



900 S Mooney Blvd | Visalia, CA

Property For Sale

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | **& ASSOCIATES**

Matt Graham
Lic# 01804235
www.mdgre.com

to learn more, visit: www.mdgre.com

PROPERTY DETAILS

Address:	900 S Mooney Blvd Visalia, CA
APN:	094-285-014
Lot Size:	40,500 +/- Sq. Ft.
Building Size:	5,485 +/- Sq. Ft.
Zoning	CR
Sales Price	\$3,950,000.00



Additional Comments:

Incredible investment opportunity to own a highly popular restaurant on busy Mooney Blvd in Visalia. The retail building is well maintained and ideally located on a high traffic main thoroughfare in Visalia. There is a large parking lot included on the lot. See current lease information below. Please call for further details.



Contact Broker:
Matt Graham
Lic# 01804235

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PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

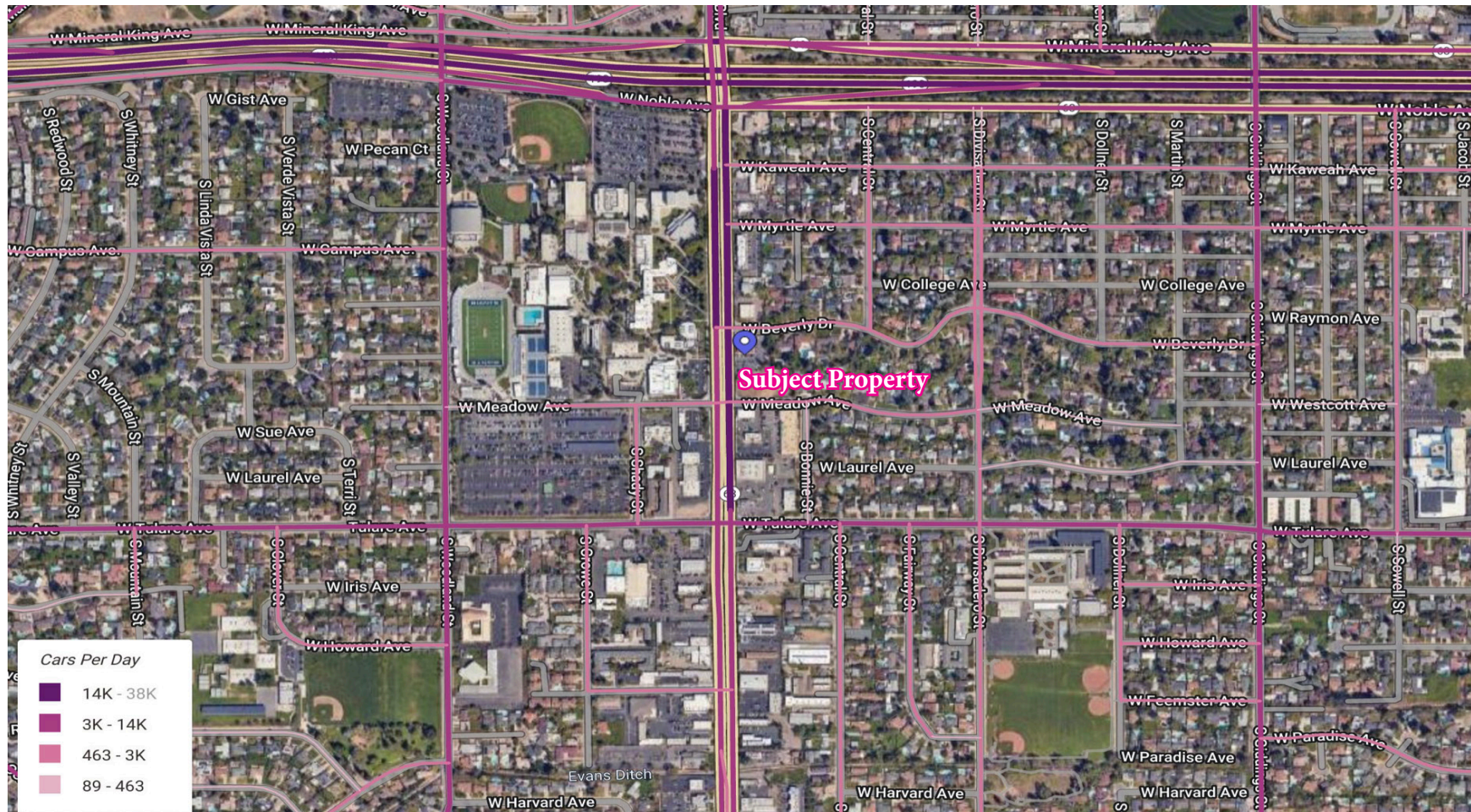
RENT ROLL

RENT ROLL	NRA	Annual	SF/yr	SF/mo
Black Bear Diner	5,485 SF			
Base Rent		\$134,772	\$24.57	\$2.05
Percentage Rent (3 Year Avg)		<u>\$102,000</u>	<u>\$18.60</u>	<u>\$1.55</u>
Total		\$236,772	\$43.17	\$3.60
Historical Sales/Rent	Sales	Annual % Rent	SF/yr	SF/mo
2024 (annualized)	\$3,868,423	\$97,333	\$17.75	\$1.48
2023	\$3,975,796	\$103,776	\$18.92	\$1.58
2022	\$4,084,502	\$103,394	\$18.85	\$1.57
2021	\$3,373,823	\$67,657	\$12.33	\$1.03
2020	\$1,829,589	\$8,758	\$1.60	\$0.13
2019	\$3,257,732	\$60,692	\$11.07	\$0.92

PRO FORMA

PRO FORMA	Annual	SF/yr	SF/mo	Comments
Base Rent	\$134,772	\$24.57	\$2.05	
Percentage Rent	102,000	18.60	1.55	
CAM Income	-	-	-	
Effective Gross Revenue	\$236,772	\$43.17	\$3.60	
Operating Expenses				
Property Taxes	-	-	-	T pays direct
Insurance	-	-	-	T pays direct
CAM	-	-	-	T pays direct
Management	-	-	-	N/A
Operating Expenses	-	-	-	
Net Operating Income	\$236,772	\$43.17	\$3.60	
Capitalization Rate	6.00%			
List Price	\$3,950,000	or \$720/sf		

TRAFFIC MAP

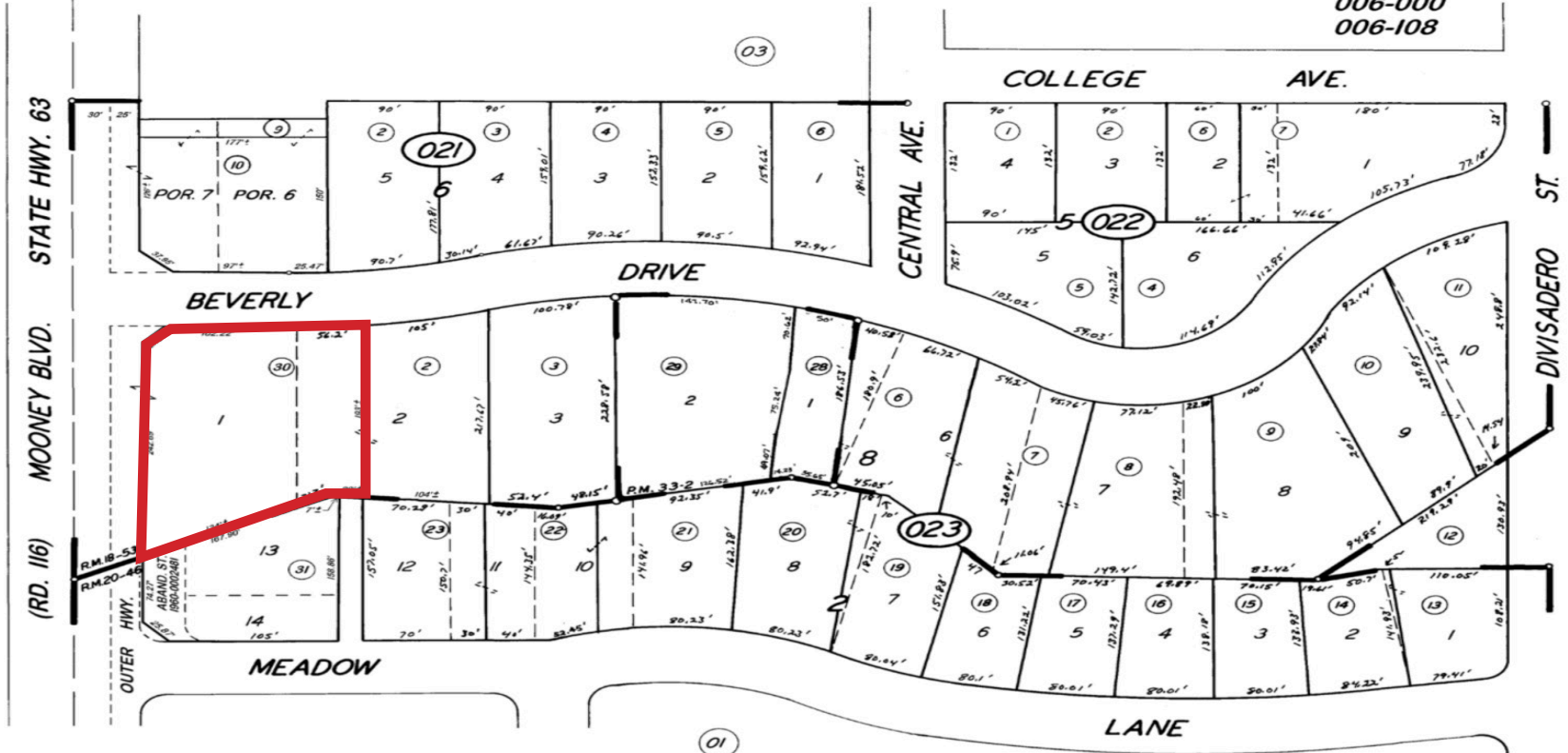


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TAX MAP

N¹/₂ SW¹/₄ OF NW¹/₄ SEC. 31, T.18S., R.25E., M.D.B. & M.

TAX CODE AREA **096-02**
006-000
006-108

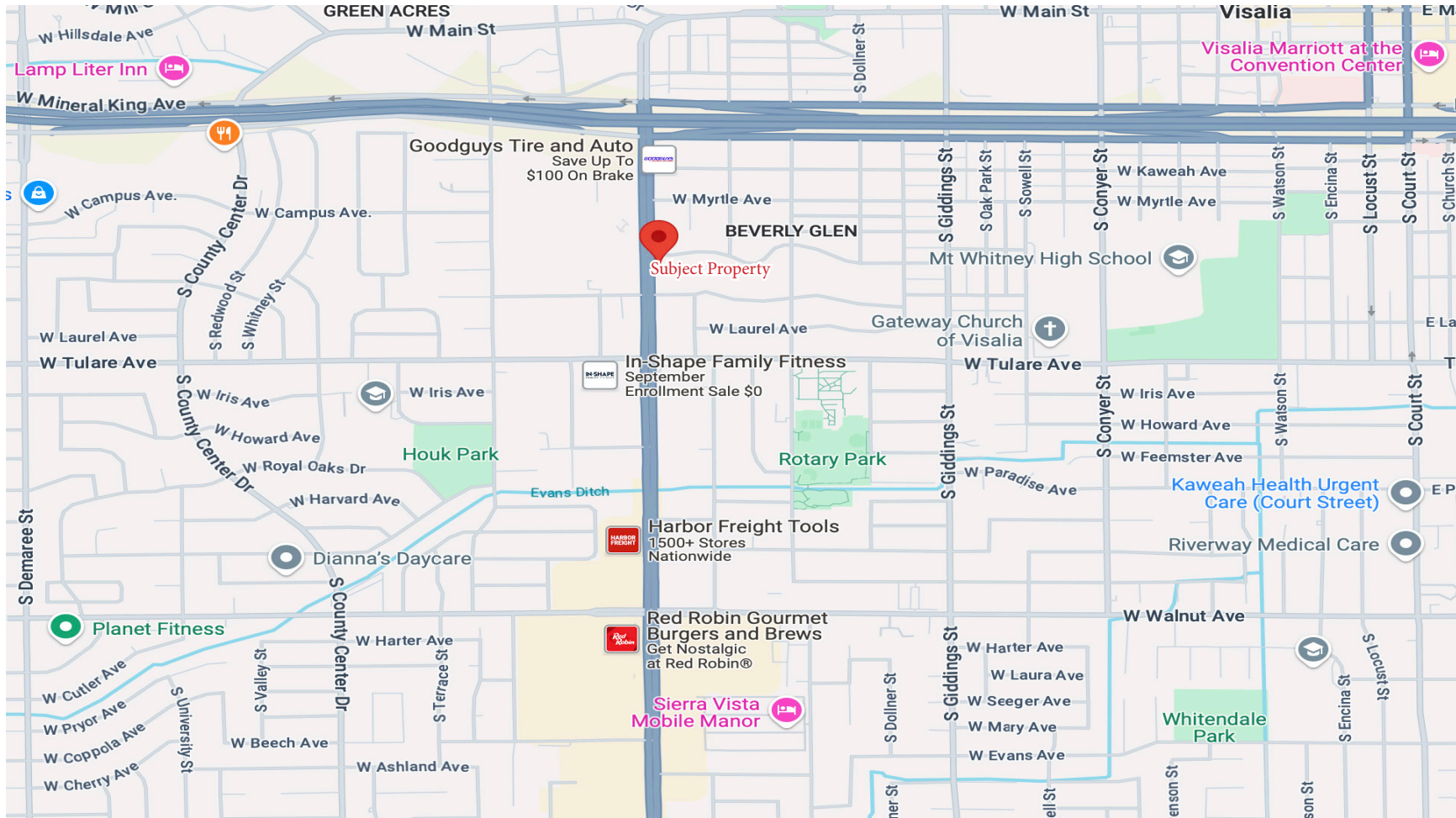


PARCEL MAP 3201, P.M. 33-2
POR. BYFIELD PARK NO.2 R.M. 18-53
POR. BEVERLY GLEN R.M. 20-46
POR. RECORD OF SURVEY L.S. 31-30 (STATE HWY. 63)

CITY OF VISALIA
ASSESSOR'S MAPS BK. 96, PG. 02
COUNTY OF TULARE, CALIF.

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LOCATION MAP



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PROPERTY LAYOUT



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PROPERTY PHOTOS



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