

FOR SALE

VISALIA PAD SITE

*Lot 11, 1.09 Acres, at Oaks
Marketplace Shopping Center*

NW CORNER OF S MOONEY BLVD. &
W MIDVALLEY AVE, VISALIA, CA



**SUBJECT
PROPERTY**

OAKS MARKETPLACE
UNDER DEVELOPMENT

S MOONEY BLVD

W MIDVALLEY AVE

1.09 ACRE PARCEL OF LAND LOCATED IN VISALIA, CA

This build-ready 1.09 acre parcel of land is located in Phase II of the new Oaks Marketplace Shopping Center, a dense commercial/retail node, with excellent access, exposure and regional transportation linkages. The parcel provides abundant room for efficient drive-thru stacking lanes and ample parking spaces. This allows for smooth traffic flow through the drive-thru, reducing wait times and enhancing customer satisfaction. Furthermore, the spacious layout accommodates the construction of a well-sized restaurant, providing the flexibility to design a comfortable and inviting dining area for patrons who prefer to dine in.

\$1.4M

ASKING PRICE

1.09 AC

SITE SIZE

ADDRESS	NW Corner of S Mooney Blvd & W Midvalley Ave, Visalia, CA
COUNTY	Tulare
PARCEL NO.	122-350-032
SITE SIZE	1.09 AC
SHAPE	Rectangular
FLOOD ZONE	X02 (Not in flood zone)
ZONING	C-R (Regional Commercial)
AVAILABLE	Ground lease or build-to-suit



*Major National
Retail Corridor*



*Major Employment/Retail
Hub In Central Valley*

Situated on a corner, the site has visibility from multiple directions, increasing brand exposure and foot traffic. 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.

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.



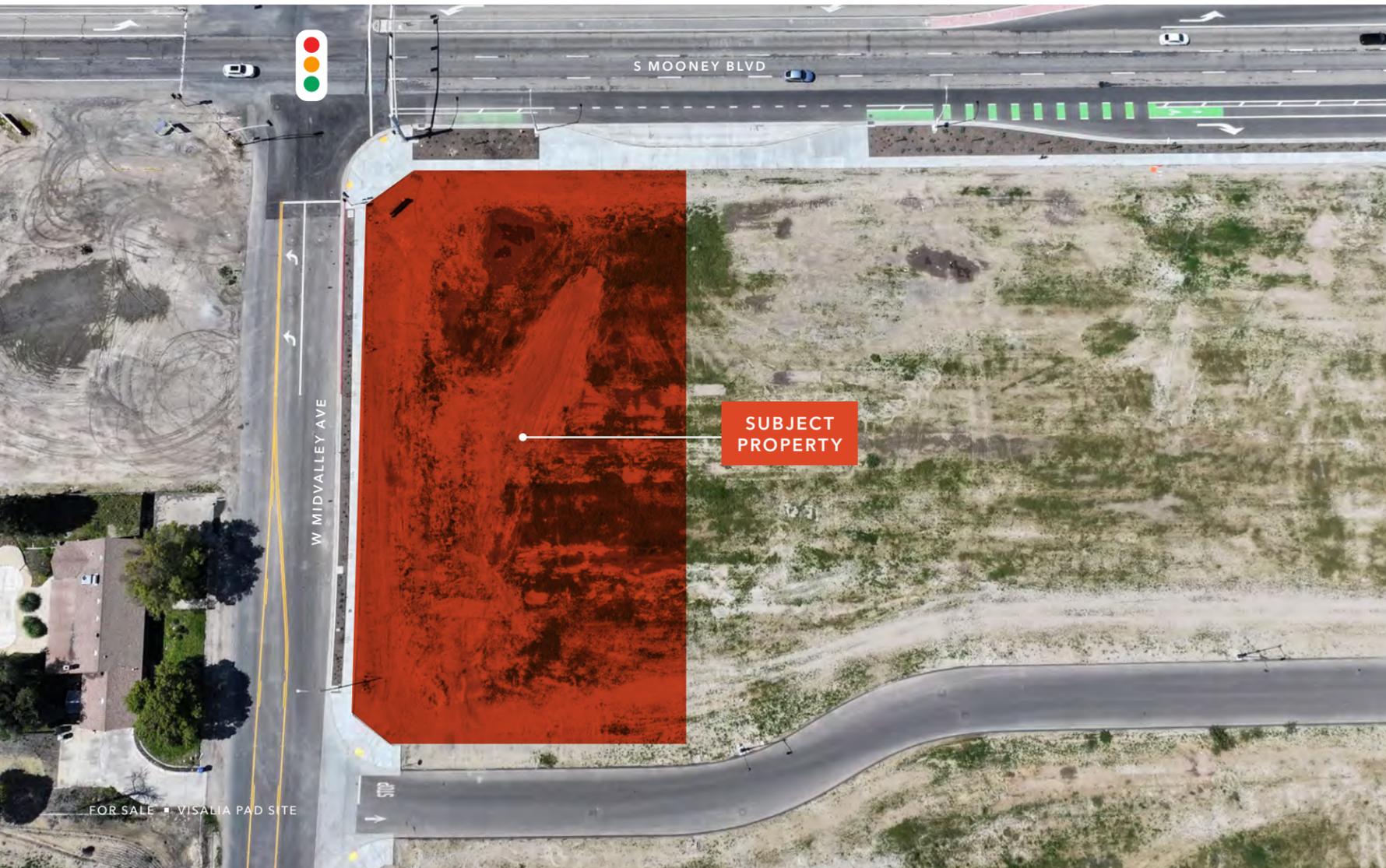
Drive-Thru Potential



Traffic Flow

With zoning allowing for drive-thru facilities, the site offers an additional revenue stream for the tenant, catering to customers seeking quick and convenient service.

Positioned at a signalized corner typically means a higher traffic flow, expanding the potential customer base for the tenant.



INVESTMENT HIGHLIGHTS

Many quick service restaurants have opened in the immediate area to serve the many nearby students & residents, Tenants continuously target Mooney & this location in particular.

High density retail corridor with +26K cars per day traveling on Mooney Blvd.

Major national retail corridor with more national retail tenants opening on Mooney Blvd, new tenants include Sprouts, Nordstrom Rack, Dave's Hot Chicken, Raising Cane's, Dutch Brothers, & many more to its already established high density retail corridor.

Mooney Blvd is the centralized destination for Visalia & other nearby cities looking for dining, shopping, & entertainment options.

Visalia/Mooney Blvd has been the target of recent & tremendous growth, Mooney continues to grow to the south with brand new developments, & existing re-developments attracting high quality national tenants.

Visalia is a target for major distributors/industrial/logistic tenants for it's centralized location & access off the freeway, agriculture, logistics/industrial/manufacturing, local school districts, & City Government employ the vast majority of the residents.

Ideal consumer demographics with household incomes of \$77k to \$90k in a 1-5 mile radius.

64,157 ADT signalized intersection at Mooney Blvd & Visalia Pkwy.

Located in high retail growth area.

157,139 daytime population within 5 miles.

\$90,376 Ave HH Income within 1 mile radius.

Regional Power Center traffic draw to nearby national tenants Target, Costco, Lowes, Best Buy Sportsman's Warehouse Michael's, Petsmart, & Starbucks.



PROPOSED RETAIL



NEWLY BUILT



SUBJECT PROPERTY
LOT 11 | 1.09 AC

PHASE I

PHASE III

PHASE IV

PHASE II

26,000+ VPD

6,320+ VPD

C-R REGIONAL COMMERCIAL ZONE

USES PERMITTED

The purpose and intent of the regional commercial zone district is to provide areas for retail establishments that are designed to serve a regional service trade area. The uses permitted in this district are to be of a large-scale regional retail nature with supporting goods and services. Uses that are designed to provide service to residential areas and convenience, neighborhood and community level retail are not permitted, while office uses are to be limited. Some examples of uses allowed outright in this zone include:

Banks & Financial Institutions

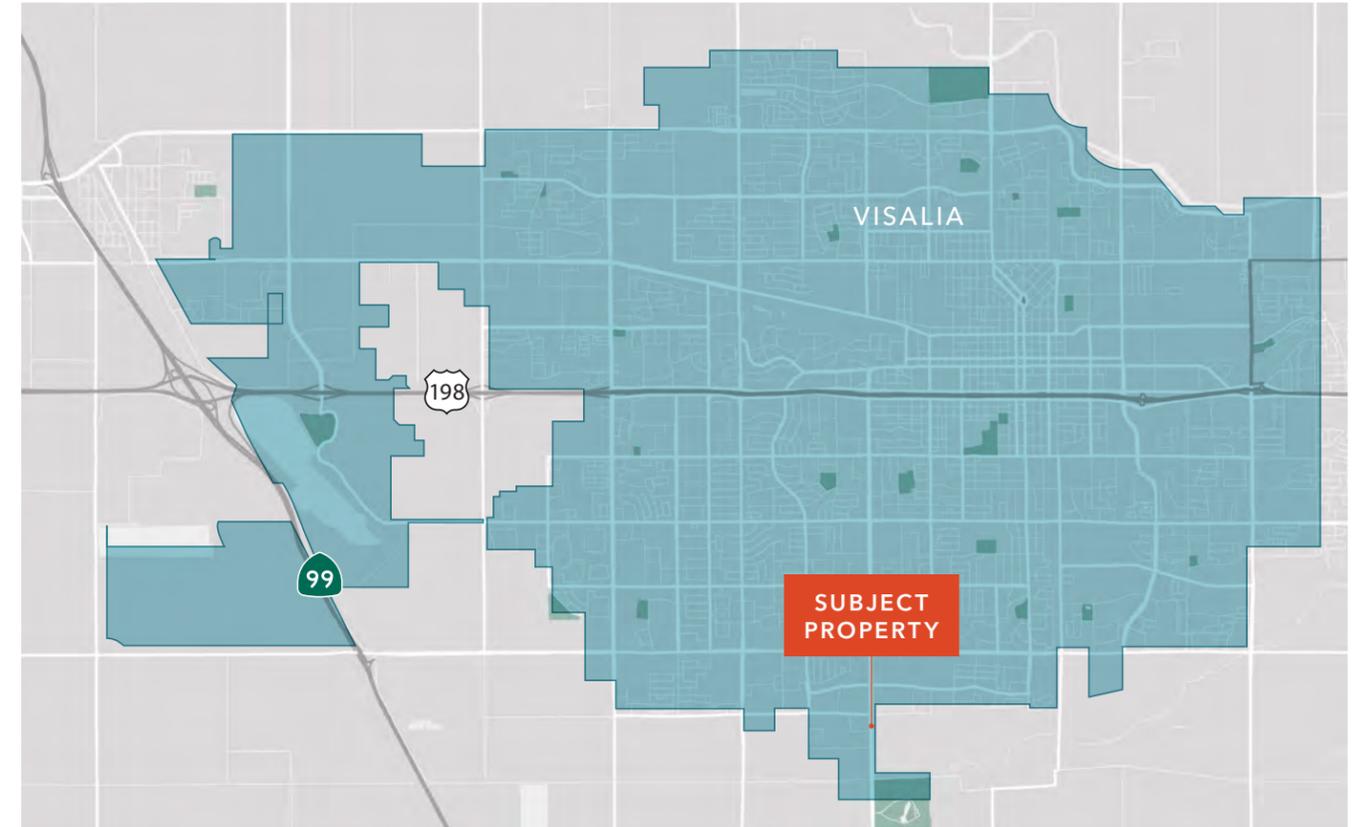
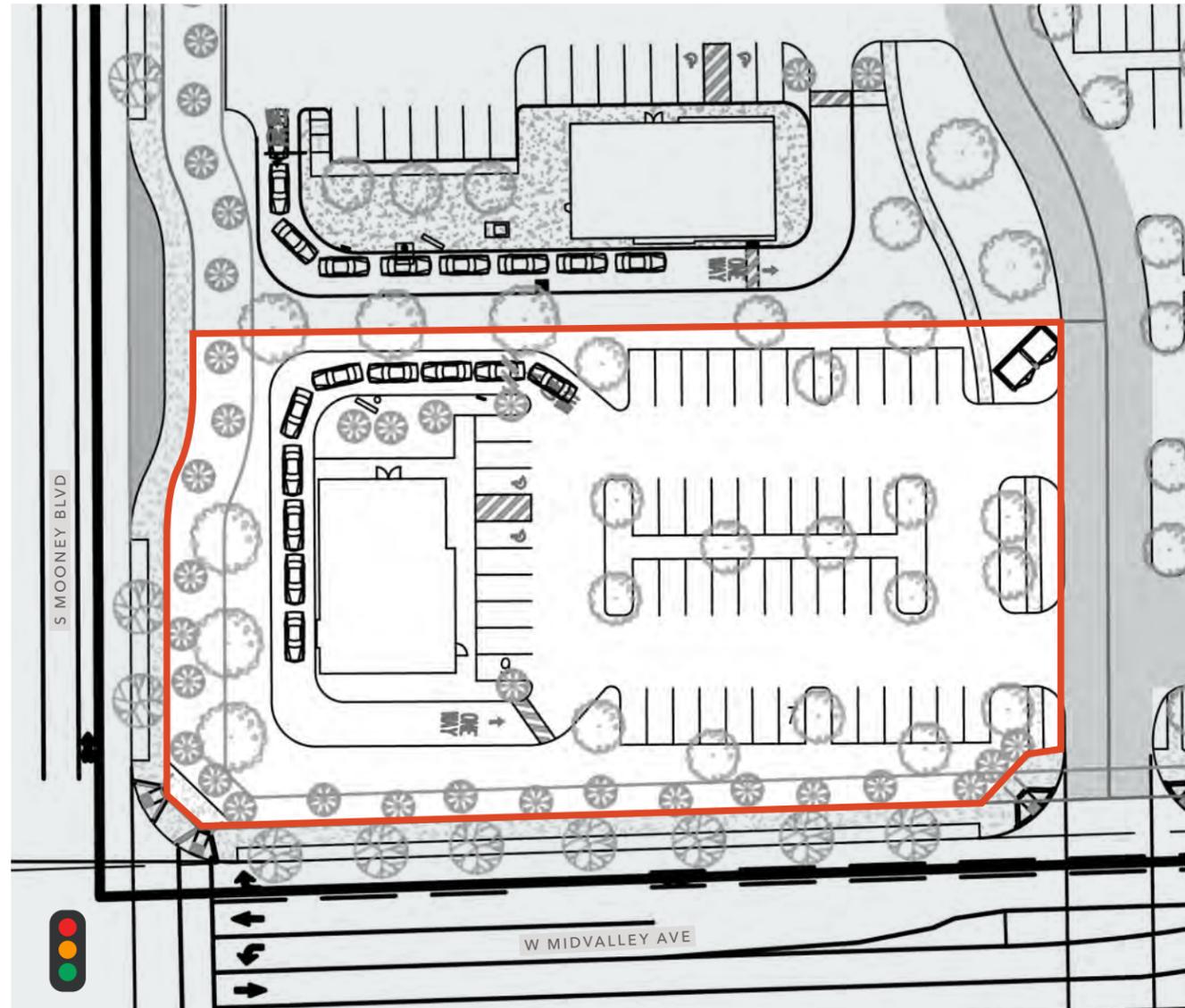
Day Spas

Daycares

Eating & Drinking Establishments

Drugstore/Pharmacy

Specialty Food Stores



LOCATION 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. 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. 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.



POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	5,196	62,021	156,858
2030 PROJECTION	5,379	61,961	157,957
2020 CENSUS	4,693	60,187	152,621
PROJECTED GROWTH 2025 - 2030	183 (0.7%)	-60	1,099 (0.1%)

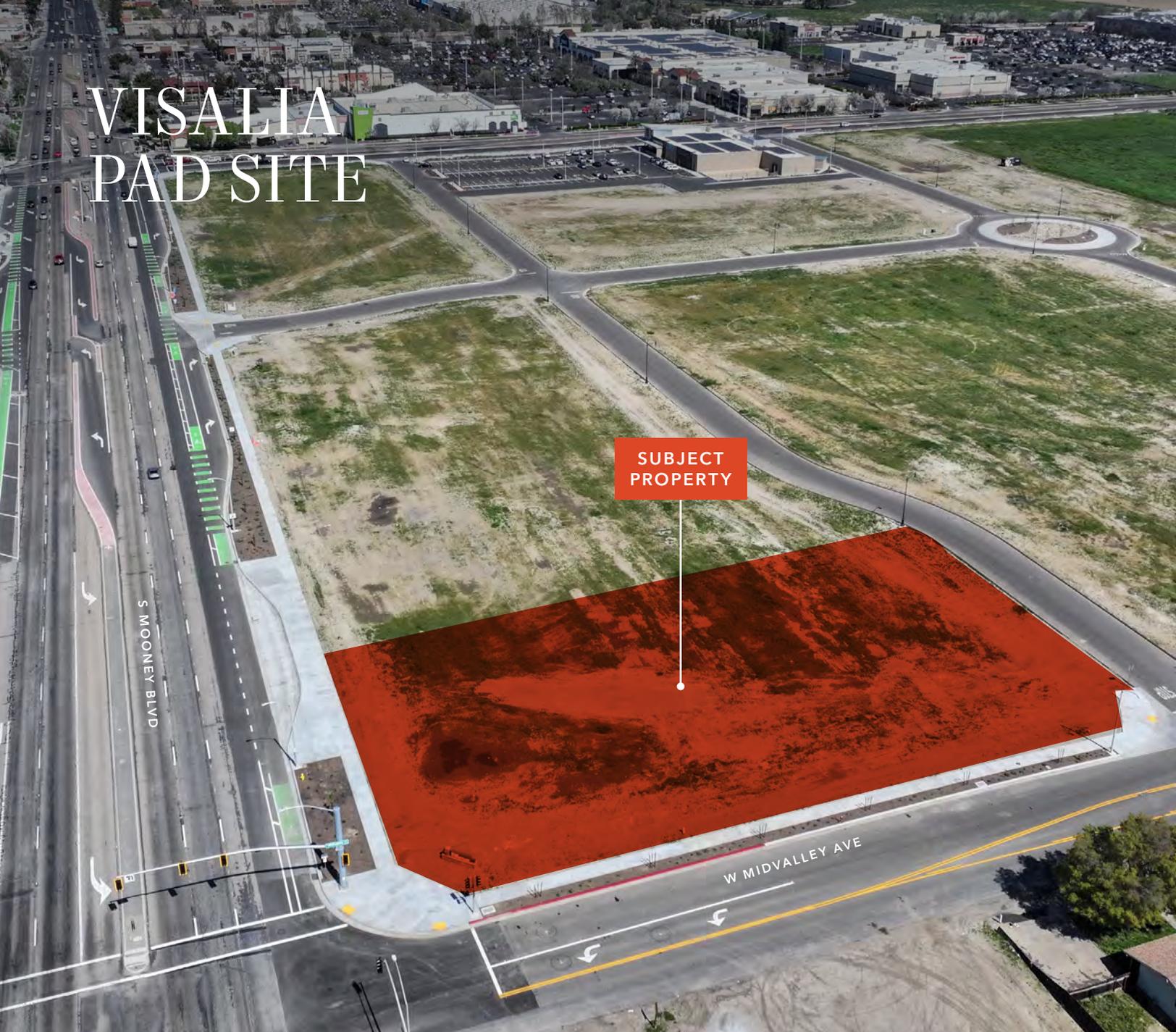
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	1,896	22,137	52,505
2030 PROJECTED	2,031	22,835	54,539
2020 CENSUS	1,716	21,614	50,566
GROWTH 2025 - 2030	134 (1.4%)	689 (0.6%)	2,033 (0.8%)

AVERAGE HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
TOTAL HOUSE HOLD INCOME 2025	\$90,604	\$108,099	\$109,319
2030 PROJECTED HOUSE HOLD INCOME	\$90,367	\$107,978	\$109,399
2010 CENSUS	\$58,271	\$63,585	\$66,173
PROJECTED GROWTH 2025 - 2030	-\$237	-\$120	\$80
HISTORICAL ANNUAL CHANGE (2000-2025)	\$40,431 (3.2%)	\$52,961 (3.8%)	\$55,205 (4.1%)

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