



6,320+ VPD



**SUBJECT PROPERTY**  
LOT 11 | 1.09 AC

26,000+ VPD

PROPOSED RETAIL



PHASE I

PHASE III

PHASE IV

PHASE II

# VISALIA PAD SITE

FOR GROUND LEASE OR BUILD-TO-SUIT

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

VISALIA, CA

*C-R*  
ZONING

*CALL*  
FOR LEASE RATE



VISALIA PAD SITE



*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.*

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

**CALL**  
FOR LEASE RATE

**1.09 AC**  
SITE SIZE

## IDEAL FOR DRIVE-THRU RESTAURANT CONCEPT

*This build-ready 1.09-acre 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.

### HIGH VISIBILITY

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

### CONVENIENT ACCESS

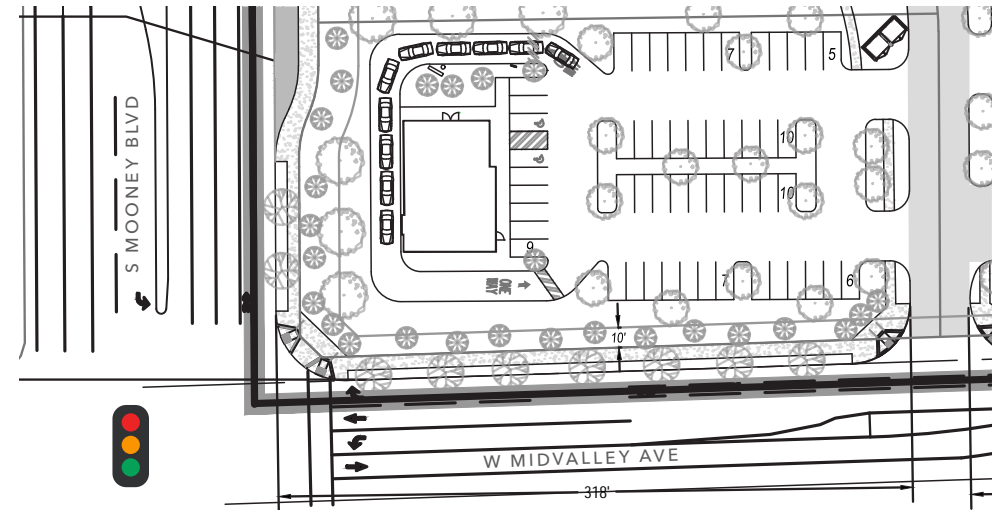
The signalized intersection ensures easy access for both pedestrians and vehicles, enhancing convenience for customers to reach the establishment swiftly.

### DRIVE-THRU POTENTIAL

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.

### TRAFFIC FLOW

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.

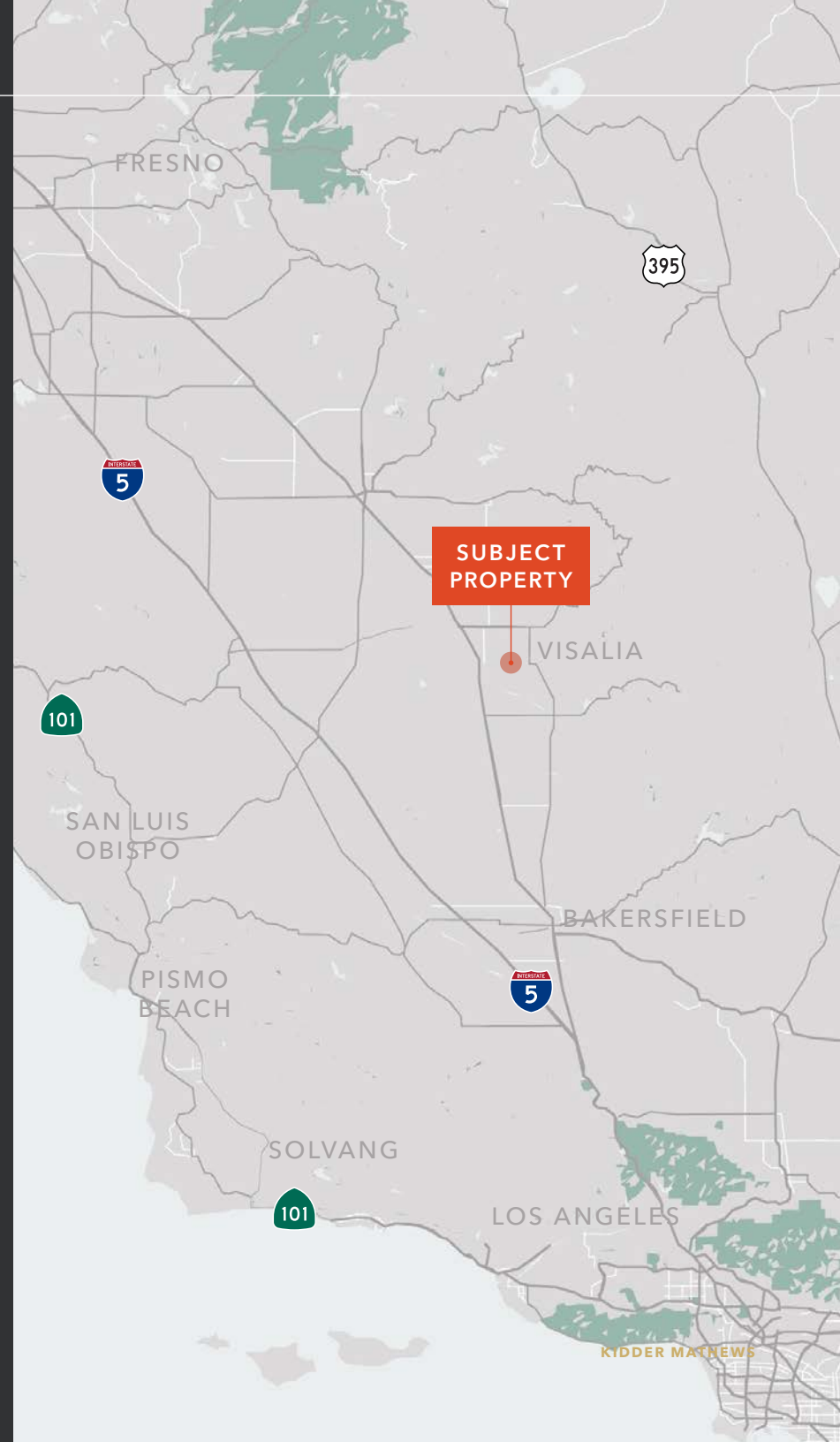
64,157 ADT signalized intersection at Mooney Blvd & Visalia Pkwy.

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.



# 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

Eating & Drinking Establishments

Day Spas

Drugstore/Pharmacy

Daycares

Specialty Food Stores



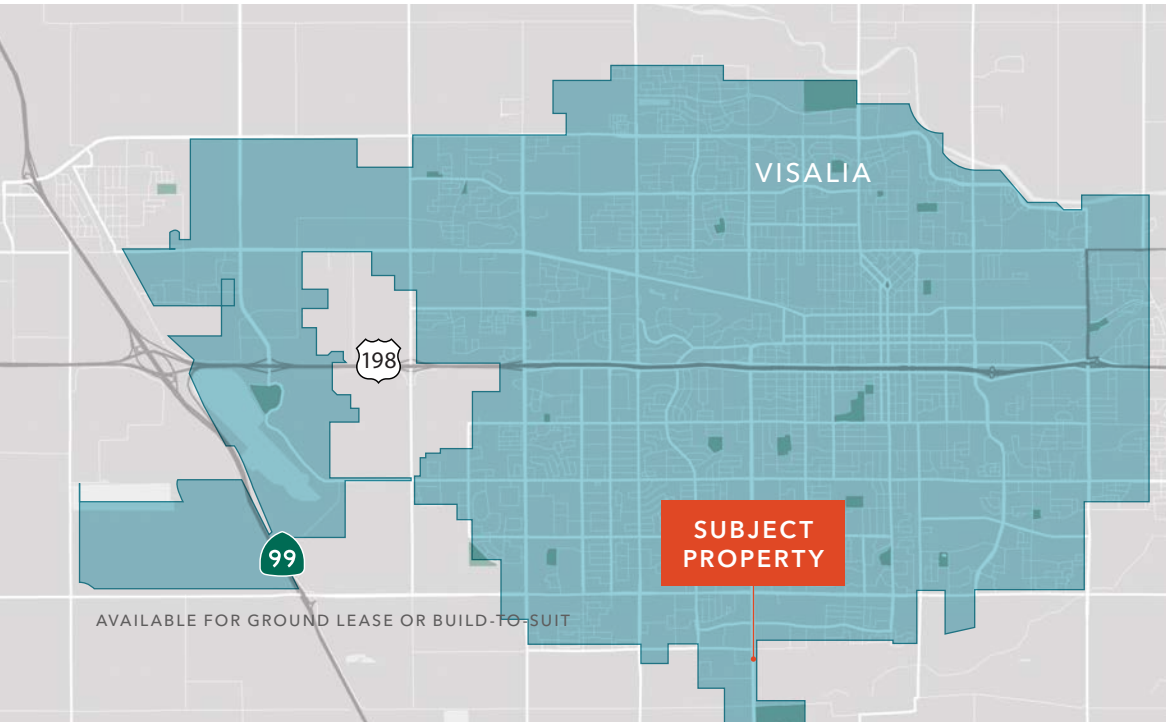
SUBJECT  
PROPERTY

# LOCATION OVERVIEW

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.



# 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%

*42 MI*

TO FRESNO

*72 MI*

TO BAKERSFIELD

*188 MI*

TO LOS ANGELES

*238 MI*

TO SAN FRANCISCO

# VISALIA PAD SITE





## VISALIA PAD SITE

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