

# 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**
- **SHOPPING CENTER CO-TENANTS INCLUDE:**
  - ASHLEY FURNITURE, BEVMO, BURLINGTON, DOLLAR TREE, EL POLLO LOCO, MCDONALD'S, & WALMART
- **ZONING: R-C (REGIONAL COMMERCIAL)  
CITY OF VISALIA**

## DYNAMIC LOCATION!

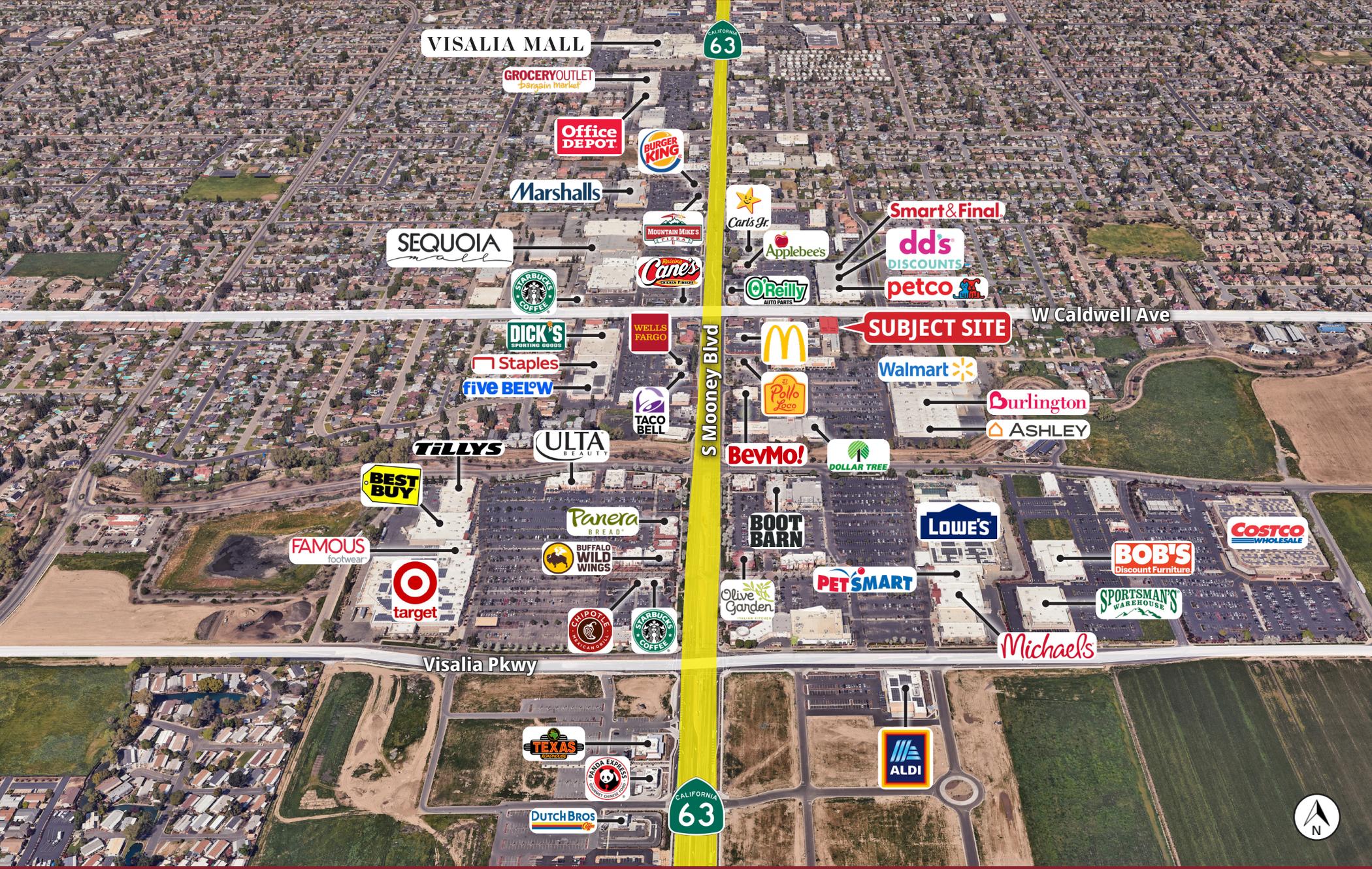


### OLIVIERI COMMERCIAL GROUP

9810 Brimhall Road  
Bakersfield, CA 93312  
[www.oliviericommercial.com](http://www.oliviericommercial.com)

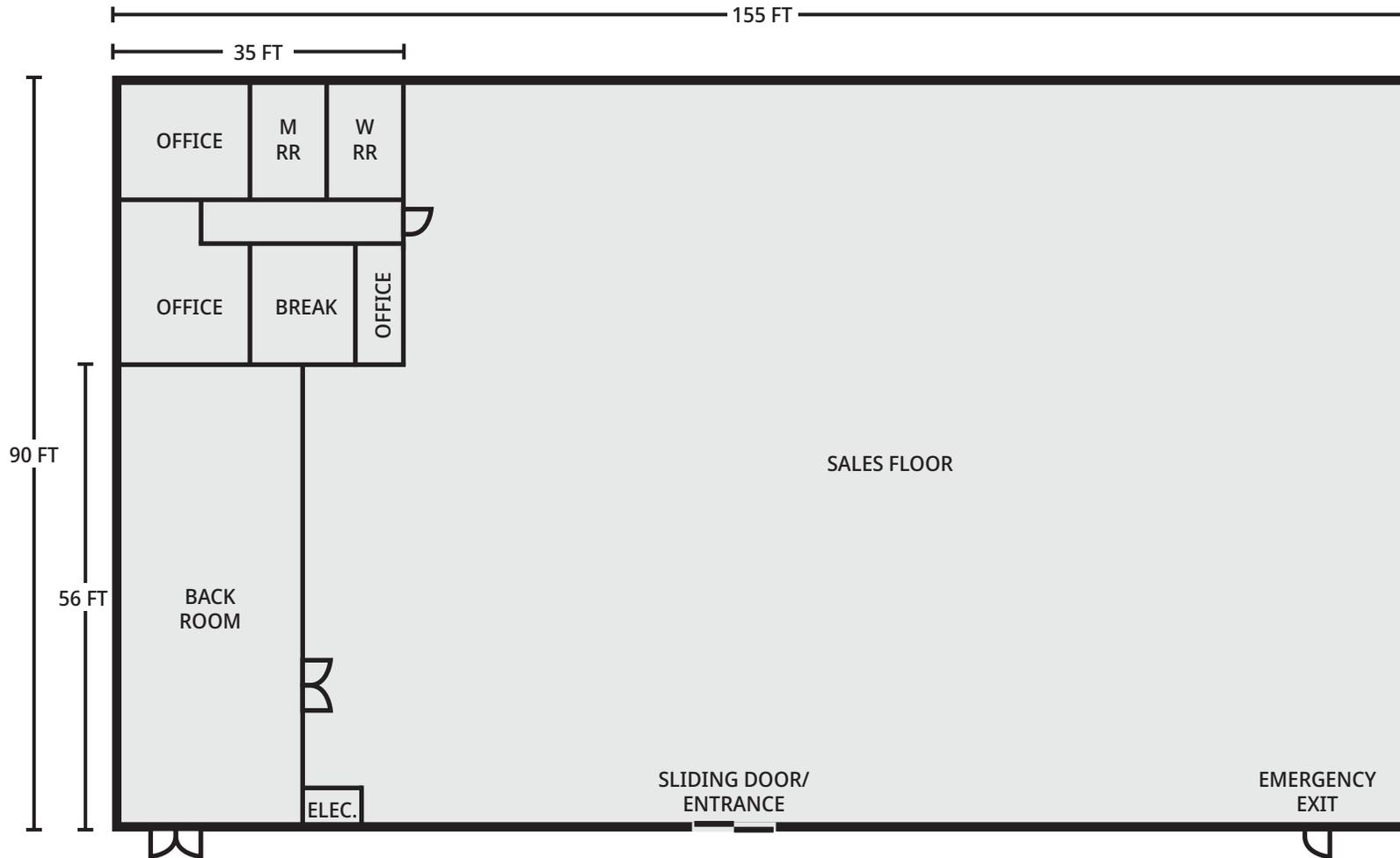
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\*Floor Plan not to scale





## 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