

GRAHAM | & ASSOCIATES



# COUNTRY CLUB PLAZA

1208 N DEMAREE ST | VISALIA, CA 93291  
OFFERING MEMORANDUM



# EXECUTIVE SUMMARY

Join These Tenants



## Availabilities

- 1 - 3,600 SF – 10,800 SF Available
- 2 - 2,560 SF – 7,680 SF Available
- 3 - 2,088 SF – 4,175 SF Available
- 4 - 2,088 SF – 4,175 SF Available
- 5 - 3,342 SF – 6,685 SF Available
- 6 - 3,400 SF - 10,200 SF Available
- 7 - 10,105 SF – 20,210 SF Available
- 8 - 1,250 SF - 10,100 SF Available

## Key Highlights

- Premier North West Visalia Location
- 13,954 AADT Signalized Intersection
- Busy Demaree Corridor
- Anchored by CVS & WalMart
- Expected Delivery Q3 2023





# SITE PLAN





# ARCHITECTURAL RENDER



AVAILABILITIES	
#	Square Feet
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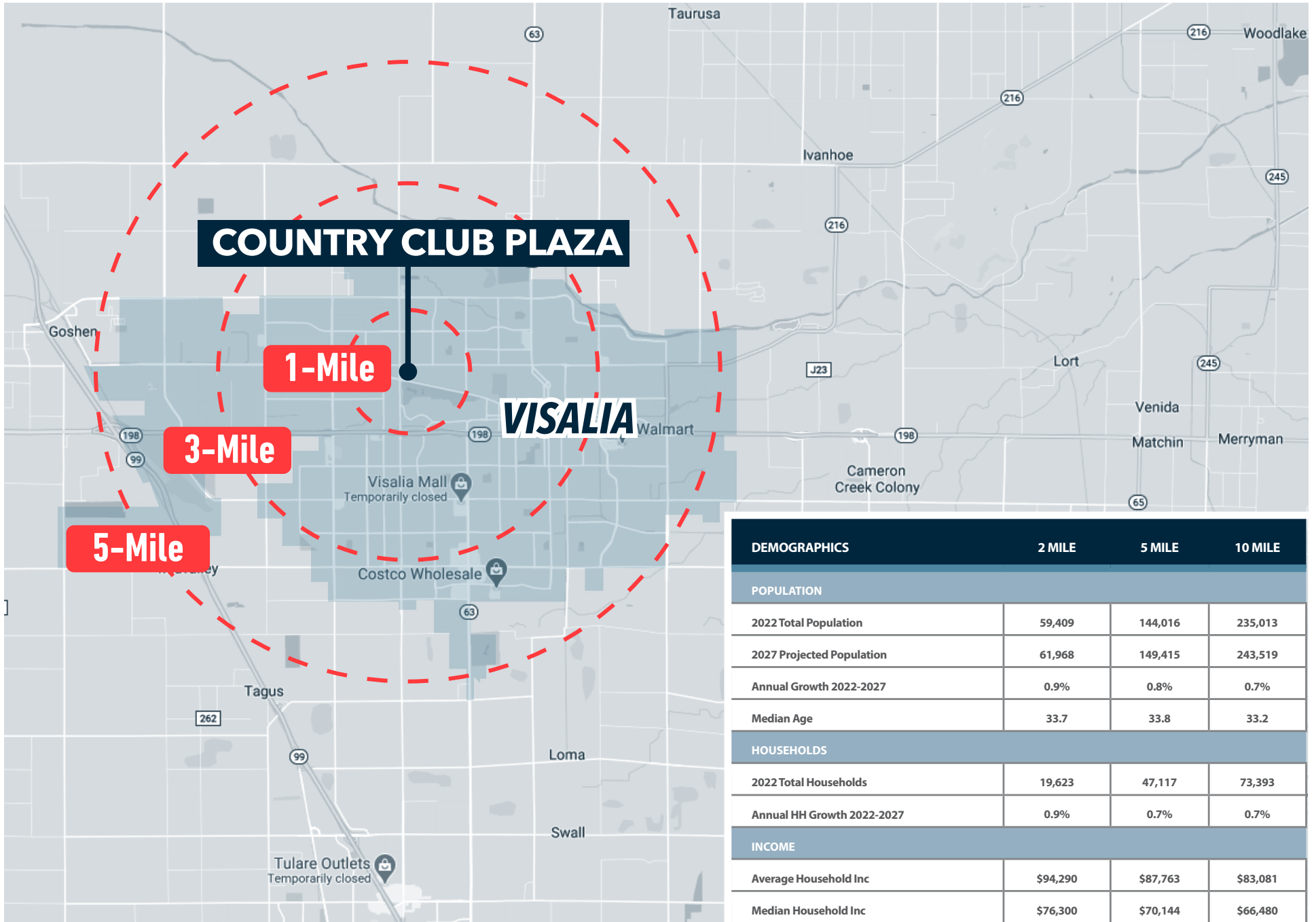
LEFT TURN  
IN TO CENTER

N DEMAREE ST

13,954 AADT



# AREA MAP & DEMOGRAPHICS



DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
<b>POPULATION</b>			
2022 Total Population	59,409	144,016	235,013
2027 Projected Population	61,968	149,415	243,519
Annual Growth 2022-2027	0.9%	0.8%	0.7%
Median Age	33.7	33.8	33.2
<b>HOUSEHOLDS</b>			
2022 Total Households	19,623	47,117	73,393
Annual HH Growth 2022-2027	0.9%	0.7%	0.7%
<b>INCOME</b>			
Average Household Inc	\$94,290	\$87,763	\$83,081
Median Household Inc	\$76,300	\$70,144	\$66,480

## 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 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)*



# MARKET AERIAL







**GRAHAM**  
&  
**ASSOCIATES**  
COMMERCIAL • AGRICULTURE • ESTATES

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