

SAITO COMPANY

OFFERING MEMORANDUM

2240 S. Mooney Blvd.
Visalia, California 93277

17,000 SF Available



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2240 S. Mooney Blvd.
Visalia, California 93277

For Lease

Location, demographics and information on subject property is supplied by sources believed to be reliable. However, the Mark Saito Company cannot guarantee its accuracy and make no warranty or representations as to its veracity. It is presented hereon with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and these may not represent current or future performance of the property. All inquiries about content should be directed to the broker (BRE LIC# 00701227) Mark Saito and the Mark Saito Company. All rights reserved, 2025.

PROPERTY OVERVIEW

2240 S. Mooney Blvd.

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Property Overview

This Goodwill space sits right on Mooney Boulevard directly across from the popular shopping destination of Visalia Mall.

With the Mooney Boulevard frontage, this property offers the absolute prime location for a tenant looking for the most visibility with high traffic. Option to have Square Footage split up.

Lease Offering

RATE:

Contact Broker

AVAILABLE:

17,000± SF

ZONING:

CR

COUNTY:

Tulare

Highlights

- Adjacent to Major Retailers: Shell, Bank of America, and Kohls.
- Situated on notable S. Mooney Blvd.
- Located across from Visalia Mall.
- Minutes from Downtown Visalia.

Traffic Counts

Mooney Boulevard: 50,331 +/- VPD

Population

1 MI: 6,429 +/-

5 MI: 126,257 +/-

10 MI: 256,469 +/-



01 PRIME
LOCATION

Prime Frontage with
Mooney Blvd. Signage



02 HIGH
VISIBILITY

50,000 +/- VPD
and strong demographics



03 EXCELLENT
PROXIMITY

On Visalia's Main Retail
Corridor across the street
from Visalia Mall.



04 FREEWAY
ACCESS

Close Proximity to
CA-63 and CA-99.

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LOCATION OVERVIEW

Visalia, CA.

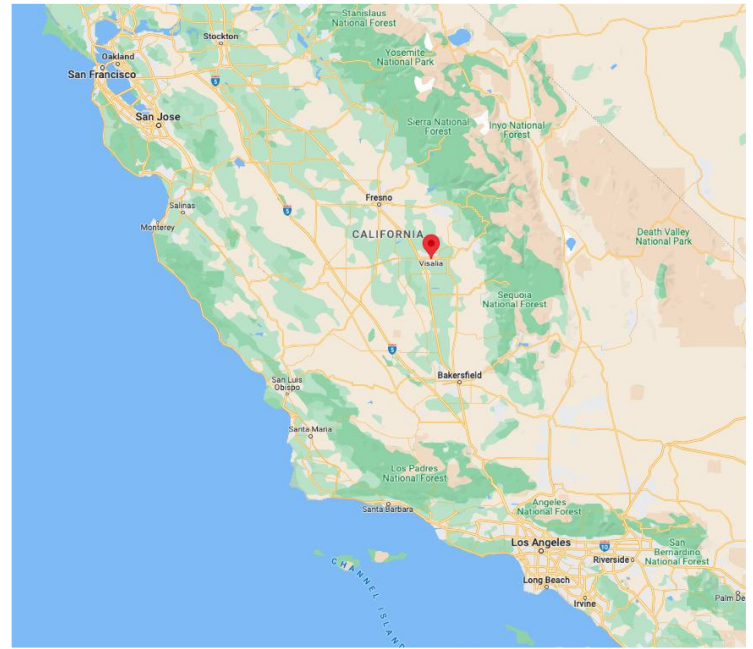
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POPULATION OF TULARE COUNTY

2023 POPULATION 482,400

2022 POPULATION 477,550

2021 POPULATION 477,060



Location Overview

Visalia, CA.

Visalia, the county seat of Tulare County, thrives as a significant economic powerhouse in the agricultural San Joaquin Valley. As the region's **5th** largest city, its prime location is just 43 miles south of Fresno, 190 miles north of Los Angeles, and 230 miles southeast of San Francisco. Known for its strong agricultural sector, Visalia also serves a diverse range of industries, including healthcare and education. Major employers in Visalia include medical centers, manufacturing facilities, and commercial establishments. This diverse economic landscape contributes to a robust job market and opportunities for business growth. Only 35 minutes from Sequoia and just an hour from Kings Canyon National Parks, Visalia is a prime community to invest in.

Surrounding Cities



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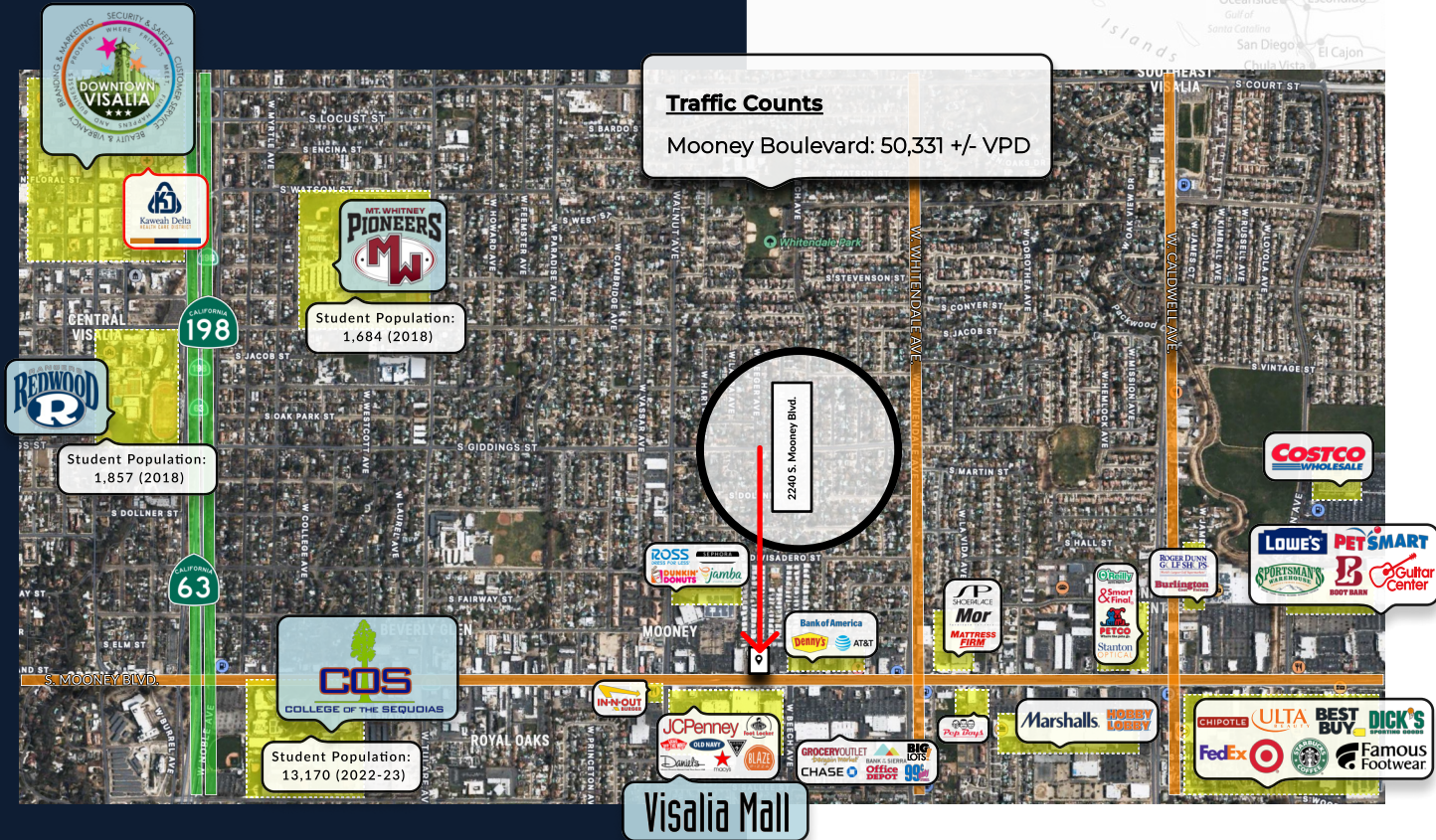
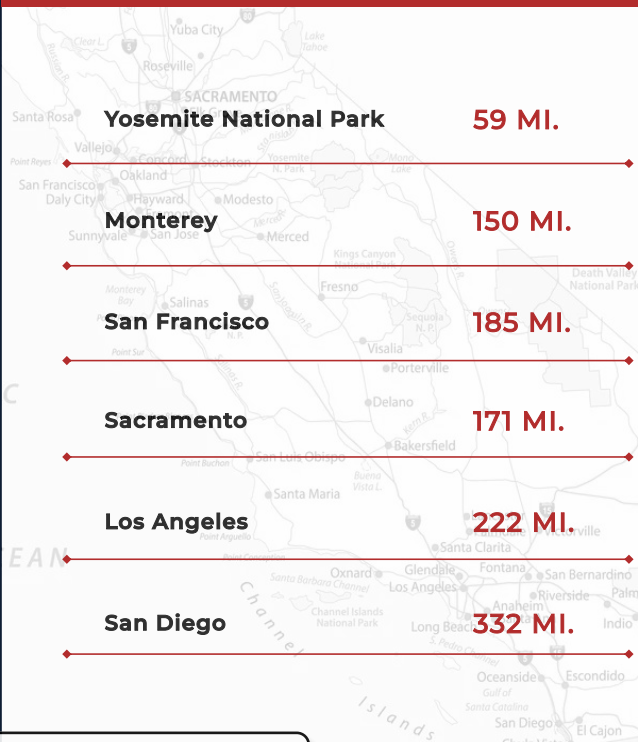
Visalia, CA.

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Neighbors



Surrounding Cities



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