

Part of a 13-Property
PORTFOLIO

[CLICK HERE](#)

VISALIA MALL

macy's **HIBBETT**
Bath & Body Works®
VICTORIA'S SECRET **OLD NAVY**



BANK OF THE SIERRA
KEEP CLIMBING

KOHL'S **ROSS**
Aaron's
SEPHORA *Jamba*
JJ **WING-STOP** **DUNKIN'**

GROCERY OUTLET **Office DEPOT**
BMO **M** **VISALIA RESCUE MISSION** **BioLife**
BARGAIN MARKET PLASMA SERVICES

S Mooney Blvd

30,500 VPD

NET LEASE INVESTMENT OFFERING



BANK OF THE SIERRA
KEEP CLIMBING

Bank of the Sierra (Investment Grade)

2515 S Mooney Blvd
Visalia, CA 93277

THE **Boulder** 
GROUP

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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Bank of the Sierra located in Visalia, California. Bank of the Sierra has a successful operating history from this location that spans multiple decades. They are currently operating on a long-term lease through March 2042. The subject lease is absolute triple net and presents zero landlord responsibilities. Additionally, **there are 2.25% annual rental escalations** throughout the remaining primary term and one three-year renewal option. The lease is backed by a corporate guaranty from Sierra Bancorp. The tenant maintains an investment-grade BBB+ credit rating from Kroll Bond Rating Agency.

The 3,129 square-foot property is situated one mile south of College of the Sequoias, a campus serving approximately 14,000 students that generates steady daily traffic. Located along South Mooney Boulevard (30,500 VPD), the site is a grocery outparcel location benefiting from regular foot traffic and consumer activity. The surrounding area has over 154,000 residents within a five-mile radius, with average household income exceeding \$109,000 within five miles. The property sits within a dense retail corridor featuring multiple shopping centers occupied by Kohl's, Sprouts Farmers Market, Macy's, The Home Depot, Walmart, Ashley, Burlington, Nordstrom Rack, Smart & Final, and many others.

Bank of the Sierra, a subsidiary of Sierra Bancorp (NASDAQ: BSRR), stands as the largest independent community bank headquartered in California's southern San Joaquin Valley. Founded on September 14, 1977, in Porterville, California, with one branch, 11 employees, and \$1.5 million in initial assets, the bank—headquartered at 86 N. Main Street in Porterville—has grown impressively to \$3.83 billion in total assets (a strong 6.0% increase from \$3.61 billion at December 31, 2024), nearly \$3 billion in deposits, 35–36 full-service branches plus loan production offices, and approximately 476–500 employees as of late 2025. Serving retail and commercial banking needs across Tulare, Kern, Kings, Fresno, Ventura, San Luis Obispo, Santa Barbara, and Los Angeles counties.

Investment Highlights

- » Bank of the Sierra (NASDAQ: BSRR) maintains an investment-grade credit rating (BBB+ from Kroll Bond Rating Agency)
- » Long-term lease through March 2042
- » Proven operating history spanning multiple decades
- » Absolute NNN – No landlord responsibilities
- » 2.25% annual rental escalations
- » One mile south of College of the Sequoias (14,000 students)
- » Located along South Mooney Boulevard (30,500 VPD)
- » Grocery outparcel location
- » Over 154,000 residents within a five-mile radius
- » Average household income exceeds \$109,000 within five miles
- » Dense retail corridor with multiple shopping centers – Kohl's, Sprouts Farmers Market, Macy's, The Home Depot, Walmart, Ashely, Burlington, Nordstrom Rack, Smart & Final, and many others



Property Overview



PRICE
\$1,690,066



CAP RATE
6.0%



NOI
\$101,404¹
(as of 4/1/2027)

LEASE COMMENCEMENT DATE:	3/13/2024
LEASE EXPIRATION DATE:	3/31/2042
RENEWAL OPTIONS:	One 3-year
RENTAL ESCALATION:	2.25% annual
LEASE TYPE:	NNN
TENANT:	Bank of the Sierra (BBB+)
GUARANTOR:	Sierra Bancorp (BBB)
YEAR BUILT:	1976
BUILDING SIZE:	3,129 SF

1) Seller to credit any rent differential at closing.

Part of a 13-Property Portfolio – [Click Here](#) for the Full Offering.



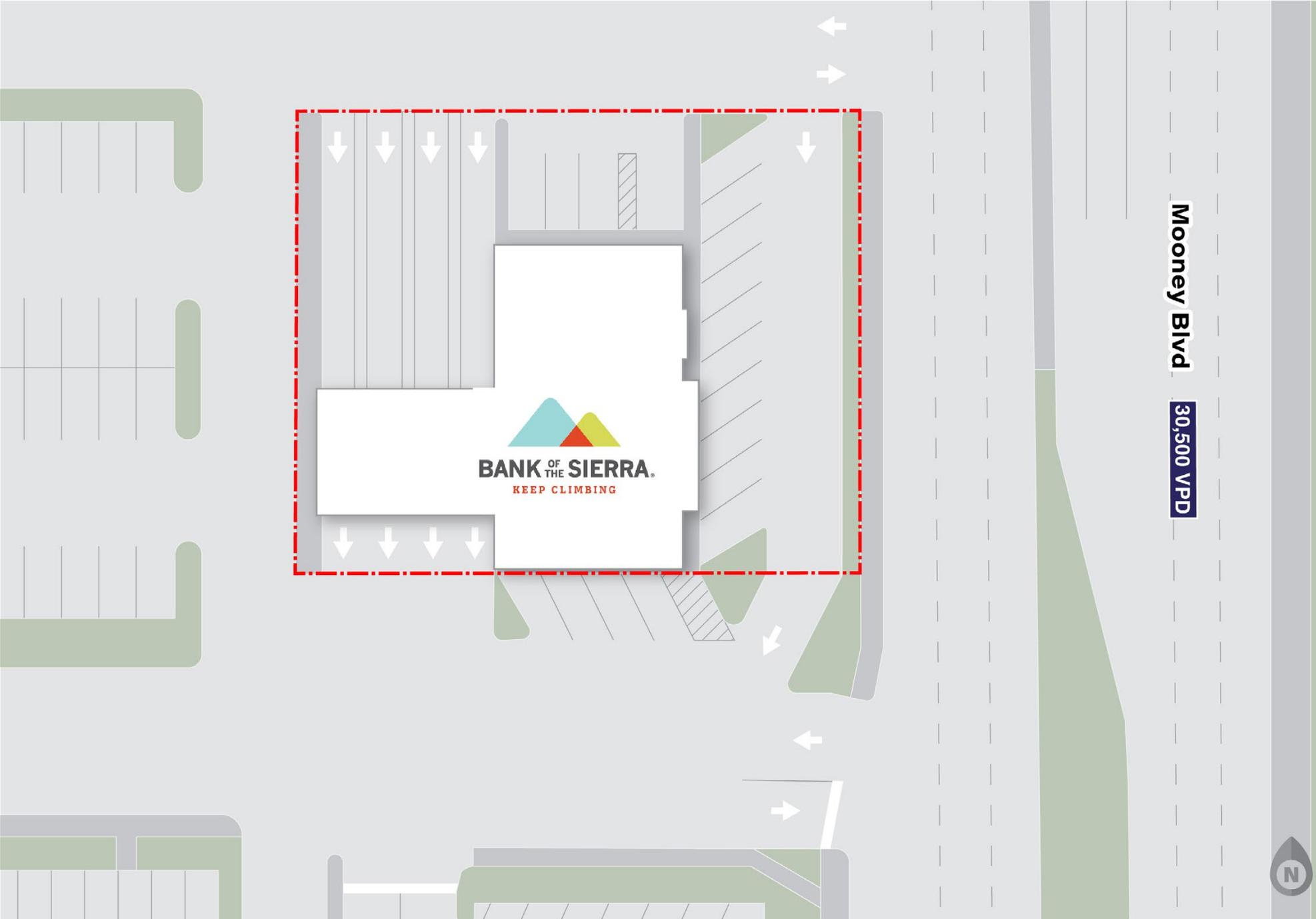
Photographs



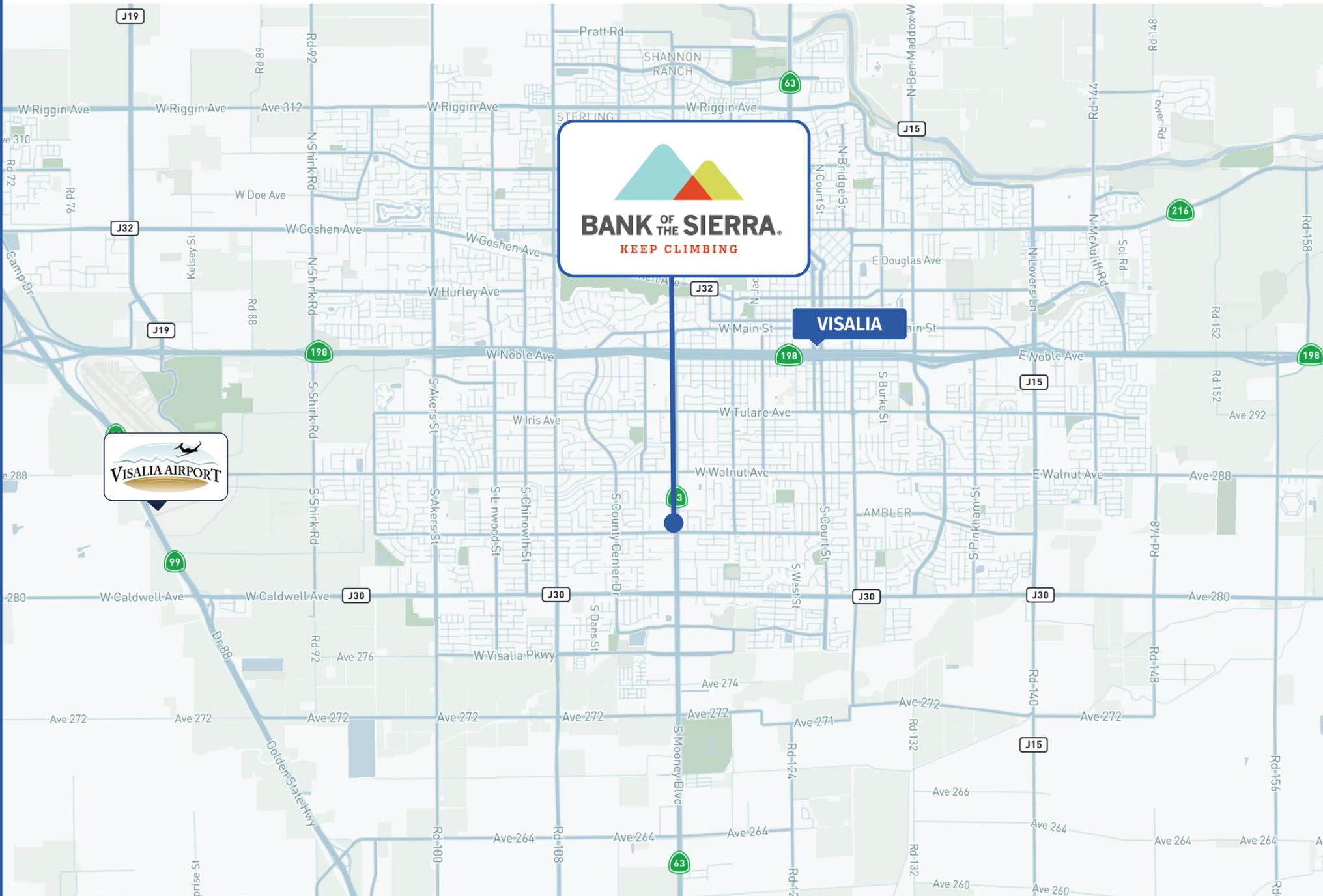
Aerial



Site Plan



Map



Location Overview

VISALIA, CALIFORNIA

Visalia is a city in California's San Joaquin Valley, serving as the county seat of Tulare County. Founded in 1852, it is one of the oldest cities between Stockton and Los Angeles and has grown into the largest city in Tulare County, with a population of roughly 140,000 as of the early 2020s. The city sits at the base of the Sierra Nevada mountain range and is known as the "Gateway to the Sequoias," owing to its proximity to Sequoia and Kings Canyon National Parks. Visalia's economy is heavily rooted in agriculture, as the surrounding region is one of the most productive farming areas in the world, yielding crops such as citrus, grapes, nuts, and dairy products. The city also features a charming historic downtown district and has seen steady growth as a regional hub for healthcare, education, and commerce in the southern San Joaquin Valley.



Demographics



POPULATION



HOUSEHOLDS



MEDIAN INCOME

AVERAGE INCOME

1-MILE

17,047

6,090

\$79,855

\$90,879

3-MILE

101,027

35,314

\$81,023

\$102,370

5-MILE

154,559

51,703

\$86,251

\$109,325

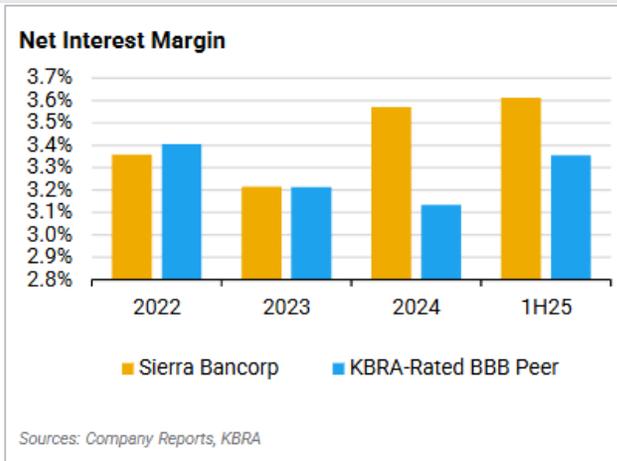
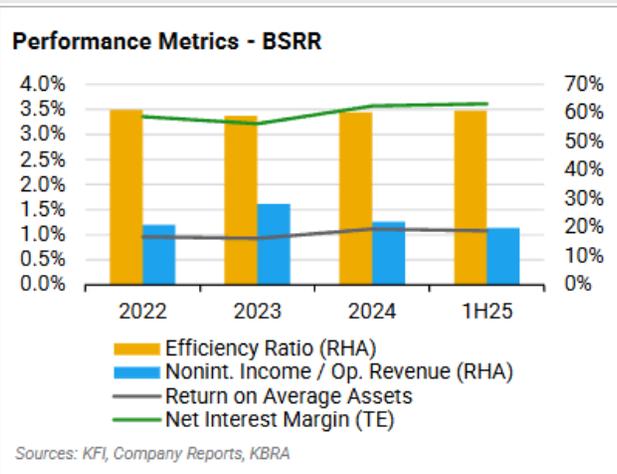


Tenant Overview

BANK OF THE SIERRA

Bank of the Sierra, a subsidiary of Sierra Bancorp (NASDAQ: BSRR), stands as the largest independent community bank headquartered in California’s southern San Joaquin Valley. Founded on September 14, 1977, in Porterville, California, with one branch, 11 employees, and \$1.5 million in initial assets, the bank—headquartered at 86 N. Main Street in Porterville—has grown impressively to \$3.83 billion in total assets (a strong 6.0% increase from \$3.61 billion at December 31, 2024), nearly \$3 billion in deposits, 35–36 full-service branches plus loan production offices, and approximately 476–500 employees as of late 2025. Serving retail and commercial banking needs across Tulare, Kern, Kings, Fresno, Ventura, San Luis Obispo, Santa Barbara, and Los Angeles counties, it is led by President and CEO Kevin J. McPhaill and Board Chairman Morris A. Tharp, with a focus on local expertise, personalized service, agricultural and business lending (including its mortgage warehouse division), and community reinvestment—earning a 5-star Bauer Financial rating in 2025 and paying its 108th consecutive quarterly dividend in early 2026.

PERFORMANCE:



Website: www.bankofthesierra.com
 Headquarters: Porterville, CA
 Number of Locations: 36

Company Type: Public (NASDAQ: BSRR)
 Credit Rating: BBB+ (Kroll Bond Rating Agency)

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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