

GRAHAM | & ASSOCIATES

W CALDWELL AVE

**PARCEL B
1.67 AC**

PRIME DEVELOPMENT SITE – HIGH-VISIBILITY CORNER IN VISALIA

VISALIA, CA

OFFERING MEMORANDUM



**PARCEL B
1.67 AC**

CONTENTS

- 3 Executive Summary**
- 4 Parcel Map**
- 5 Market Aerial**
- 6 Midrange Aerial**
- 7 Market Overview**
- 8 Area Map & Demographics**

LISTED BY

Matthew D. Graham
 DRE #01998518
 O | 559.754.3020
 F | 559.429.4016

GRAHAM
 &
ASSOCIATES

COMMERCIAL • AGRICULTURE • ESTATES

The information contained herein has been obtained from sources believed to be reliable, but has not been verified for accuracy. All information is presented "as-is" without representation or warranty of any kind. You are advised to independently verify the accuracy of all summaries and information contained herein. Any reliance on the content of this memorandum offering is solely at your own risk.

S Demaree St & W Caldwell Ave | Visalia, CA

GRAHAM | & ASSOCIATES

EXECUTIVE SUMMARY

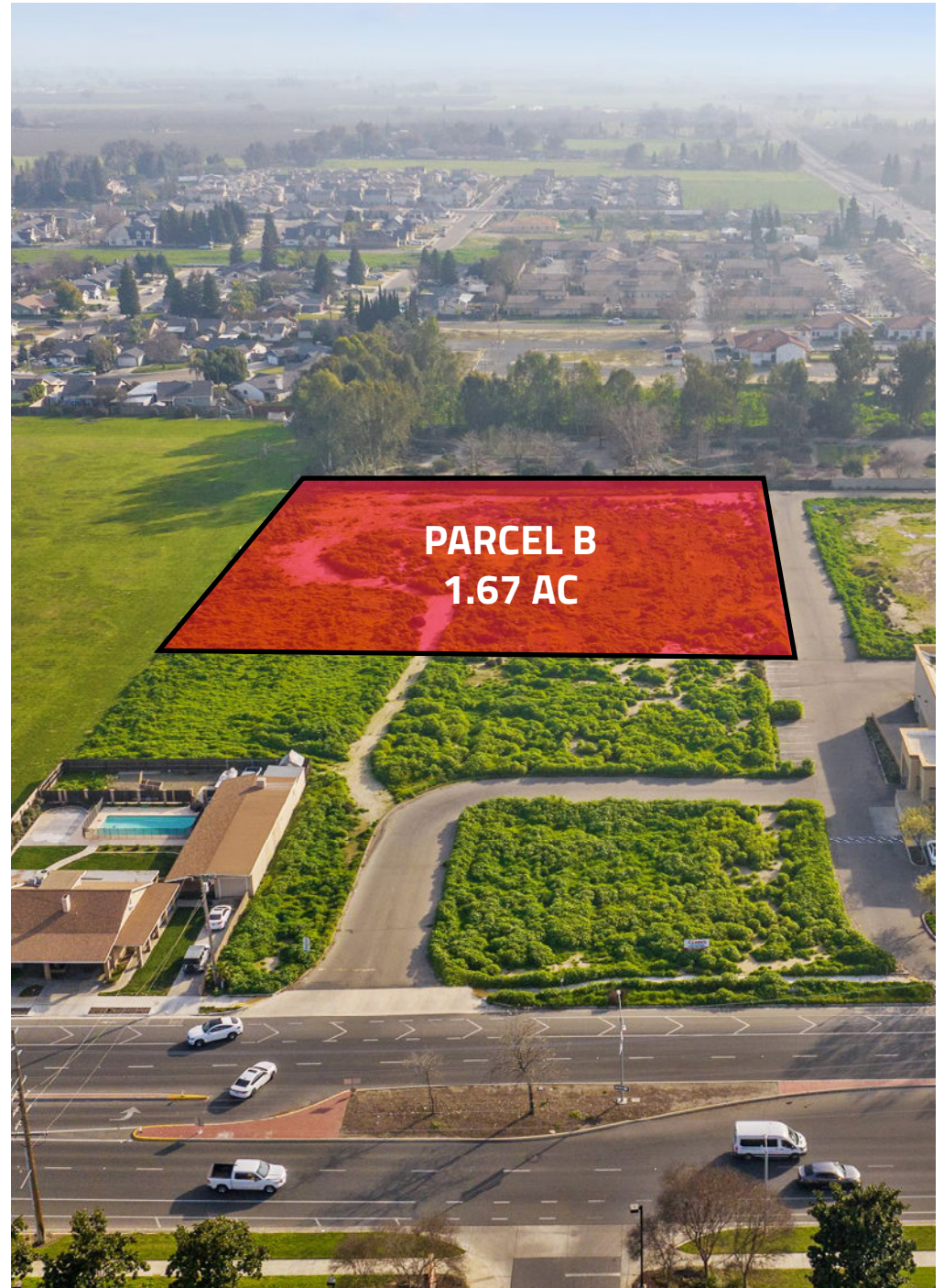
Investment Highlights

- » **Price:** \$1,500,000
- » **Parcel Size:** 1.67 Acres
- » **Proposed Use:** Car Wash or Similar Commercial Development
- » **High-Traffic Intersection:** Excellent exposure and accessibility
- » **Commercial Zoning:** Supports service-oriented and retail uses
- » **Infrastructure Ready:** Utilities and road improvements in place

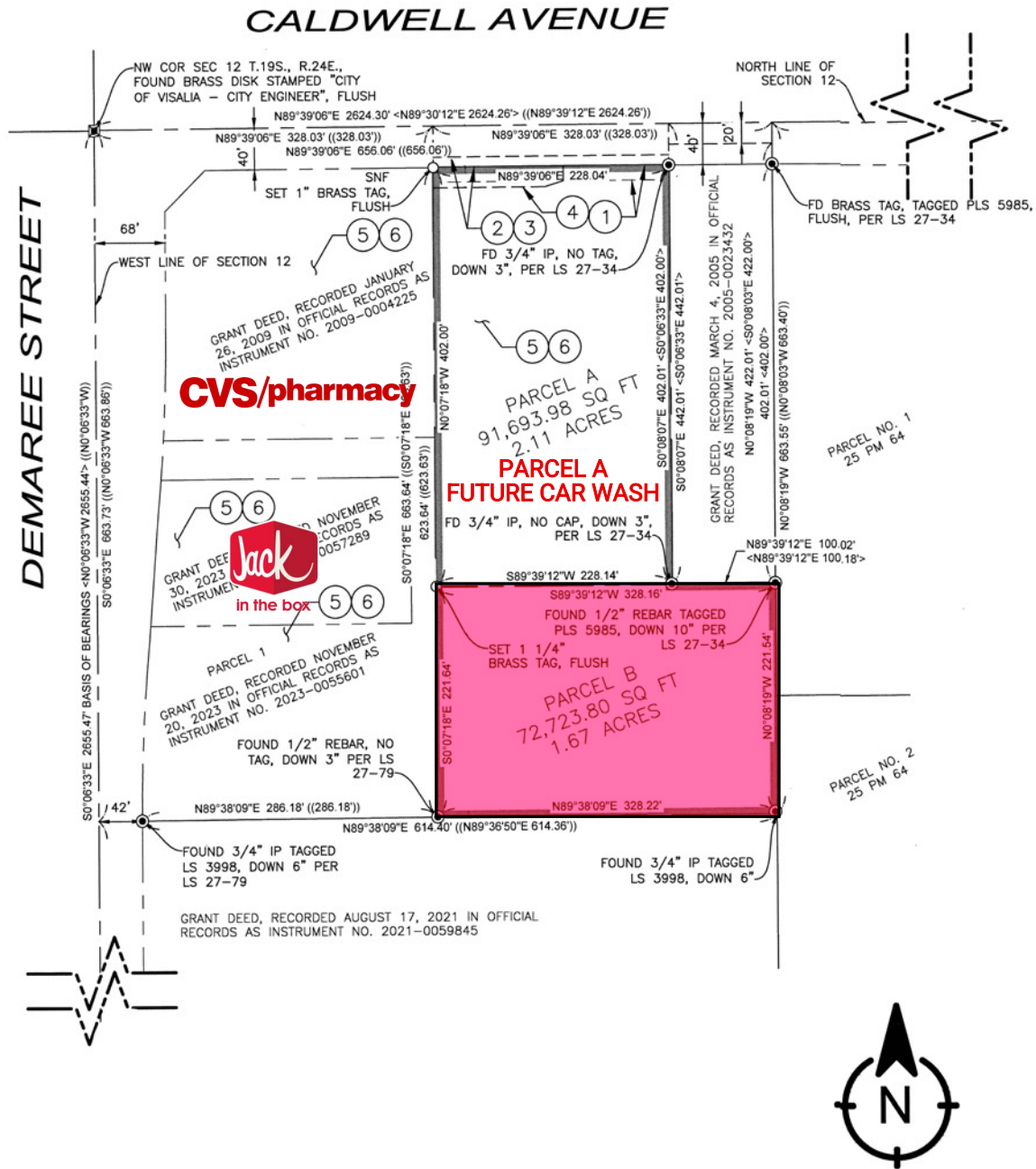
Rare opportunity to acquire a prime commercial development site at one of Visalia's busiest intersections. This 1.67-acre corner parcel offers exceptional visibility, easy access, and strong traffic counts, making it ideal for a car wash, drive-through service, or other commercial use. The site is fully prepared for development and positioned in a growing retail and service corridor, providing long-term investment potential.



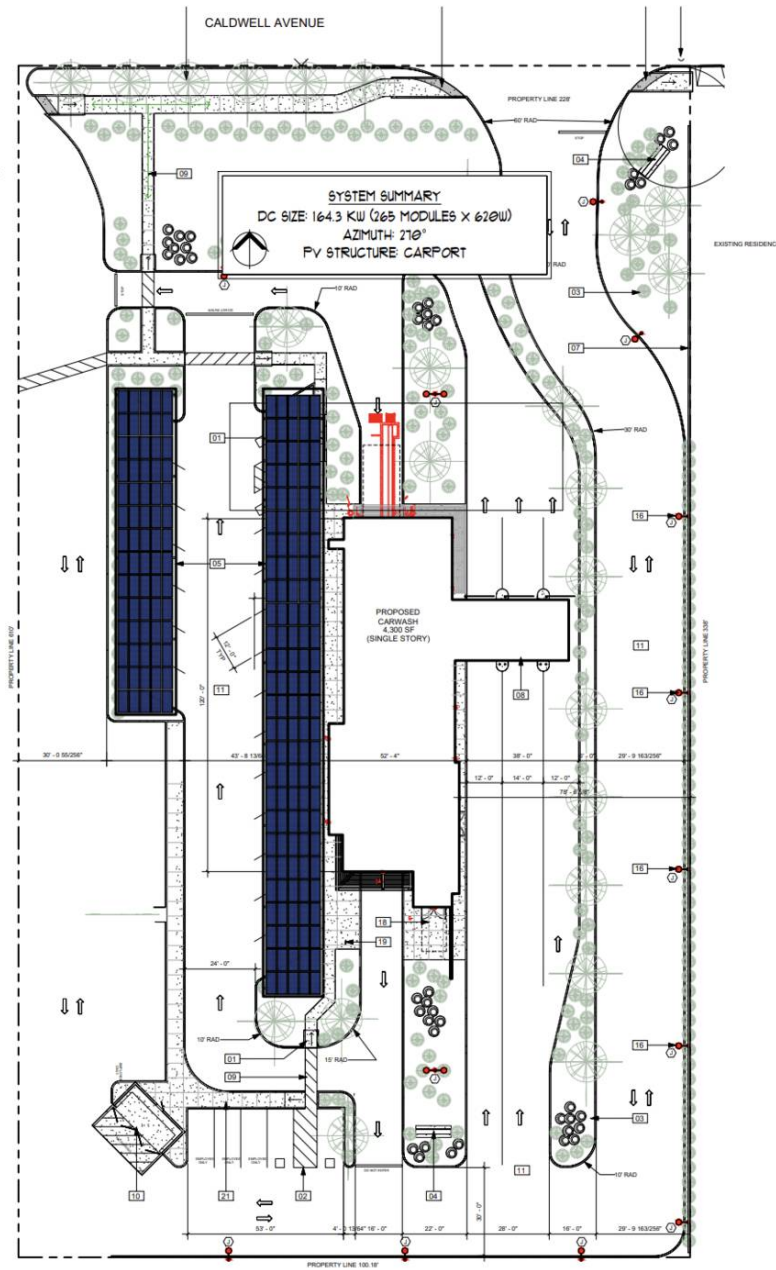
S Demaree St & W Caldwell Ave | Visalia, CA



PARCEL MAP



SITE PLAN - PARCEL A



PRELIMINARY LAYOUT
SCALE: n/a

MARKET AERIAL



MIDRANGE AERIAL



MARKET OVERVIEW

Visalia is a city of 136,000 people located in the San Joaquin Valley of Central California, equidistant from the Ports of Los Angeles/Long Beach and Oakland. It is home to one of the finest downtown areas between Stockton and Bakersfield with a variety of restaurants, shops, boutiques, entertainment and event centers, many professional office tenants as well as the area's largest hospital Kaweah Delta Healthcare District. Visalia is also the County Seat for Tulare County, which is reflective of its position as the economic and cultural hub of the county.

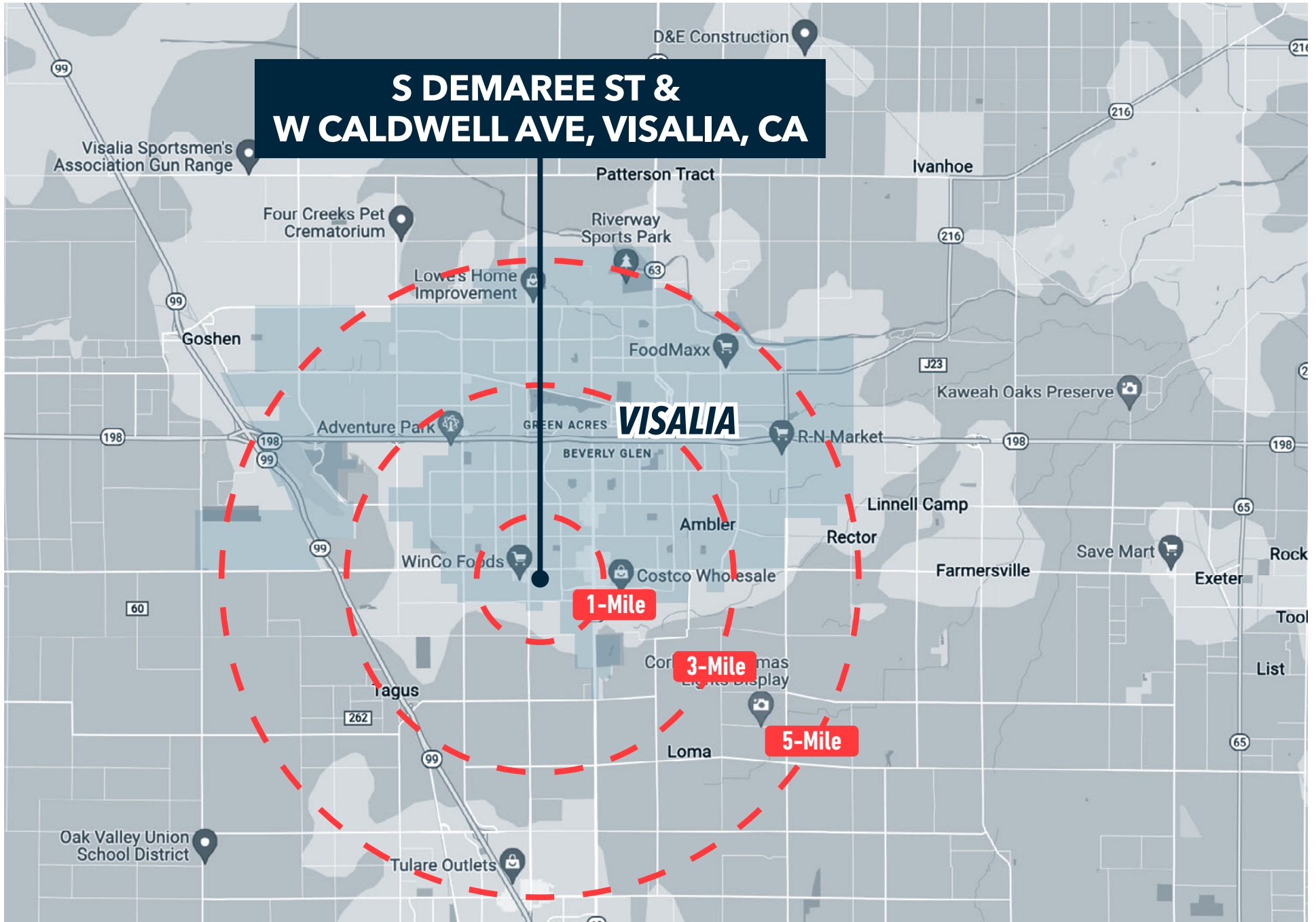
As the regional hub of the greater Tulare/Kings County region, Visalia has seen a robust and growing economy. It is part of Tulare County, which is the more populated of the two, with 442,179 people and a median age of just 28.5 years old - one of the youngest regional populations in California. Tulare County is also within an Enterprise Zone which offers a number of economically-favorable incentives such as 21-Day permit fast-tracking, 5-year, no interest, development fee deferral, state tax credits for hiring and purchasing qualified equipment, accelerated expense deductions, net interest deduction and preference points on state contracts.



- image Clockwise from top:*
1. Fox Theatre (± 0.7 miles from subject)
 2. Vintage Press Restaurant (± 0.7 miles from subject)
 3. Lake Kaweah Marina (± 20 miles from subject)



AREA MAP & DEMOGRAPHICS





W CALDWELL AVE

PARCEL B
1.67 AC

GRAHAM
&
ASSOCIATES
COMMERCIAL • AGRICULTURE • ESTATES

Matthew D. Graham
DRE 01998518
O | 559.754.3020
F | 559.429.4016