

FOR SALE

NWC Mooney Blvd. & Cross Ave, Tulare, CA



NEW! Fast Food & Retail Development

FOR MORE INFORMATION CONTACT:

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The information contained herein has been either given to us by the owner of the property or obtained from sources that we deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it. The prospective buyer, renter or lessee should verify all information contained herein. This statement with the information contained herein is presented with the understanding that all negotiations relating to the purchase, rental or lease of the property described above shall be conducted through this office.

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NWC Mooney Blvd. & Cross Ave, Tulare, CA

PROPERTY INFO

LOCATION: NORTHWEST CORNER OF MOONEY BLVD. & CROSS AVENUE TULARE, CALIFORNIA

ZONING: COMMERCIAL

TRAFFIC COUNTS: MOONEY: 36,000 CPD
CROSS: 9,000 CPD

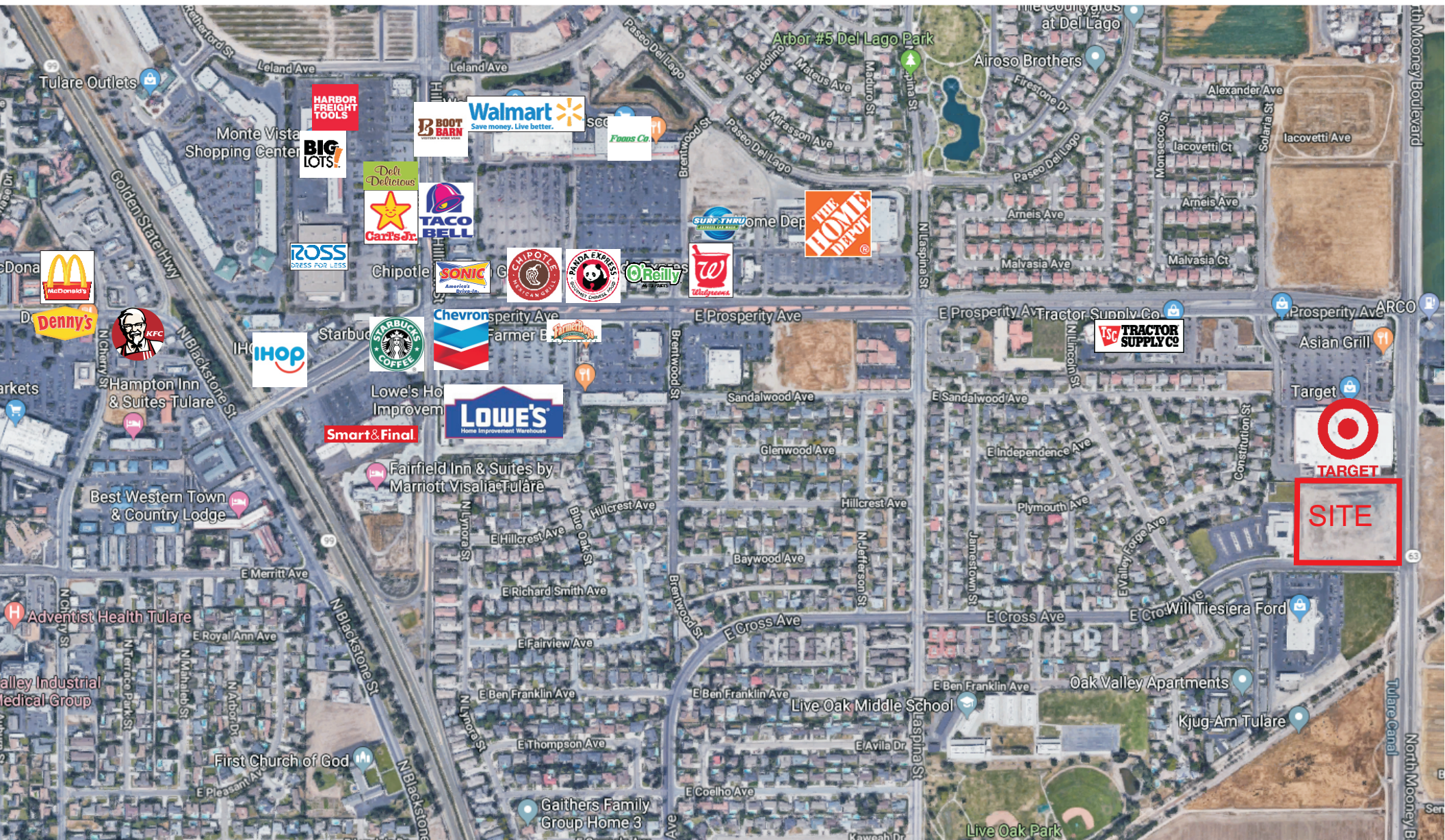
DEMOGRAPHICS:	<u>POPULATION</u>	<u>AVG HH INCOME</u>
1 MILE	8,137	\$80,359
3 MILE	54,044	\$70,830
5 MILE	73,334	\$69,342

(SOURCE: SITES USA)

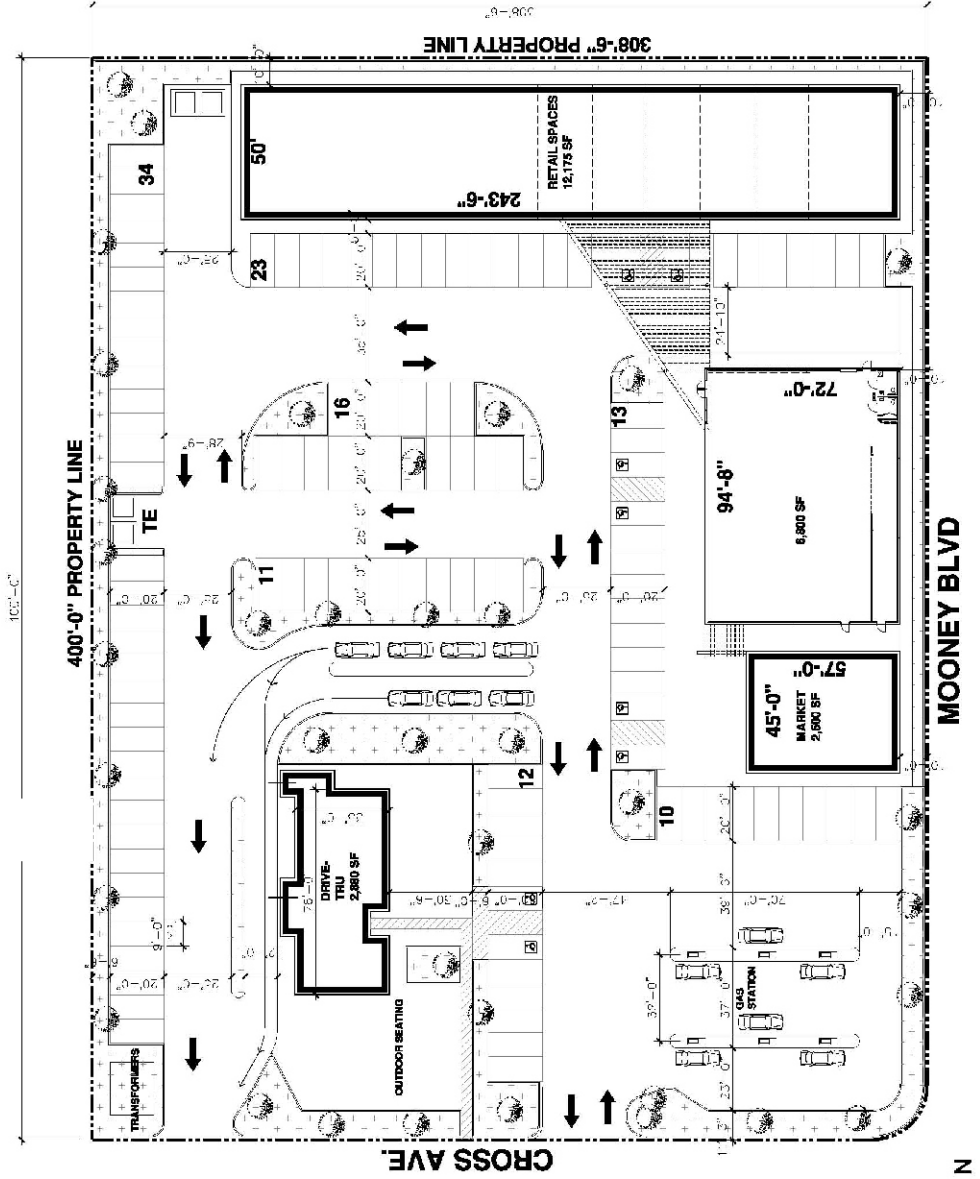
DESCRIPTION: THE SUBJECT PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF MOONEY BLVD. AND CROSS AVE. THIS NEW DEVELOPMENT WILL FEATURE A NEW VALERO GAS STATION/CONVENIENCE STORE, FAST FOOD DRIVE THRU, AND RETAIL SPACE. THIS PROPERTY IS LOCATED TO THE SOUTH OF THE SUPER TARGET SHOPPING CENTER AT MOONEY BLVD & PROSPERITY AVE.

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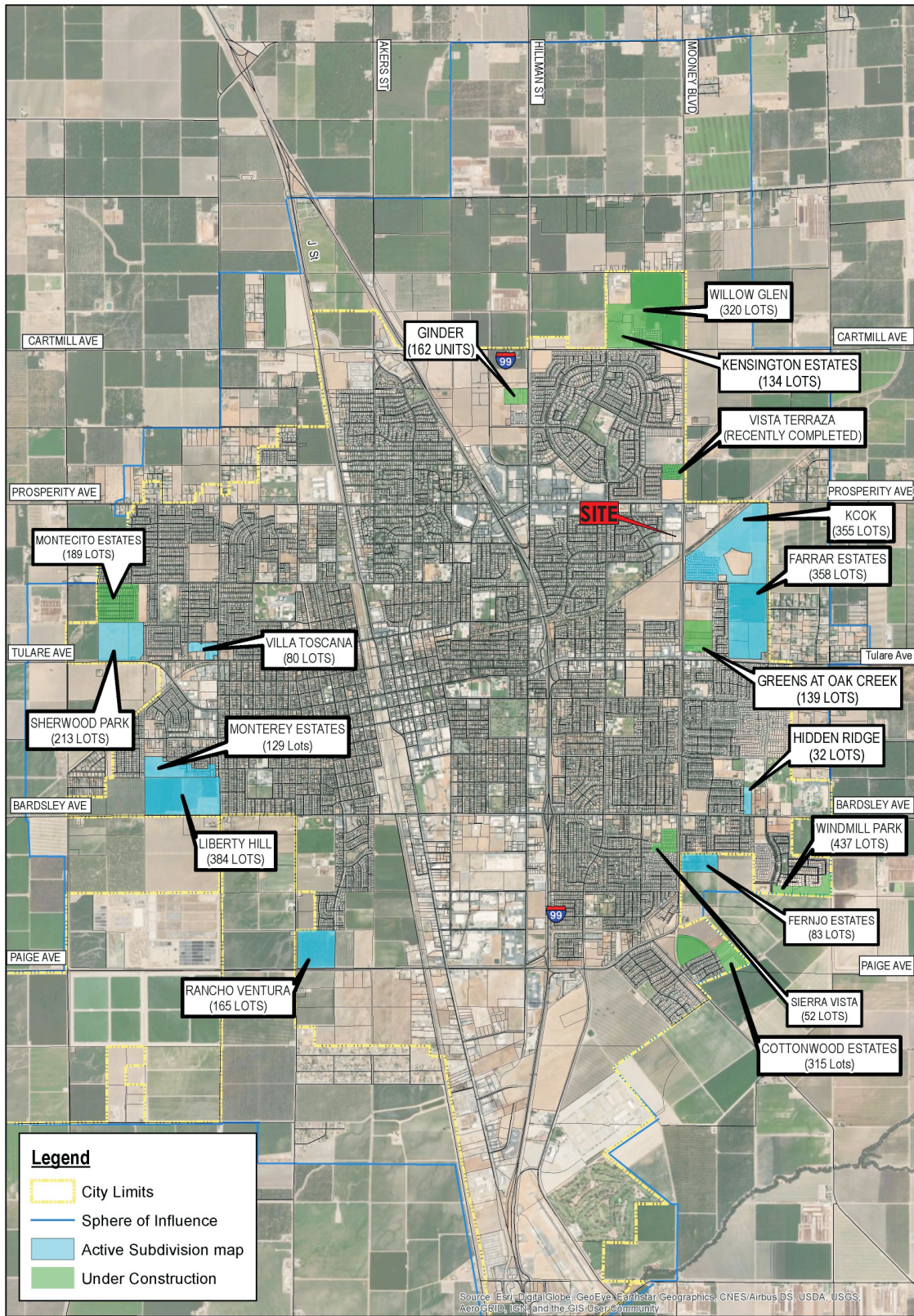


LOT AREA: 2.83 AC / 123,275 SF
 ZONE: C3

REQUIRED PARKING	STALLS
AUTOZONE 6,800 SF	23
MARKET 2,500 SF	10
DRIVE THRU 2,880 SF	23
RETAIL 12,175 SF	49
TOTAL	105 PARKING SPACES

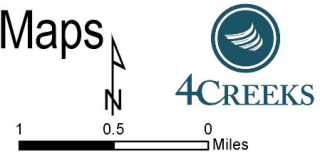
PROVIDED PARKING 119 PARKING SPACES

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Status of Tentative Subdivision Maps

As of February 2020



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