

FOR LEASE

MARY'S VINEYARD SHOPPING CENTER



SEC of Ben Maddox Way & Noble Avenue at Hwy 198 | Visalia, CA

Property Features:

- Established Neighborhood Shopping Center
- Anchored by Save Mart and CVS Pharmacy
- Adjacent to Walmart

Space Available:

- ± 900 SF (In-Line)
- ± 1,200 SF (In-Line)
- ± 1,200 SF (In-Line)] - Can be combined to ±2,400 SF
- ± 1,308 SF (In-Line)
- ± 2,085 SF (In-Line)] - Can be combined to ±3,393 SF
- ± 985 SF (Pad)
- ± 4,793 SF (Pad)] - Can be combined to ±5,778 SF

Lease Rate:

Traffic Counts:

Call Agent for Details

Ben Maddox Way	15,000 ADT
Noble Avenue	12,000 ADT
Highway 198	36,000 ADT
Total	63,000 ADT

Source: REgisOnline

Demographics:

	1 Mile	2 Mile	3 Mile
Population	11,841	57,384	89,333
Households	4,296	19,252	29,944
Avg HH Income	\$55,087	\$62,150	\$67,004



COMMERCIAL | RETAIL ASSOCIATES

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1305	Sempra Energy	1447	Tasty Donuts	1637	Cricket Wireless
1309	Available ± 985 SF	1509	Masaru's	1643	Cigarette Store
1331	Available ± 4,793 SF	1525	Package Depot	1649	Available ± 1,200 SF
1345	Visalia Waffles	1541	Port of Subs	1655	Available ± 1,200 SF
1349	Starbucks	1557	Dollar Tree	1661	Fiesta Auto Insurance
1355	AutoZone	1601	Available ± 2,085 SF	1667	Renew Massage
1407	Safe 1 Credit Union	1607	Available ± 1,308 SF	1673	Agua Pura
1415	Noble Laundromat	1613	Goodies Cookies	1679	Happiness Nails
1423	Thai Basil	STC	Security Office	1691	Round Table Pizza
1431	Supercuts	1625	Available ± 900 SF		
1439	Little Caesar's	1631	Eyebrows by Asia		



*Not to Scale



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