

FOR LEASE ► RETAIL

+/- 13,950 SF AVAILABLE

1917 W Caldwell Ave, Visalia, CA 93277

APN: 122-331-012-000, County of Tulare

PROPERTY DETAILS

- **LEASE RATE: CONTACT BROKER FOR PRICING**
- **BUILDING SIZE: +/- 13,950 SQ FT**
 - DIMENSIONS: 90 FT x 155 FT
- **CLOSE PROXIMITY TO S MOONEY BLVD & W CALDWELL AVE INTERSECTION**
- **36 ON-SITE PARKING STALLS WITH ADJACENT PARKING AVAILABLE**
- **YEAR BUILT: 2000**
- **LOT SIZE: +/- 17,178 SF**
- **ADJACENT TO CA-63 & LOCATED ON MAJOR RETAIL THOROUGHFARE**
- **NEARBY RETAILERS INCLUDE:**
 - ASHLEY FURNITURE, BEVMO, BURLINGTON, DOLLAR TREE, EL POLLO LOCO, MCDONALD'S, & WALMART
- **ZONING: R-C (REGIONAL COMMERCIAL)
CITY OF VISALIA**

DYNAMIC LOCATION!



OLIVIERI COMMERCIAL GROUP

9810 Brimhall Road
Bakersfield, CA 93312
www.oliviericommercial.com

For additional information please contact:

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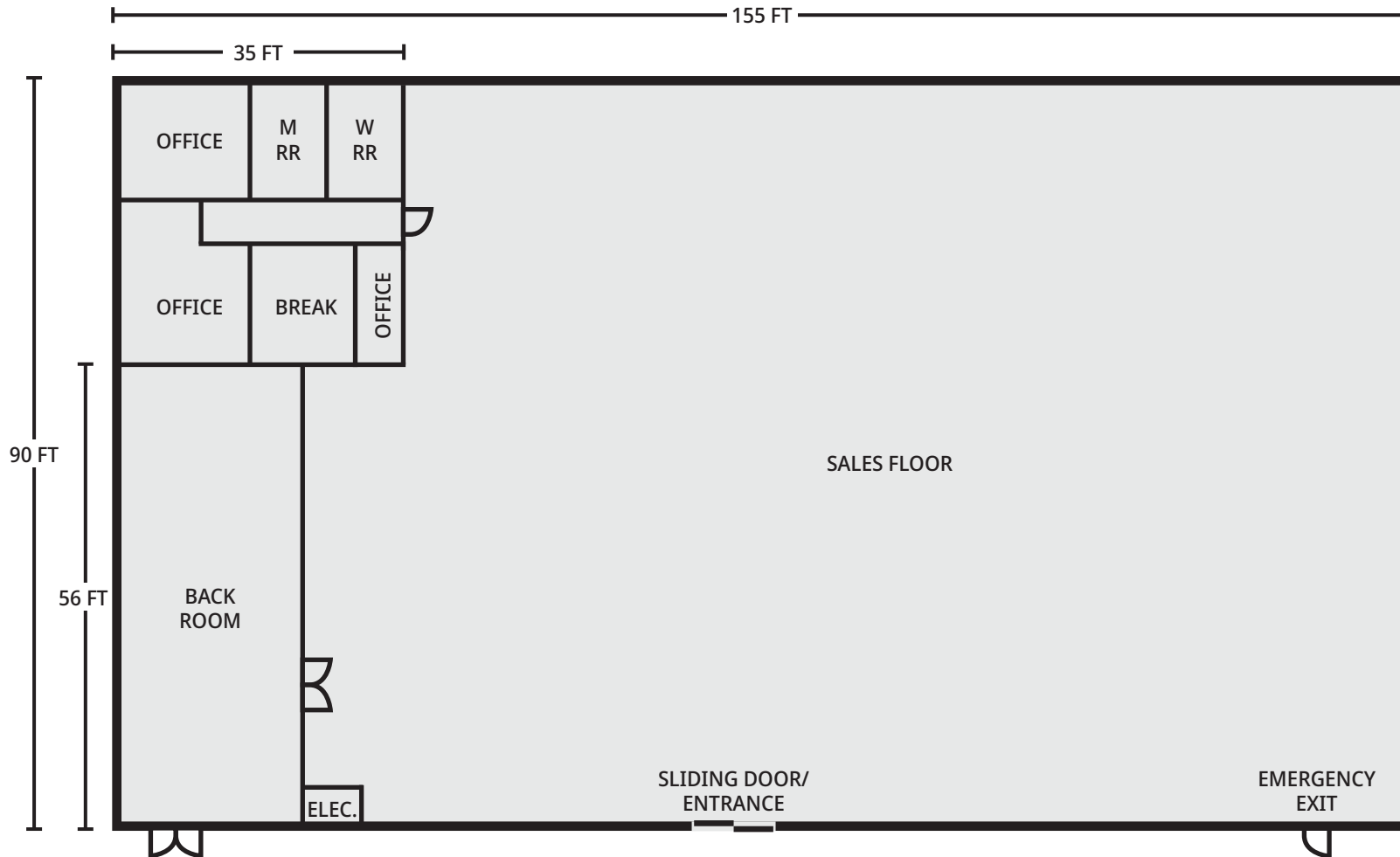


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PROPERTY IMPROVEMENTS:

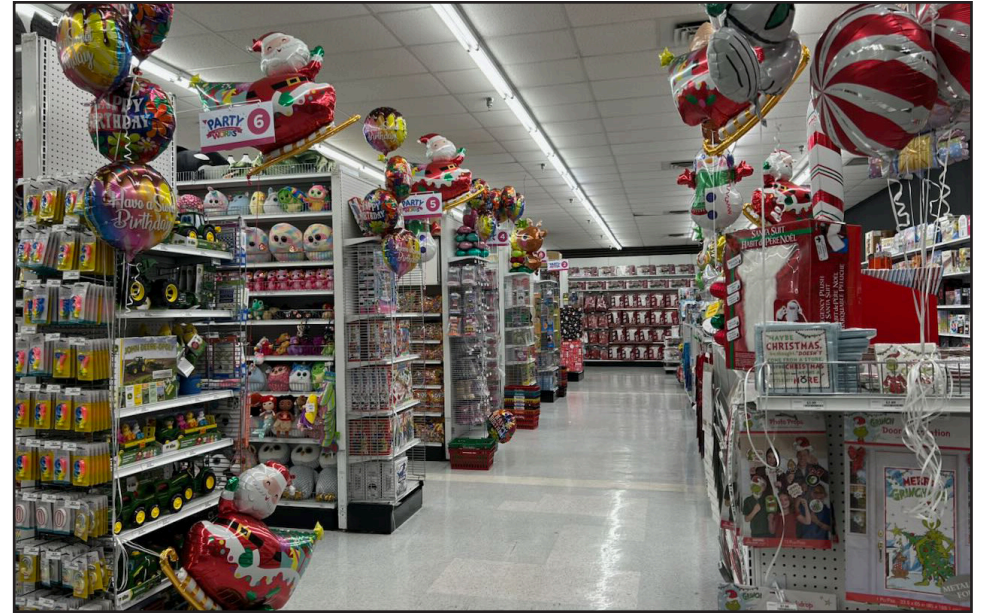
- Recently installed white reflective roof (approx. 2-3 years old)
- HVAC Upgrades: 5 of 6 units replaced with high-efficiency systems within the past four years
- 15.6 kW Rooftop Solar System
- Recently sealed and restriped parking lot (2025)
- Landscaping Enhancements:
 - Professionally pruned and trimmed trees
 - New drought-tolerant landscaping with cactus and decompressed granite
 - Artificial turf installation for reduced maintenance
- LED strip lighting installed throughout the building
- Insulation under roof. Opportunity to further enhance with T-bar ceiling improvements for energy savings





*Floor Plan not to scale





1-Mile Radius

KEY FACTS

12,127

Population

37.9

Median Age



Average Household Size

\$81,532

Median Household Income

BUSINESS



739

Total Businesses



8,933

Total Employees

INCOME



\$81,532

Median Household Income



\$33,244

Per Capita Income



\$177,795

Median Net Worth

3-Mile Radius

KEY FACTS

78,484

Population

37.0

Median Age



Average Household Size

\$80,604

Median Household Income

BUSINESS



3,581

Total Businesses



36,778

Total Employees

INCOME



\$80,604

Median Household Income



\$36,104

Per Capita Income



\$171,814

Median Net Worth

5-Mile Radius

KEY FACTS

158,518

Population

35.3

Median Age



Average Household Size

\$86,579

Median Household Income

BUSINESS



5,232

Total Businesses



52,814

Total Employees

INCOME



\$86,579

Median Household Income



\$36,633

Per Capita Income



\$224,395

Median Net Worth