

FOR LEASE

NEW CONSTRUCTION CORNER RETAIL

918 S MOONEY BLVD, VISALIA, CA 93277

*4.5K SF available on Main Corridor Across from College
Q2 25 completion*



KIDDER.COM

km Kidder
Mathews

4,508 SF OF RESTAURANT/ RETAIL SPACE AVAILABLE

Prime restaurant/retail opportunity with great traffic and area fundamentals.

The site is currently under construction on the main corridor of Mooney Boulevard and is on the signalized corner providing convenient access to students, residents, and travelers on the corridor. The signalized corner is directly opposite of the larger student parking lot of the College of the Sequoias which has close to 12K students. It's proximity provides a convenient option to walk and/or drive for limited on-campus dining.

4,508 SF
AVAILABLE (DIVISIBLE)

+30K
CARS PER DAY

TOTAL BUILDING SIZE	5,997 SF
LOT SIZE	20,287 SF (0.47 AC)
AVAILABILITY	4,508 SF / Divisible
USE	Restaurant or Retail (Non Drive-Thru)
DELIVERY	Q2 2025
PARKING	42 Stalls Provided
ASKING RATE	Contact Broker



College Adjacent/Major National Retail Corridor

The College of the Sequoias is located across the street, and it is the main junior college and common stepping stone out of high school providing a major educational institution that serves Visalia and it's surrounding cities. Visalia and Mooney Boulevard has been the subject of very recent expansion. New tenants found in major markets have planted their flag in this market which include Sprouts, Nordstrom Rack, Dave's Hot Chicken, Dutch Brothers, Texas Roadhouse, and many others.



Prime Corner Location on Main Business Corridor

The property is located on the corner of Mooney Boulevard and Tulare Avenue. The site has large frontage and visibility to the estimated 60K cars per day travelling thru the intersection. The site is easily accessible with ingress/egress from Meadow Ave with dedicated parking. The site is nearby the 198 Freeway entrance providing easy access for visitors.



Major Employment/Retail Hub in the Central Valley

Visalia is centrally located in between the major markets of Los Angeles and San Francisco. Agriculture is still a major sector in Visalia, but businesses, tenants, and retailers such as Amazon have realized its prime location as a logistical/ industrial hub and have heavily invested into the area. Housing and retail developments have continuously grown the city in every direction. More retail/restaurant tenant expansions in the area have solidified Visalia as a sustainable retail market.



New Corner Retail Construction

Currently under construction with an estimated delivery of Q2 2025. The site features new modern facade and restaurant amenities/hookups, as well as sufficient parking for all restaurant/retail uses. Prime corner suite available and divisible for prominent signage/frontage on Mooney Boulevard.



30K
CARS/DAY

85
WALK SCORE

+30K Cars per day on main corridor
adjacent to college and national retailers.

TULARE COUNTY
SUPERIOR COURT-
VISALIA COURTHOUSE

COS
COLLEGE OF THE SEQUOIAS
COLLEGE OF
THE SEQUOIAS

the Habit
BURGER GRILL

198

Ono Hawaiian BBQ

Dutch Bros

Black Bear Diner

**SUBJECT
PROPERTY**

Sisters
RESTAURANT

WEST MEADOW AVE

**TACO
BELL**

S MOONEY BLVD

Jack
In the box

AT THE HEART OF IT ALL

NATIONAL RETAILERS

- 01 99 Cents Only Stores
- 02 Ashley Furniture
- 03 Auto Zone
- 04 Bank of the West
- 05 Best Buy
- 06 BevMo!
- 07 Big 5
- 08 Big Lots!
- 09 Boot Barn
- 10 Burlington
- 11 Chase Bank
- 12 Club Plaza Shopping Center
- 13 Cricket
- 14 dd's Discounts
- 15 Dick's
- 16 Dollar Tree
- 17 Dunn-Edwards
- 18 Famous Footwear
- 19 Five Below
- 20 Grocery Outlet
- 21 Hobby Lobby
- 22 JCPenney
- 23 Kohl's
- 24 Lowe's
- 25 Macy's
- 26 Marshalls
- 27 Men's Wearhouse

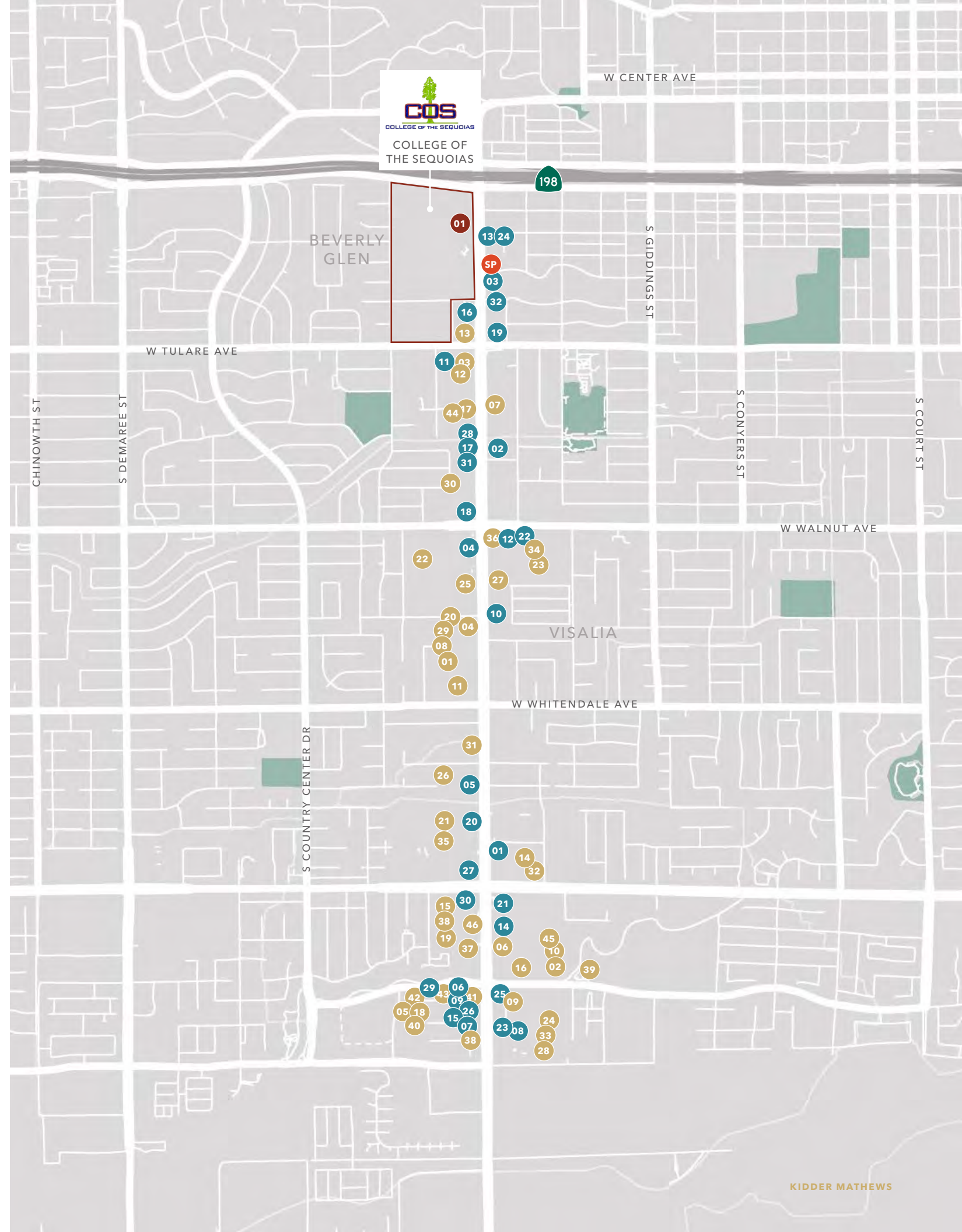
- 28 Michaels Stores
- 29 Office Depot
- 30 O'Reilly Auto Parts
- 31 Pep Boys
- 32 Petco
- 33 PetSmart
- 34 Ross
- 35 Sequoia Mall
- 36 Sherwin-Williams Paints
- 37 Sport Clips
- 38 Supercuts
- 39 Surf Thru Express Car Wash
- 40 Target
- 41 The Vitamin Shop
- 42 Tilly's
- 43 Ulta
- 44 Valley Strong Credit Union
- 45 Walmart
- 46 Wells Fargo Bank

COLLEGE

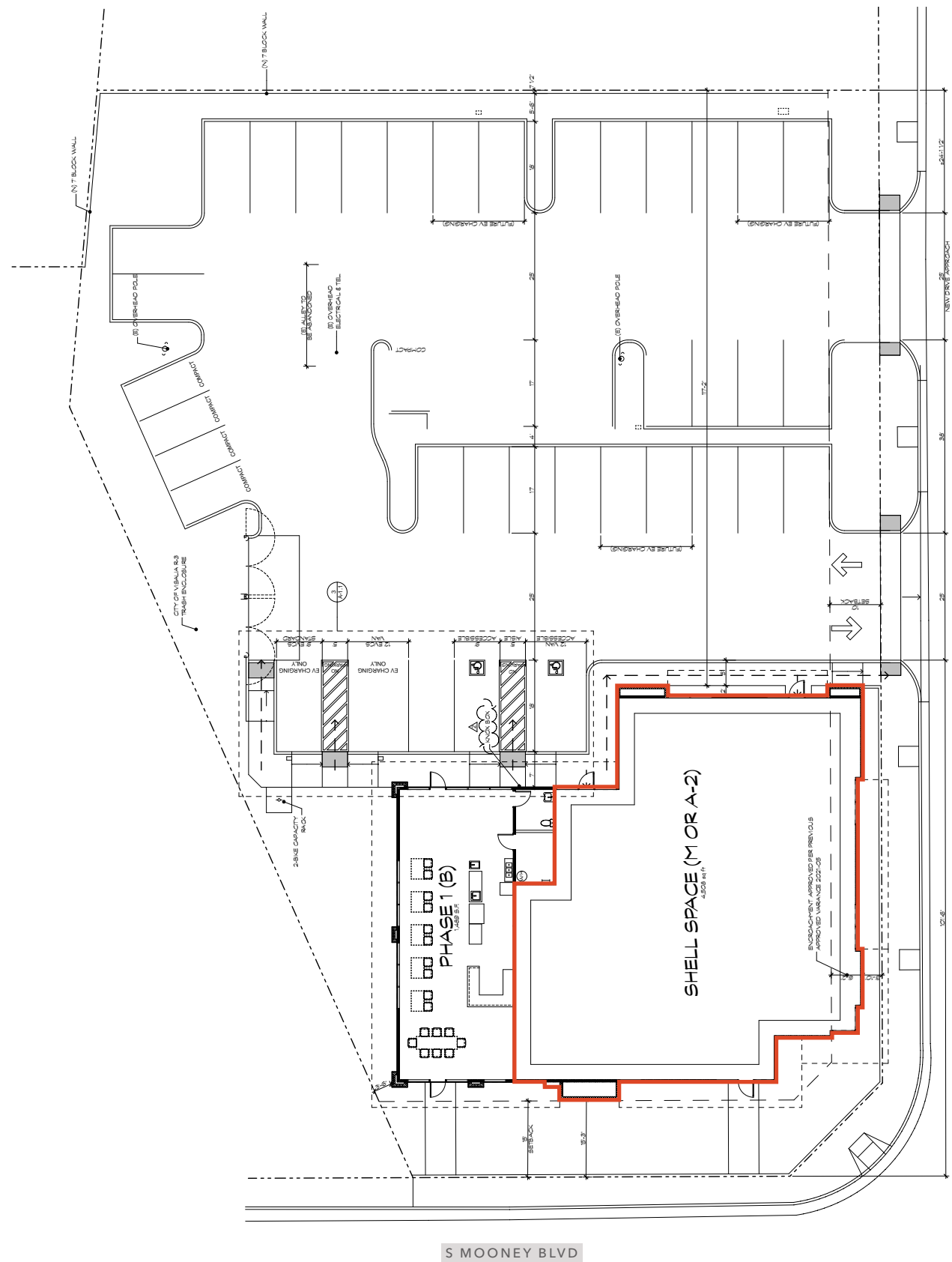
- 01 College of the Sequoias

DINING & FAST FOOD

- 01 Applebee's
- 02 Baskin-Robbins
- 03 Black Bear Diner
- 04 Blaze Pizza
- 05 Burger King
- 06 Chili's
- 07 Chipotle
- 08 Cold Stone Ice Cream
- 09 Corner Bakery Cafe
- 10 Denny's
- 11 Domino's
- 12 Dunkin'
- 13 Dutch Bros
- 14 El Pollo Loco
- 15 Five Guys
- 16 Foster Freeze
- 17 Ihop
- 18 In-N-Out Burger
- 19 Jack In the Box
- 20 Jersey Mike's
- 21 McDonald's
- 22 Nothing Bunt Cakes
- 23 Olive Garden
- 24 Ono Hawaiian BBQ
- 25 Outback Steakhouse
- 26 Panera Bread
- 27 Raising Cane's
- 28 Red Lobster
- 29 Round Table
- 30 Sizzler
- 31 SubWay
- 32 Taco Bell



SITE PLAN



RENDERINGS



OVERVIEW

VISALIA, CA

Visalia is a city in Central California located in the San Joaquin Valley. It is 190 miles North of Los Angeles, 230 Miles South of San Francisco, 45 miles South of Fresno, & 35 miles west of Sequoia National Park. Known as the "Gateway to the Sequoia & Kings Canyon National Parks", it is a diverse city with a growing population of around 143K people & a trade area of over 630k. It has a young population, a mix of ethnicities, & is one of the fastest growing cities in the San Joaquin Valley. Key factors contributing to its growth include its ties to agriculture, economic development efforts, & a growing housing market. Major employers in Visalia include healthcare providers like Kaweah Delta, government offices, educational institutions like College of the Sequoias, & businesses in the agriculture, industrial, & retail sectors.

Because of its central location, the importance of Visalia as a logistical hub off the major 99 freeway has grown within recent years. Visalia's location makes it possible to efficiently reach

99% of CA - plus portions of AZ, OR, & NV - overnight. Businesses' needs for last mile storage, warehousing, & industrial have grown, such as Amazon, who has doubled their footprint in Visalia's industrial market. Many other industrial developments have broken ground providing more employment opportunities to the area. The city's goal to actively pursue economic development projects to attract new businesses & industries to the region has contributed to job growth & a burgeoning local economy.

As one of the largest & fastest growing cities in the San Joaquin Valley, Visalia is a hub for the major trade area that expands to surrounding cities such as Exeter, Tulare, & Hanford. The growing amenities & employment opportunities attracts visitors & residents from outside the city. Retailers such as Sprouts, Nordstrom Rack, & countless high quality tenants have established new locations in Visalia, & existing retailers such as Costco & In N' Out have expanded to more locations to serve the community

QUOTES/ARTICLES

"Amazon set to expand in Visalia, will bring seasonal & full-time jobs with it"

[→ VIEW WEBSITE](#)

"The shift has allowed major employers to keep pace with the growth of the city's population, a 76% increase since 1993"

"Amazon now employs 1,500 employees, the largest in Visalia, working in over 2.3M SF encompassed in two sprawling buildings. VF Corp, a distribution center for clothing brands such as Vans, Timberland, JanSport, & The North Face, employs about 1,000 workers in Visalia. Thanks, in part, to the regional UPS package hub, which employs about 600 workers, Visalia Industrial Park companies now ship to 95 million customers overnight."

[→ VIEW WEBSITE](#)

Sprouts, Nordstrom Rack, & Barnes & Noble to open soon in Visalia

[→ VIEW WEBSITE](#)

DEMOGRAPHICS

HOUSEHOLDS

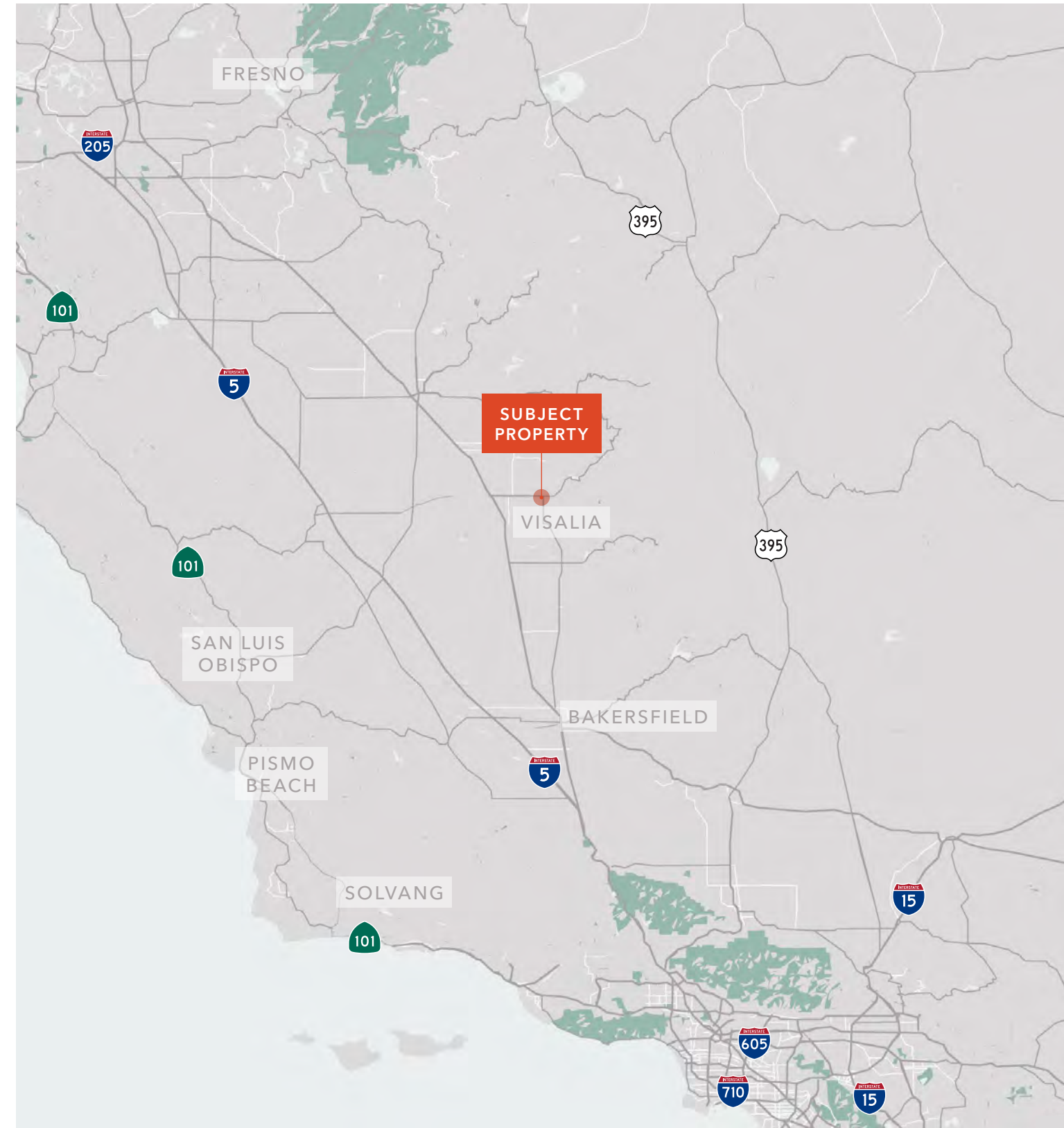
	1 Mile	3 Miles	5 Miles
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$156.4M	\$1.4B	\$1.7B

INCOME

	1 Mile	3 Miles	5 Miles
AVG HH INCOME	\$77,419	\$87,614	\$90,710
MEDIAN HH INCOME	\$60,766	\$70,705	\$73,474

POPULATION

	1 Mile	3 Miles	5 Miles
2010 POPULATION	13,271	108,808	130,640
2023 POPULATION	14,112	124,892	150,332
2028 POPULATION PROJECTION	14,418	129,148	155,514
ANNUAL GROWTH 2010-2023	0.5%	1.1%	1.2%
ANNUAL GROWTH 2023-2028	0.4%	0.7%	0.7%



182
MILES TO
LOS ANGELES

238
MILES TO
SAN FRANCISCO

42.4
MILES TO
FRESNO

71.9
MILES TO
BAKERSFIELD

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