



SUBJECT PROPERTY
S LOVERS LN & TULARE AVE
VISALIA, CA 93292

6.47 Acres - Lovers Lane | Visalia, CA

Property For Sale

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM & ASSOCIATES

Matt Graham
Lic# 01804235
www.mdgre.com

to learn more, visit: www.mdgre.com

PROPERTY DETAILS

Address:	Lovers Lane & Tulare Ave Visalia, CA
APN:	100-120-019
Parcel Size:	6.47 +/- Acres
Zoning	CSO - R16
Sales Price	\$2,395,000.00



Additional Comments:

Zoned as multi-family and service commercial, this property is ideal for mixed use or for multi-family development. In addition to the property being surrounded by numerous businesses and neighborhoods - it is well located in Visalia right near Highway 198. Highway 198 and Lovers Lane are two of the main thoroughfares in Visalia, providing easy access across Visalia and from Visalia to Tulare. Please call for further details.



Contact Broker:
Matt Graham
Lic# 01804235

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PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

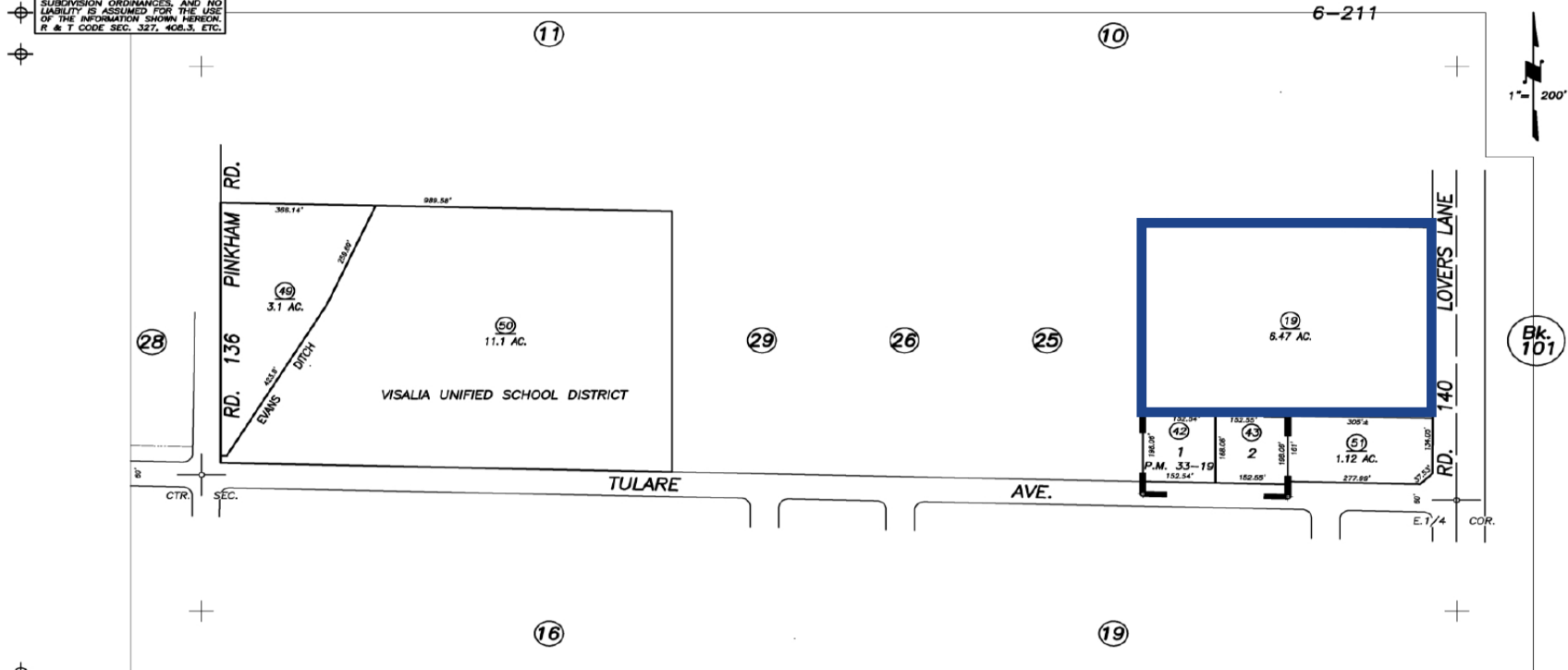
TAX MAP

POR. S1/2 OF S1/2 OF NE1/4 SECTION 33, T.18S., R.25E., M.D.B.&M.

Tax Area Code 100-12

6-053
6-090
6-211

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES, AND NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION SHOWN HEREON. R & T CODE SEC. 327, 406.3, ETC.



PARCEL MAP 3218, P.M. 33-19

CITY OF VISALIA
ASSESSOR'S MAPS BK. 100 , PG. 12
COUNTY OF TULARE, CALIFORNIA, U.S.A.

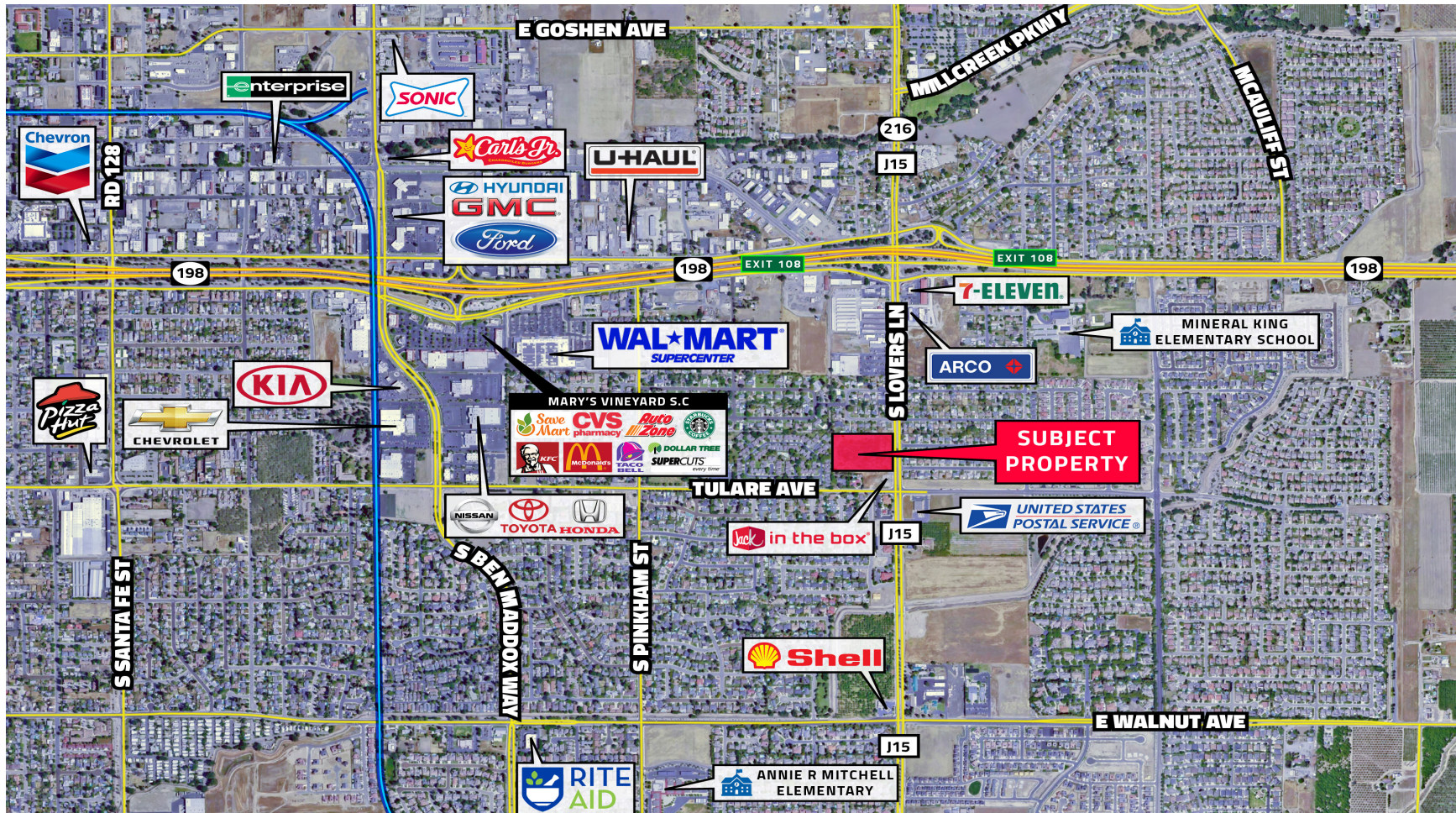
NOTE: Assessor's Parcel Numbers Shown in Circles ① 123
 Assessor's Block Numbers Shown in Ellipses ① 123

2017-0038911	6/26/2018	JMM
REVISION	DATE	TECH

SALES COMPS

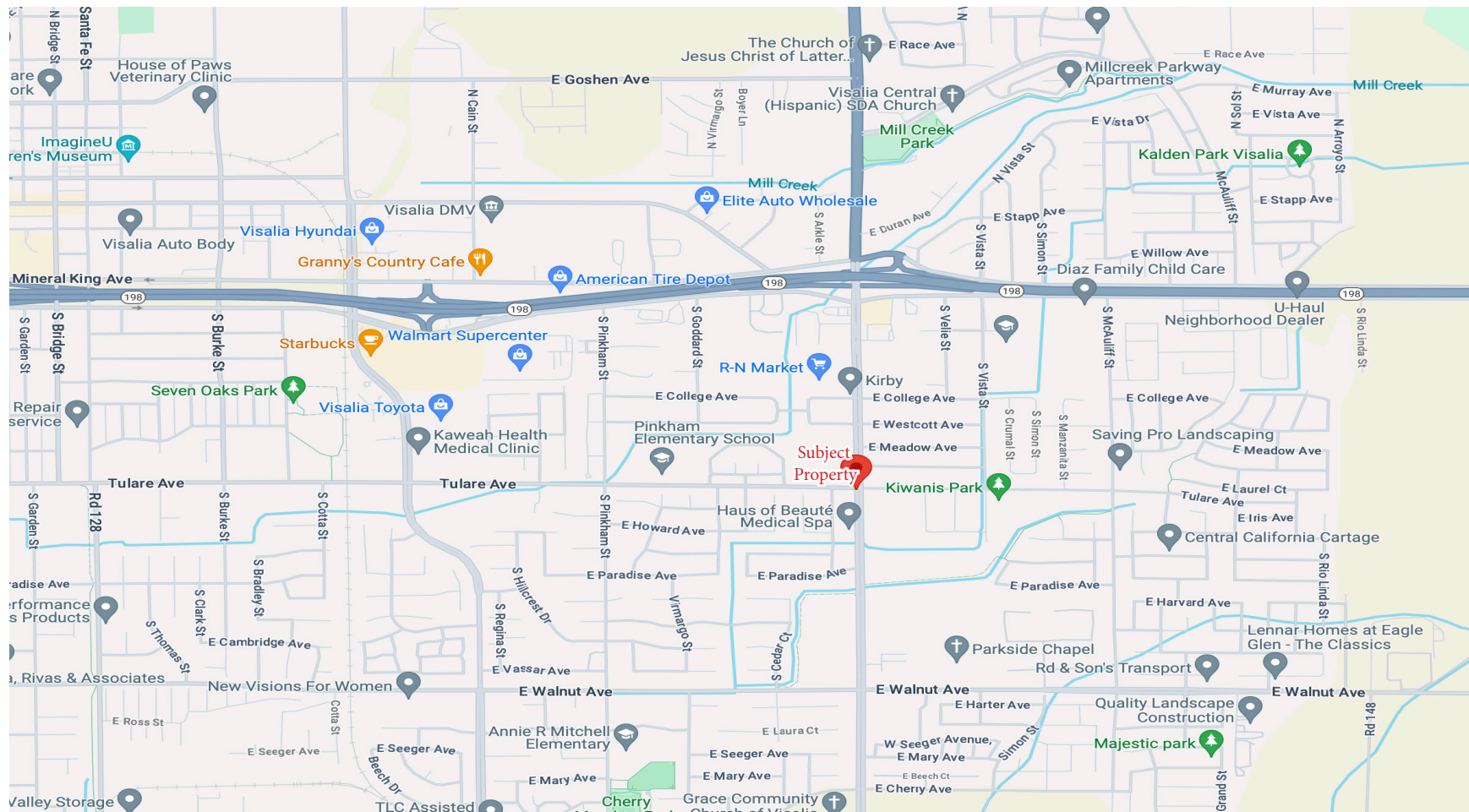
Name	Location	Close	Size (sf)	Size (ac)	Sale Price	Per Sq Ft
SUBJECT	Tulare/Lovers Lane (SE)		264,830 sf	6.08 ac		
Retail	Dinuba/Shannon Pkwy (NE)	08/30/22	158,994 sf	3.65 ac	\$1,326,500	\$8.34
Auto Sales	Plaza/198 (W)	03/29/22	238,709 sf	5.48 ac	\$1,700,000	\$7.12
Commercial/Multifamily	Houston/Cain (SE)	01/08/24	430,373 sf	9.88 ac	\$2,582,238	\$6.00
Multifamily (entitled project)	Tulare/Lovers Lane (SE)	10/17/22	121,097 sf	2.78 ac	\$600,000	\$4.95
Commercial Land	Dinuba/Ferguson (NE)	07/20/22	113,256 sf	2.60 ac	\$575,000	\$5.08

RETAIL MAP



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LOCATION MAP



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PROPERTY AERIAL



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