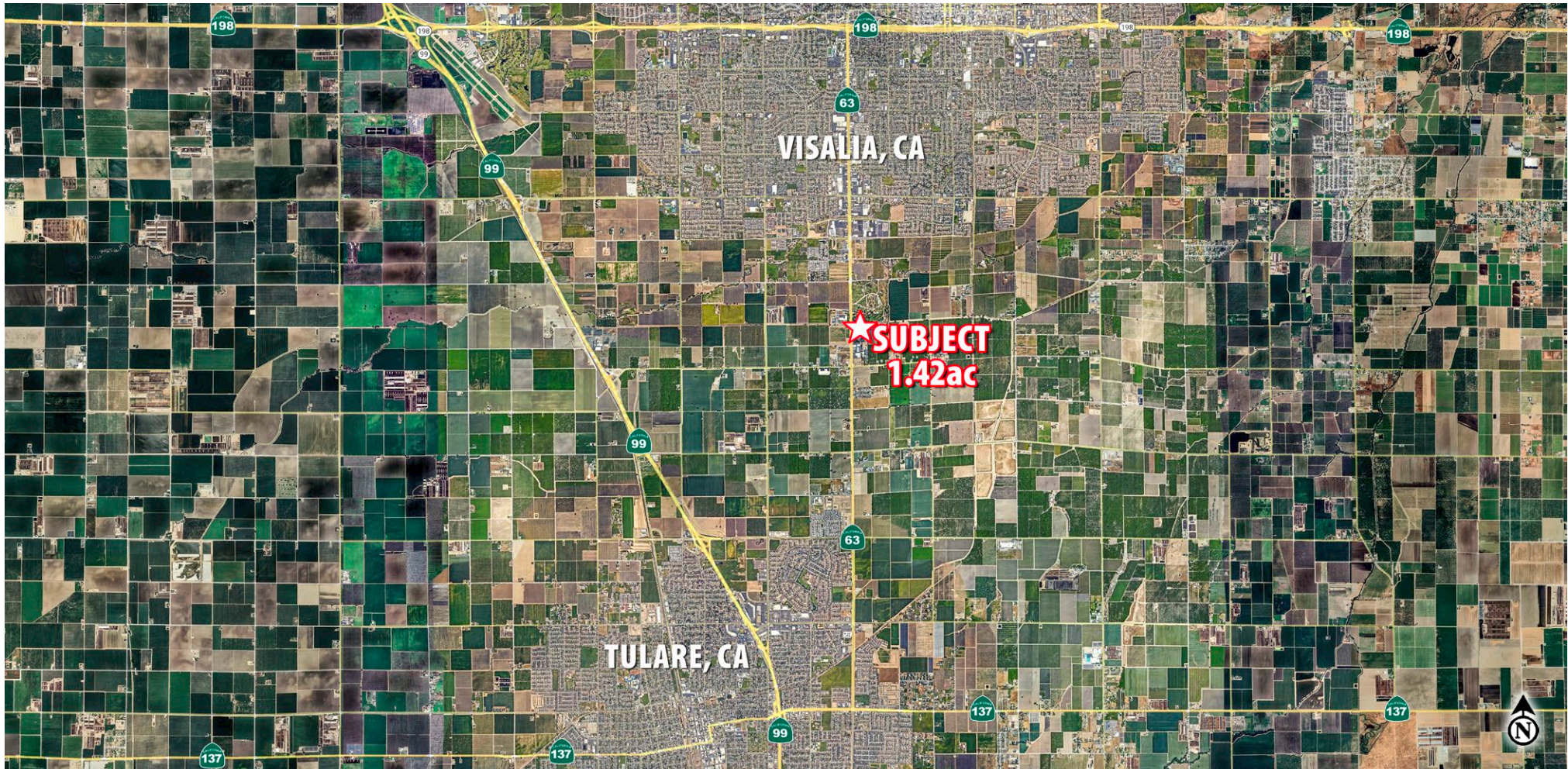


1.42 ACRE PARCEL AT SEC MOONEY BLVD & AVENUE 268 PROPOSED GAS STATION LAND FOR SALE

26798 S. Mooney Blvd (State Hwy 63) · Visalia, CA 93277



FOR MORE INFORMATION, PLEASE CONTACT

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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 this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2024 Retail California. All rights reserved.

1.42 ACRE PARCEL AT SEC MOONEY BLVD & AVENUE 268 PROPOSED GAS STATION LAND FOR SALE

26798 S. Mooney Blvd (State Hwy 63) · Visalia, CA 93277

Property Description:

The subject property is located at the signalized intersection of Mooney Boulevard and Avenue 268. This 1.42 acres of land is zoned Mixed Use Commercial and allows for the use of a Service Station with a Conditional Use Permit.

Property Highlights:

The property is strategically located along Mooney Boulevard which serves as a commuter route between the cities of Tulare and Visalia. Traffic counts at this intersection are 24,135 vehicles per day.

Available Land: 1.42± acres total

APN: 122-480-001-000

Purchase Price: \$1,349,000

2023 Demographics:

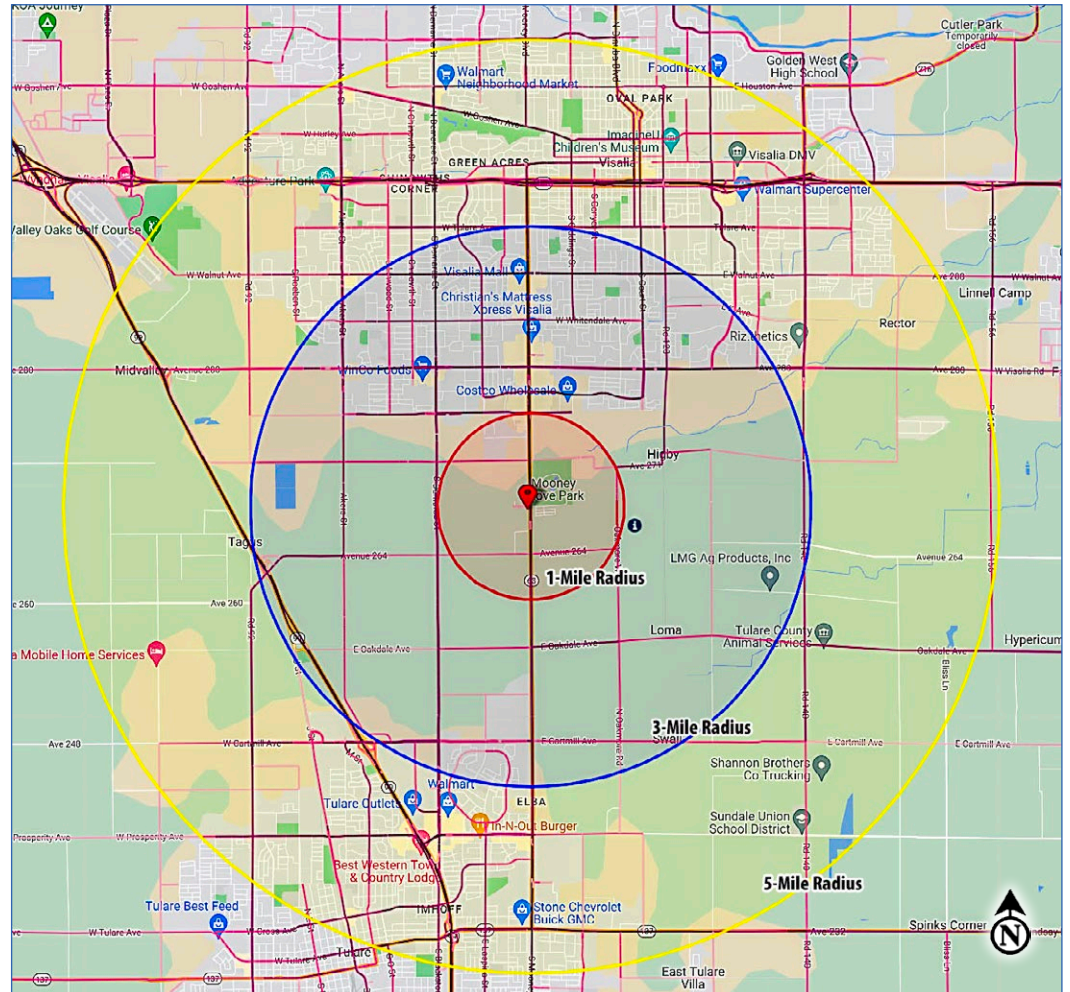
	1 Mile	3 Miles	5 Miles
Total Population:	1,943	42,827	143,877
Total Households:	682	14,789	48,140
Avg. HH Income:	\$87,862	\$101,181	\$95,736
Total Daytime Pop:	2,338	46,392	174,616

Data Source: Claritas, LLC

2023 Traffic Counts:

S. Mooney Blvd (State Hwy 63):	23,471 ADT
Avenue 268:	664 ADT
Total Traffic Exposure:	24,135 Avg Daily Traffic

Data Source: Kalibrate TrafficMetrix



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SOUTH VISALIA • AERIAL PROXIMITY



**1.42 AC PARCEL
FOR SALE**

1.42 AC EAST ELEVATION - SEC AVENUE 268 & MOONEY BLVD (STATE HWY 63) · VISALIA, CA



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