

GRAHAM | & ASSOCIATES



COMMERCIAL RETAIL PARCELS FOR SALE

SEC DINUBA BLVD. & RIGGIN AVE | VISALIA, CA 93291

OFFERING MEMORANDUM



LISTED BY

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— & —
ASSOCIATES

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EXECUTIVE SUMMARY

Location Description

The subject property is located on the SEC of Dinuba Blvd. and Riggin Ave. in North Visalia. The site is across the street from Orchard Walk Shopping Center, a Target-anchored power center with Ross, TJ Maxx, and Vallarta Supermarket. North Visalia has experienced a great deal of residential growth and continues to expand. Granville Homes' River Island residential subdivision development with 264 planned homes is one quarter-mile north of the site. Another new residential development comprising 82 planned lots is also just south of the River Island project.

Residential areas to the south, east and west of this location are dense with several recently developed, including the Riverbend Village community immediately south the subject property.

Property Description

The property consists of ±2.14 acres of hard-corner and interior commercial parcels suitable for retail, restaurant, and office use. See next page for parcel availability and pricing.



2017 DEMOGRAPHICS SUMMARY	1 MILE	3 MILE	5 MILE
Total Population	12,609	72,017	140,812
Total Households	3,107	22,109	45,653
Average Household Inc	\$53,892	\$68,345	\$73,393
Total Daytime Population	10,319	79,887	145,988

Source: Pitney Bowes Software

2017 TRAFFIC COUNTS	
Riggin Ave @ Dinuba Blvd	18,320 ADT
Dinuba Blvd @ Riggin Ave	17,454 ADT
Total	35,774 Average Daily Traffic

Source: Kalibrate Technologies

Terms: Contact agent for more information.



SHANNON PKWY



63

N DINUBA BLVD

W RIGGIN AVE



Future Dental Office

±63,397 SF (1.46 Acre)

±29,791 SF (0.68 Acre)



PARCEL 5

PARCEL 4

63

N COURT ST

43 MILES TO
FRESNO, CA

SEQUOIA & KINGS CANYON
NATIONAL PARKS

ORCHARD WALK EAST
TARGET **TJ-maxx**
VALLEARTA **ROSS**
SUPERMARKETS DRESS FOR LESS

**SUBJECT
PROPERTY**

LOWE'S *Walgreens*
Dutch Bros *Coffee*



W RIGGIN AVE

NORTHSIDE SHOPPING CENTER
Food4Less **dd's**
DISCOUNTS
DOLLAR TREE *Wendy's*

Walmart
Neighborhood Market

HOUSTON AVE

W HOUSTON AVE

Auto
Zone

W GOSHEN AVE

N PLAZA DR

N AKERS ST

N DINUBA BLVD

VISALIA
MUNICIPAL AIRPORT

W HURLEY AVE

VISALIA GOLF CLUB

DOWNTOWN VISALIA

WAL★MART
SUPERCENTER

198

198

Valley Oaks
Golf Course

COS
COLLEGE OF THE SEQUOIAS

RITE AID

Kaweah Health
MORE THAN MEDICINE. LIFE.

KIA **CHEVROLET**

TOYOTA
HONDA

99

GOLDEN STATE HWY

ADVENTURE PARK
Come for the Adventure... stay for the Fun!

VISALIA MALL
±435,376 SF GLA | ±75 STORES
JCPenney **macy's**

SEQUOIA PLAZA
WAL★MART **ASHLEY**
SUPERCENTER FURNITURE INDUSTRIES, INC.
Burlington **JOANN**
coat Factory stores inc.

RD 92

THE HOME DEPOT

SEQUOIA MALL
±400,789 SF GLA | ±20 STORES
SPROUTS **Marshalls** **NORDSTROM** **RACK**
HomeGoods **BARNES & NOBLE**

63
32,183 VPD

W CALDWELL AVE

PACKWOOD CREEK SHOPPING CENTER
TARGET **BEST BUY**
KIRKLAND'S Home Decor, Gifts & More
ULTA BEAUTY

7,611 VPD

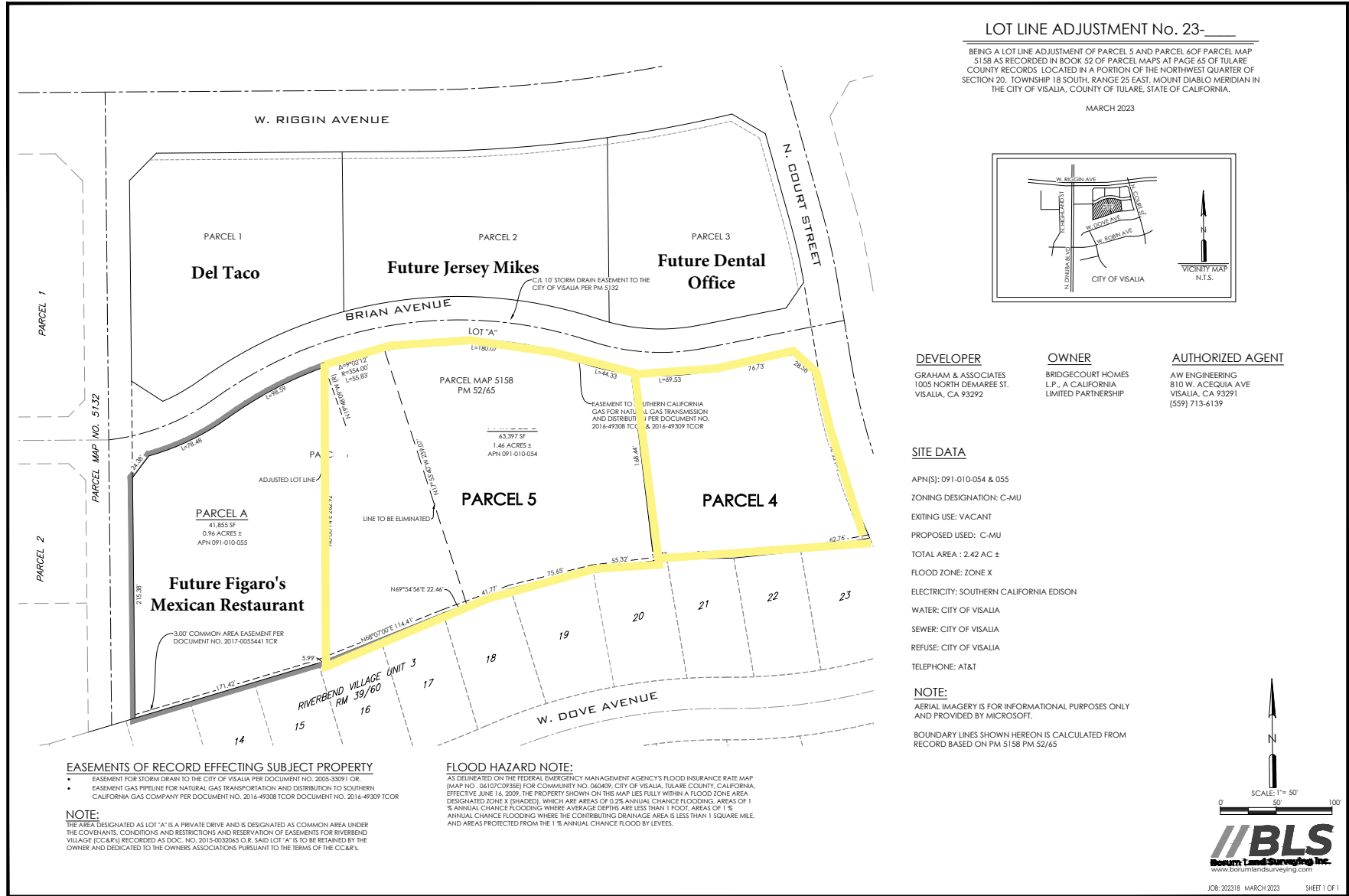
22,448 VPD

COSTCO
WHOLESALE

78 MILES TO
BAKERSFIELD, CA

LOWE'S **PET SMART** **SPORTSMAN'S**
Michael's WAREHOUSE
LEA BOY

PARCEL MAP





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