

Riverbend Village Retail Hard Corners & Interior Lots

COMMERCIAL RETAIL PARCELS FOR SALE

SEC Dinuba Blvd. & Riggin Ave. Visalia, CA 93291



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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Retail California CRE and Graham & Associates. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or Financial Advisor make an independent projection. ©2017 Retail California. All rights reserved.

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

Terms: Contact agent for more information.

2017 Demographics Summary:

	1 Mile	3 Miles	5 Miles
Total Population:	12,609	72,017	140,812
Total Households:	3,107	22,109	45,653
Avg HH Income:	\$53,892	\$68,345	\$73,393
Total Daytime Pop:	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



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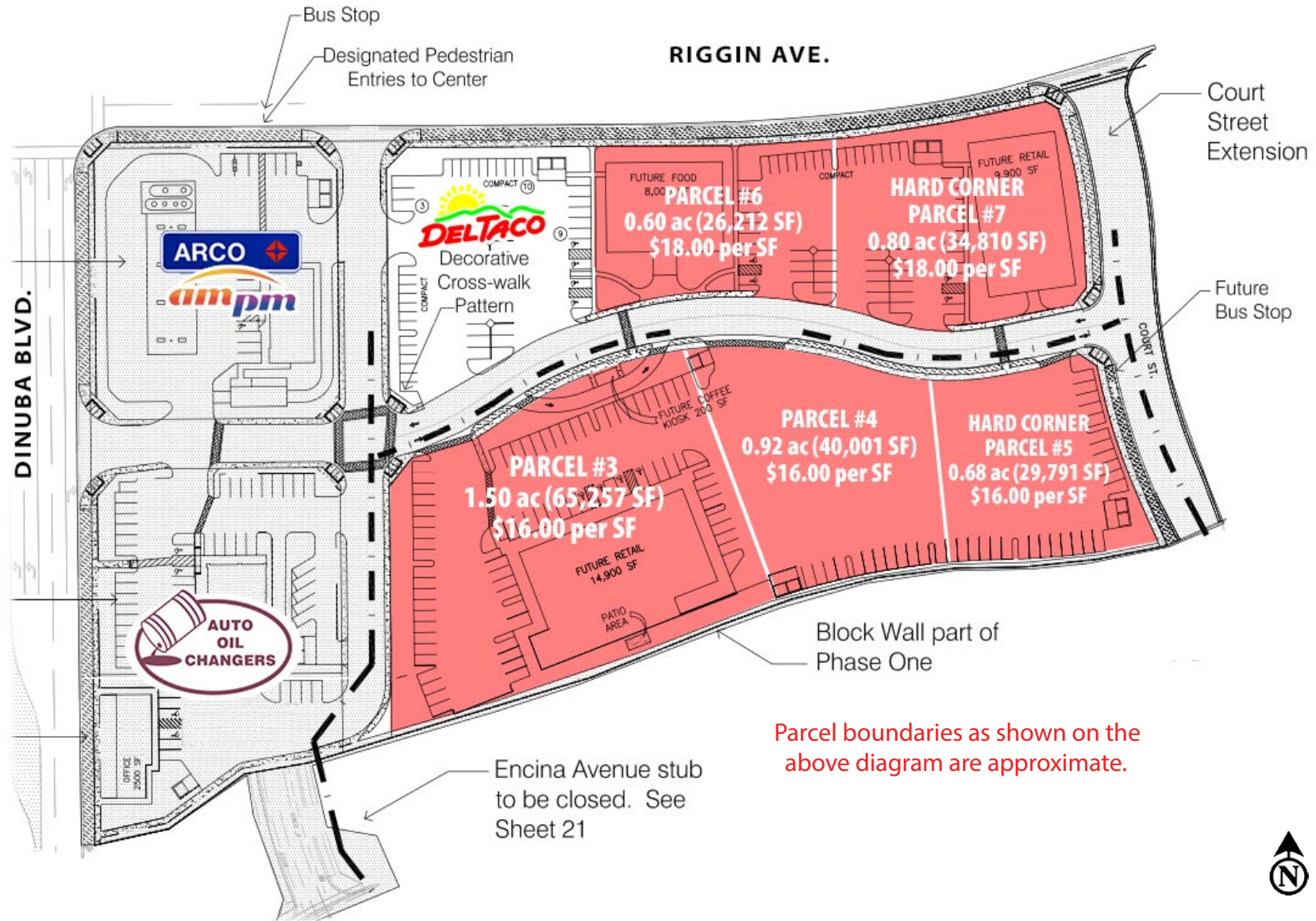
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AVAILABLE HARD CORNER & INTERIOR PARCELS • RIVERBEND VILLAGE PROPOSED SITE PLAN



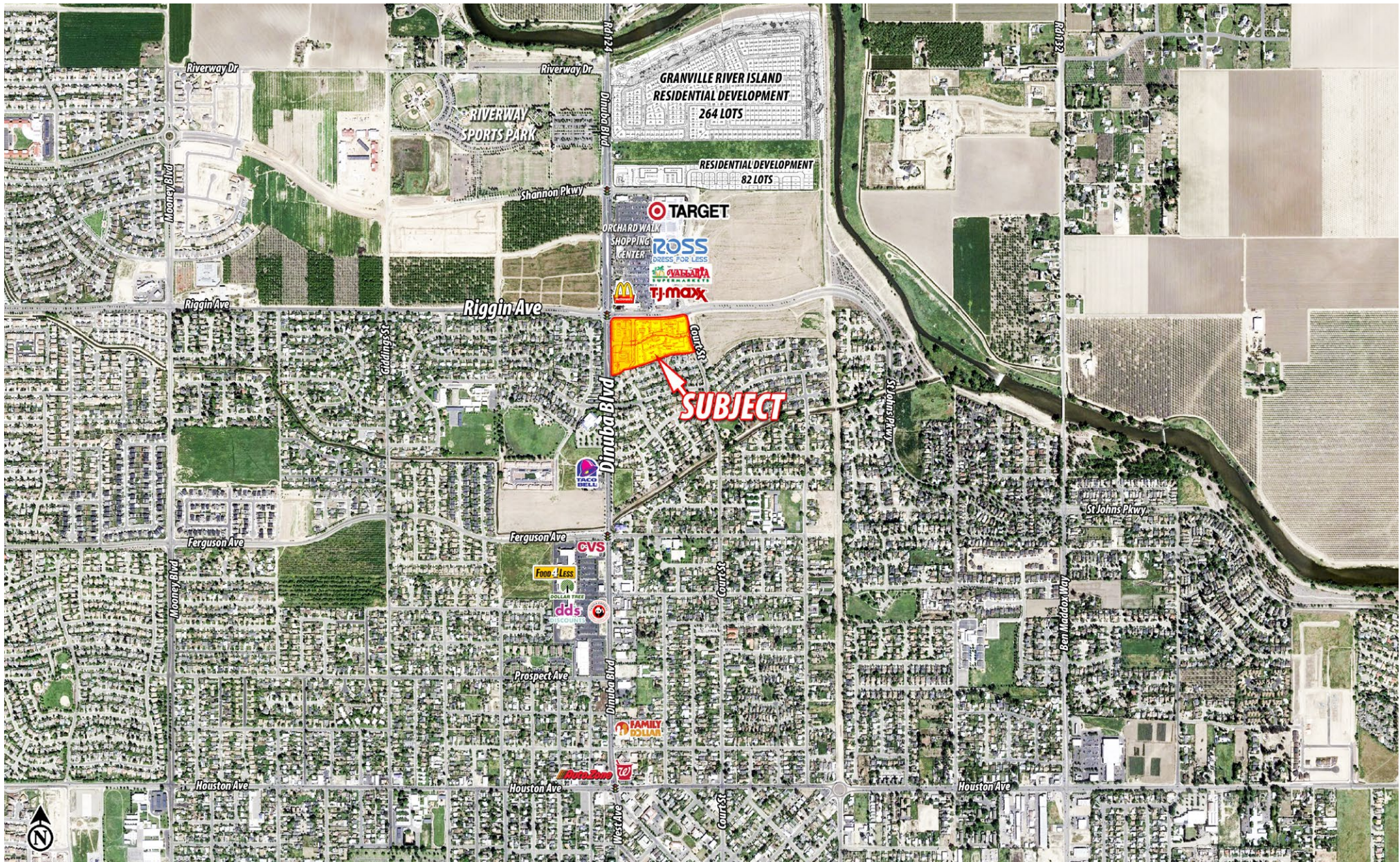
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ARCHITECTURAL THEMATIC



THIS PROPOSED RESTAURANT ILLUSTRATES THE ARCHITECTURAL THEME OF RIVERBEND VILLAGE