



FOR LEASE

# Visalia Marketplace

Demaree St. & Noble Ave. | Visalia, CA

Grocery Anchored Shopping Center with Office  
Retail or Office Space Available

## CONTACT US

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Property and Lease Overview

|               |                                                                             |
|---------------|-----------------------------------------------------------------------------|
| Location:     | Visalia Marketplace<br>Demaree Street and Noble Avenue, Visalia, CA         |
| Availability: | 3111 - ±1,800 SF<br>3401C - ±2,000 SF<br>3533 - ±2,200 SF                   |
| Lease Rate:   | 3111 - \$2.00 PSF, NNN<br>3401C - \$2.00 PSF, NNN<br>3533 - \$1.50 PSF, NNN |
| TI Allowance: | Negotiable                                                                  |
| Land:         | Finished box pads available. Contact brokers for details                    |

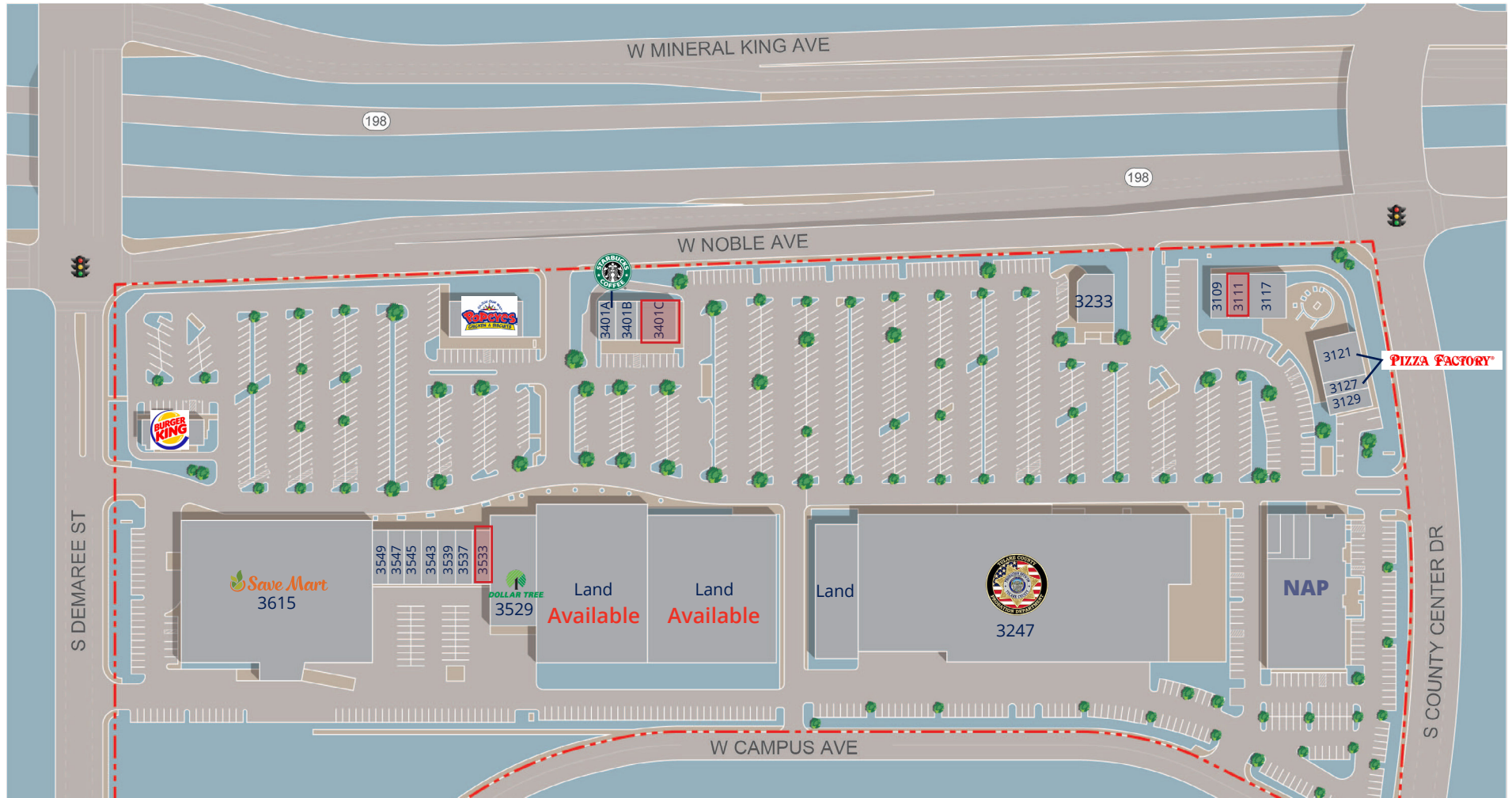
Customer Demographics (Source: Esri, 2024)

|                            | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------------|-----------|-----------|-----------|
| Population                 | 13,308    | 114,596   | 153,525   |
| 2029 Projected Population  | 13,169    | 116,611   | 156,878   |
| Estimated Households       | 4,893     | 38,061    | 50,598    |
| 2029 Projected Households  | 4,905     | 39,151    | 52,296    |
| Average Household Income   | \$98,612  | \$109,169 | \$109,068 |
| 2029 Avg. Household Income | \$112,661 | \$126,441 | \$125,935 |
| Median Age                 | 37.1      | 35.1      | 34.9      |
| Daytime Population         | 14,952    | 120,953   | 162,600   |

Co-Tenants:



# Visalia Marketplace



| Suite | Tenant                      | SF    |
|-------|-----------------------------|-------|
| 3109  | Keen Na Ramen & Sushi       | 1,180 |
| 3111  | Available   \$2.00 PSF, NNN | 1,800 |
| 3117  | El Rosal Mexican Restaurant | 3,000 |
| 3121  | Pizza Factory               | 3,520 |
| 3127  | Pizza Factory               | 1,200 |
| 3129  | Butter + Milk Biscuit Bar   | 1,260 |
| 3233  | Zen Asian Diner             | 3,000 |

| Suite | Tenant                       | SF     |
|-------|------------------------------|--------|
| 3247  | Tulare County Probation Dept | 98,098 |
| 3401A | Starbucks                    | 1,700  |
| 3401B | Smoke Shop                   | 1,400  |
| 3401C | Available   \$2.00 PSF, NNN  | 2,000  |
| 3529  | Dollar Tree                  | 10,000 |
| 3533  | Available   \$1.50 PSF, NNN  | 2,200  |
| 3537  | Massage                      | 1,149  |

| Suite | Tenant             | SF     |
|-------|--------------------|--------|
| 3539  | Lucky Day Laundry  | 2,298  |
| 3543  | Labor Max Staffing | 1,225  |
| 3545  | Beltone            | 1,400  |
| 3547  | Rockstar Nail Spa  | 1,400  |
| 3549  | Great Clips        | 1,400  |
| 3615  | Save Mart          | 50,409 |

Box Pads: ±20,000 - ±25,000 SF

Tenant List

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