

FOR LEASE RETAIL/ OFFICE SPACE

2003 W. Caldwell Ave, Visalia California



- RENTAL RATE:** Two Dollars Seventy-Five (\$2.75) per Sq. Ft. per month plus utilities.
- LOCATION:** 3839 South Mooney Boulevard, Visalia California just north of Mooney and Cameron Avenue.
- SPACE AVAILABLE:** Retail / Office space 2,300 +/- Square Feet.
- CONSTRUCTION:** New wood frame. Glass store front on Mooney Boulevard, Visalia, CA.
- SIGNAGE:** Existing lighted sign can 5 foot by 6-foot monument.
- APN:** 126-041-036
- ZONING:** Reginal Commercial
- TRAFFIC COUNT:** Mooney Boulevard TBD from Caltrans.
- CITY OF VISALIA ATC:** Cameron to Oak Street 15,181 (May 10, 2017)
Cameron to County Center 5,940 (Spring 2018)
- PARKING:** 12 spaces provided unreserved.
DRIVE THRU ACCESSIBLE
- CONTACT:** George Ouzounian, Broker
- PHONE NUMBER:** Office (559) 733-8300, Cell 559-740-9200

Note: All information, representations and projections shown in this brochure are based on information supplied by the owner or other sources deemed to be reliable; however, they are not warranted by Ouzounian Properties.



Visalia Regional Trade Area

Visalia draws shoppers from a polygon roughly 45 miles wide and 20 miles in either direction to the north and south of the city. It includes the surrounding towns of Porterville, Dinuba, Hanford, Lemoore, Tulare, and Kingsburg. Regional retailers locating in Visalia have a trade area of approximately 600,000 people based on drive-times to Visalia and split between locations in Fresno (40 miles north) and Bakersfield (65 miles south).

Regional Trade Area Demographics:

2019 Estimated Population	596,523
2024 Projected Population	617,541
2010 Census Population	570,661
2000 Census Population	474,338
2019 Estimated Median Age	31.1
2019 Est. Average HH Income	\$68,474
2019 Est. Median HH Income	\$55,585

