



E Houston Way & McAuliff Street | Visalia, CA

Property For Lease

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

GRAHAM | **& ASSOCIATES**

to learn more, visit: www.mdgre.com

Matt Graham
Lic# 01804235
Michelle Felsted
Lic# 01197216

PROPERTY DETAILS

Address Corner of E Houston Ave and McAuliff Street | Visalia, CA

Square Feet Available 2,473 +/- Sq. Ft.

Lease Rate \$2.75 Per Sq. Ft.

Lease Type NNN



Additional Comments:

Great retail opportunity available for lease next to Golden West High School. Located in North Visalia on the hard corner of E. Houston Ave and McAuliff Street. Both endcap spaces, one with drive-thru. Anchored by Circle K and Shell Gas Station. Please call for further details.



Contact Broker:

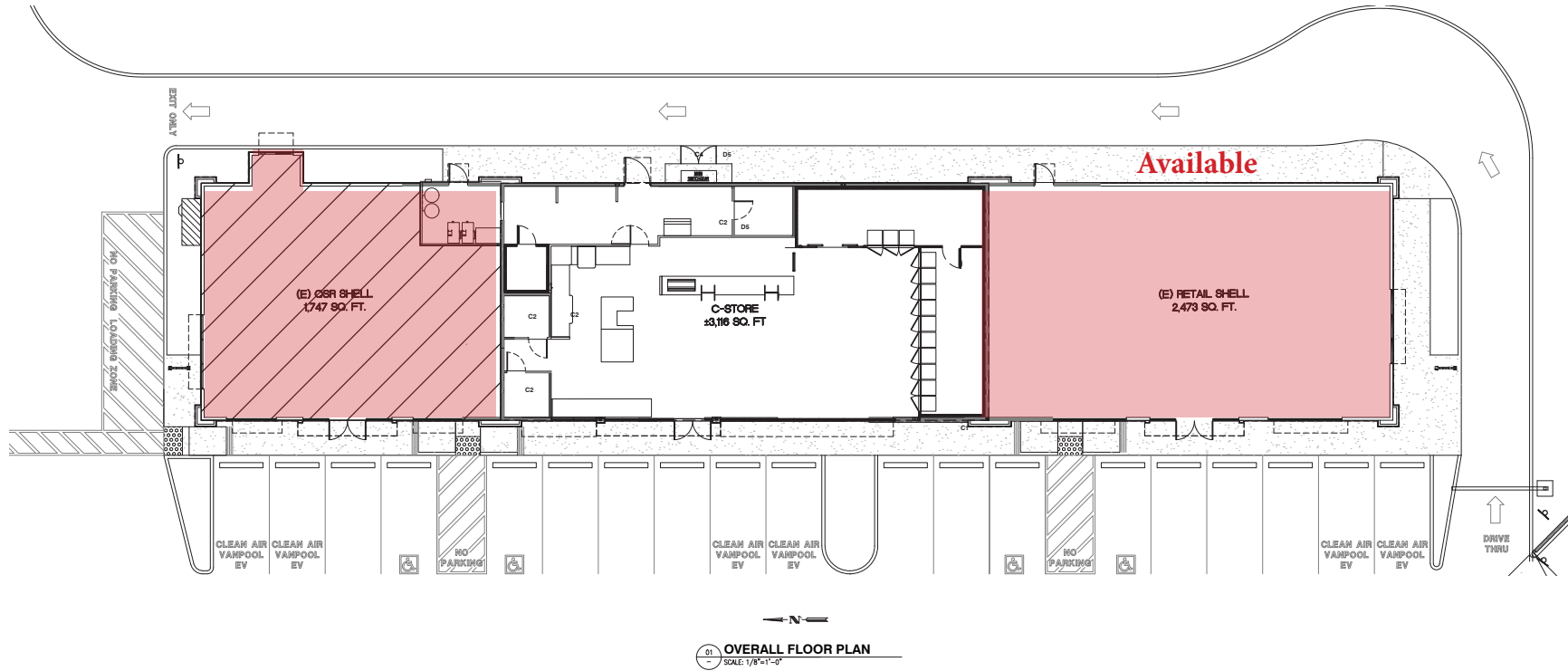
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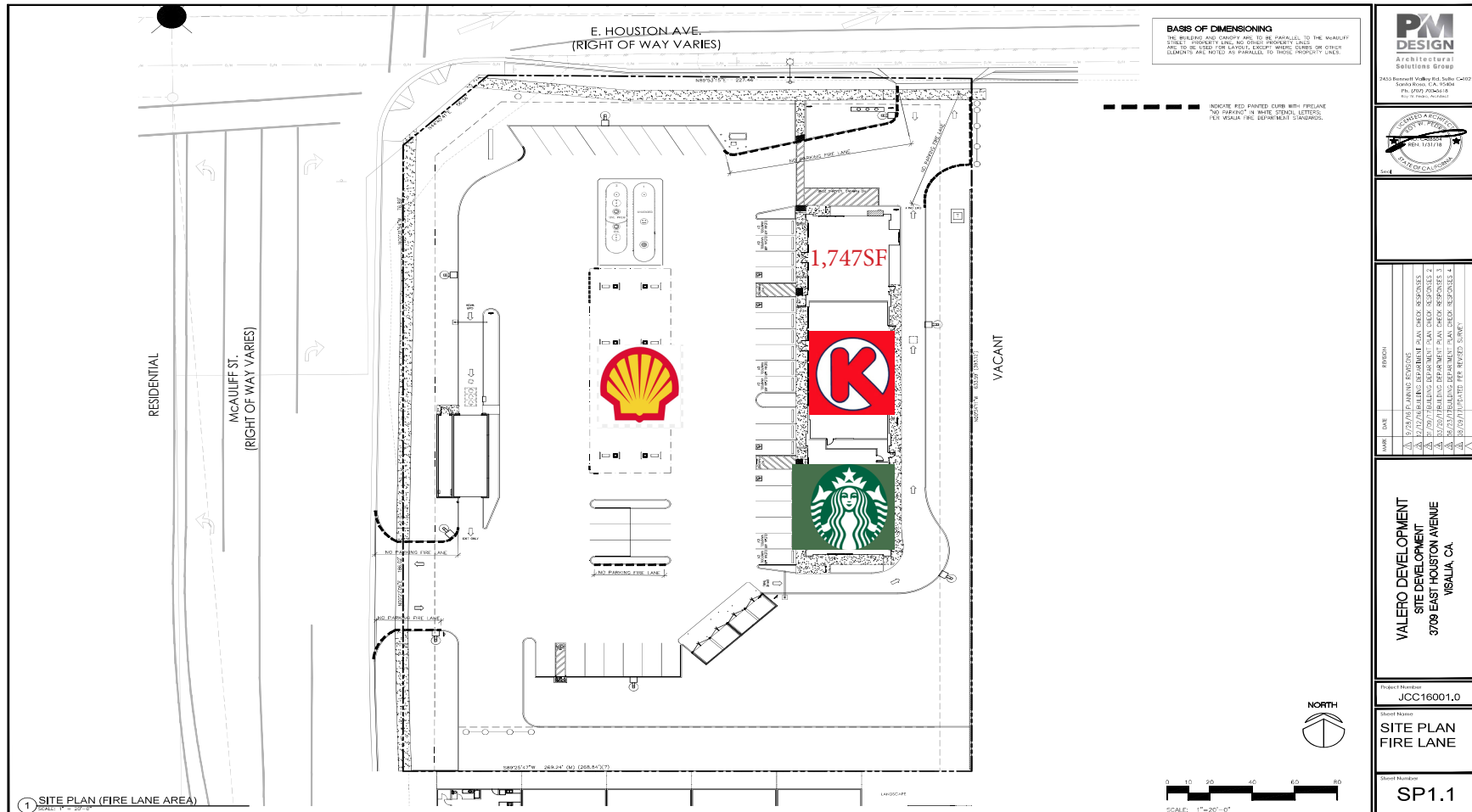
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SITE MAP



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SITE PLAN

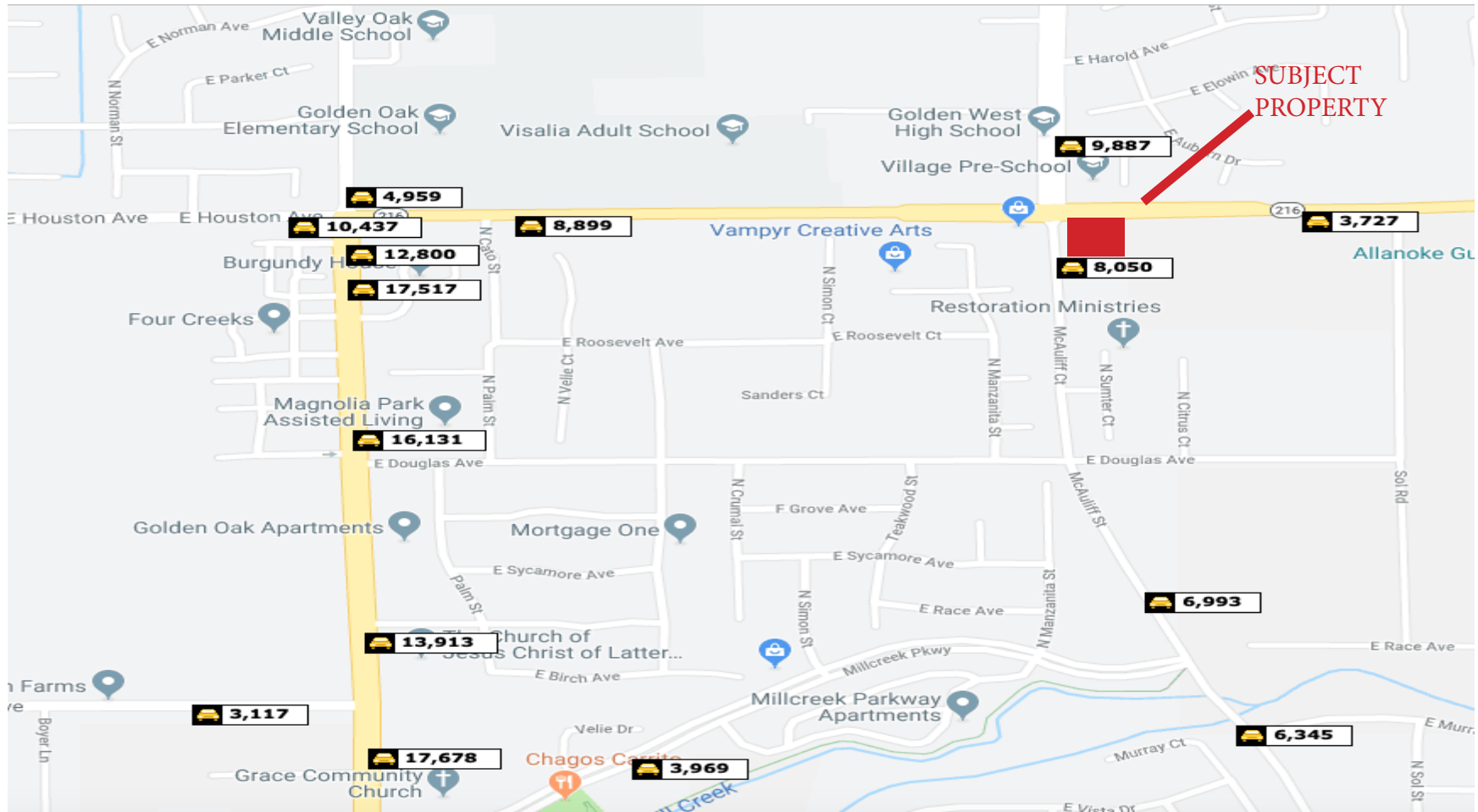


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DEMOGRAPHICS

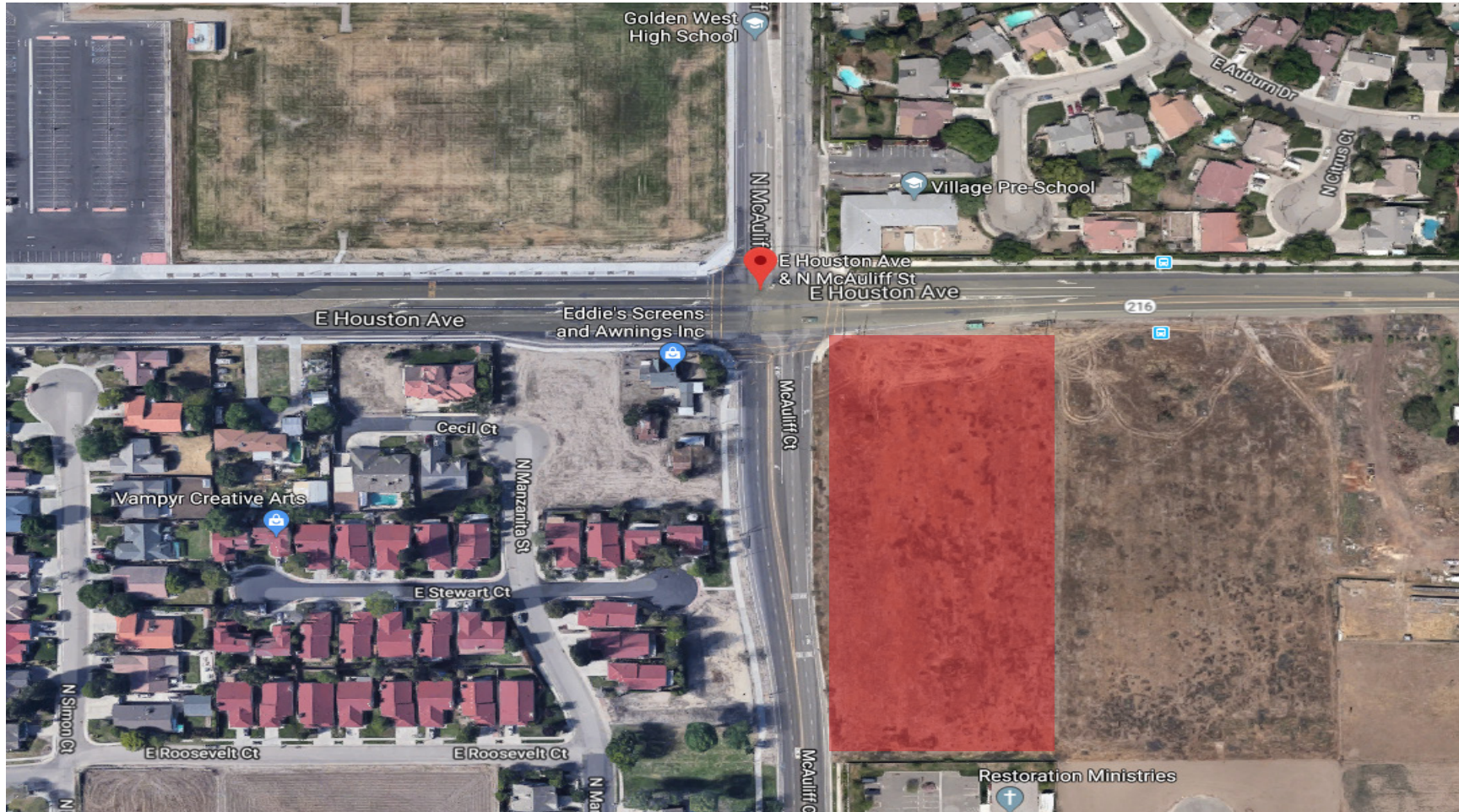
| Population | 1 Mile | 3 Mile | 5 Mile |
|------------------------|------------------|------------------|------------------|
| 2019 Total Population: | 5,896 | 51,716 | 123,213 |
| 2024 Population: | 5,962 | 52,824 | 126,638 |
| Pop Growth 2019-2024: | 1.12% | 2.14% | 2.78% |
| Average Age: | 32.60 | 33.50 | 34.00 |
| Households | | | |
| 2019 Total Households: | 1,855 | 15,939 | 38,548 |
| HH Growth 2019-2024: | 0.97% | 2.09% | 2.78% |
| Median Household Inc: | \$54,615 | \$46,693 | \$48,373 |
| Avg Household Size: | 3.10 | 3.20 | 3.10 |
| 2019 Avg HH Vehicles: | 2.00 | 2.00 | 2.00 |
| Housing | | | |
| Median Home Value: | \$167,966 | \$173,728 | \$188,574 |
| Median Year Built: | 1994 | 1984 | 1980 |

LOCATION MAP w/ TRAFFIC COUNTS



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PROPERTY LAYOUT



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PROPERTY PHOTOS



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