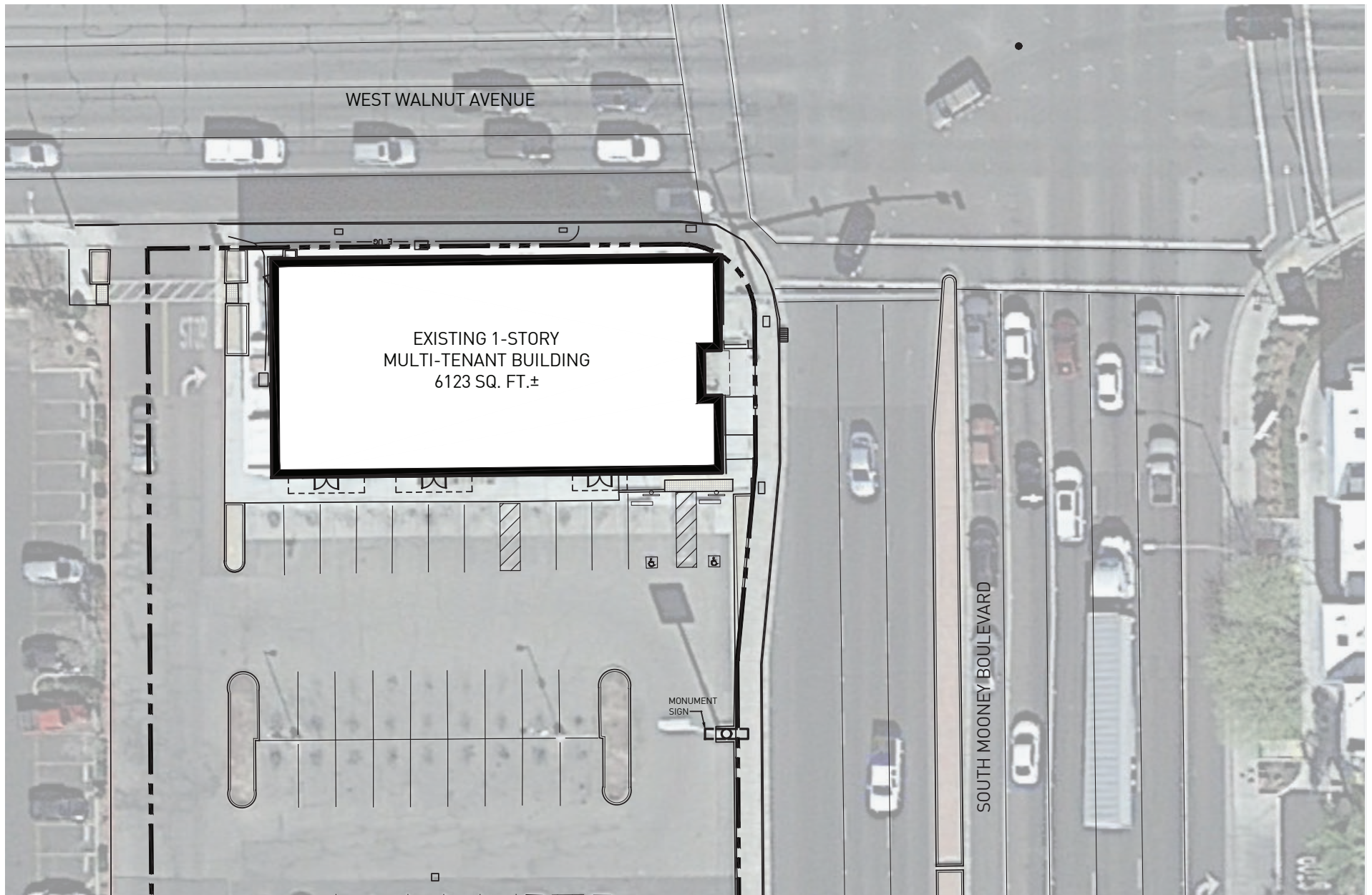
← WEST WALNUT AVE →



RENDERING PHOTOS



AERIAL SITE PLAN





RETAIL MAP



MARKET OVERVIEW

Visalia, CA

The City of Visalia is located in the agricultural San Joaquin Valley in California's Central Valley approximately 43 miles south of Fresno, 190 miles north of Los Angeles, and 230 miles southeast of San Francisco. The city is strategically situated along Freeway 99, one of California's primary north/south arteries, offering a central location that is well connected to its surrounding communities. As the county seat of Tulare County, Visalia serves as the economic and governmental center to one of the most productive agricultural counties in the country. Visalia's population was 136,246 as of a 2018 U.S. Census Bureau estimate, making it the fifth-largest city in the San Joaquin Valley.

ECONOMY

Visalia's capture of the County's annual retail sales has increased over the past 10 years. While some neighboring County communities have added some large format, big box and/or general merchandise retailers, they lack the depth and variety of the retailers and retail environments present in Visalia. As a result, Visalia consistently represents nearly 40% of the total sales tax generated in both Tulare and Kings County combined, and generates over 50% of Tulare County's total food product and general retail related sales tax. This demand is projected to increase; by 2030, supportable overall retail space demand will increase to 1.9 million square feet within the City of Visalia, with overall market area demand forecasted to grow by about 1.8 million square feet to 6.1 million square feet of space by the same time.

INCREASINGLY DIVERSE ECONOMY • AGRICULTURE/FOOD PROCESSING MAJOR ECONOMIC DRIVER • CONSISTENTLY RANKED HIGH-PERFORMING CITY (MILKEN INSTITUTE)

As the regional hub of the Tulare/Kings county region, Visalia enjoys an increasingly diversified economy. Agriculture and related food processing and distribution remain the heart of our industry, while light manufacturing and industrial/commercial distribution represent the fastest growing portion of our employer base. According to the 2017 & 2018 studies done by the Milken Institute, Visalia was #54 on their national ranking of high-performing cities, jumping 69 spots from previous years, and ranking it as the eighth overall improved city and second among all California markets. The study measures which US metropolitan areas are promoting economic vitality based on job creation and retention and quality of new jobs.

DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	5 MILES	10 MILES
2022 Population	15,722	142,328	254,997
2027 Population Projection	16,041	147,442	264,322
Annual Growth 2022-2027	0.4%	0.7%	0.7%
2022 Median Age	36.6	34	33.1
HOUSEHOLDS	1 MILE	5 MILES	10 MILES
2022 Total Households	5,701	46,947	79,640
2027 Total Households	5,819	48,632	82,578
2022- 2027 Annual Growth	0.4%	0.7%	0.7%
2022 Average Income	\$78,755	\$88,825	\$82,488
2022 Median Income	\$66,266	\$71,033	\$65,856
Total Specified Consumer Spending (\$)	\$178.7M	\$1.6B	\$2.7B



PROPERTY PHOTOS



DISCLAIMERS & AGREEMENT

Alpha Real Estate Advisors LLC ("AREA") has been retained as the exclusive listing broker to arrange the sale of the property identified herein above (the "Property").

Purpose and Intent. This Offering Memorandum ("Memorandum") has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

Information Provided As An Opinion: The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented "as is" without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either's respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property's value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell or the solicitation of an offer to buy in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

Forward-Looking Statements and Financial Projections. All statements herein, other than statements of historical fact, are statements that could be deemed "forward-looking" statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized. Potential purchasers of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.

COVID-19 Pandemic. The World Health Organization has characterized the outbreak of COVID-19 that is currently affecting many parts of the world, including the United States and NC, as a pandemic (the "Pandemic"). The Pandemic has negatively affected travel, commerce, and financial markets globally. While the potential future impact of the Pandemic cannot be quantified at this time, it is expected that the continued outbreak of COVID-19 could have an adverse impact on property values, including the value of the Property.

Owner's/Seller's Reserved Rights. Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

Confidentiality: The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.



EXCLUSIVELY LISTED BY

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DIRECTOR

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