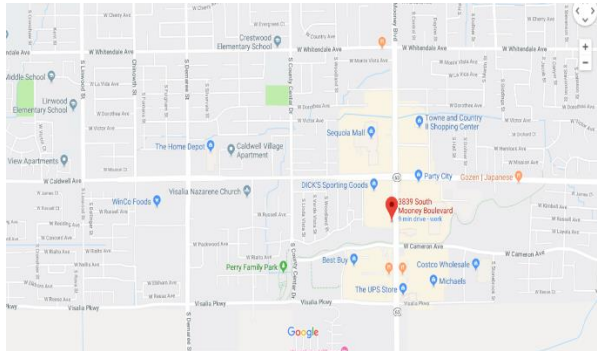


For Lease

RETAIL/ OFFICE SPACE

3839 South Mooney, Visalia California



RENTAL RATE: Four Dollars per Sq. Ft. net of operating expenses

OPERATING EXPENSE: First year expense (taxes, insurance, and maintenance) estimates at \$300 per month.

LOCATION: 3839 South Mooney Boulevard, Visalia California just north of Mooney and Cameron Avenue.

SPACE AVAILABLE: Retail / Office space 800 +/- Square Feet. Total of 2,300 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

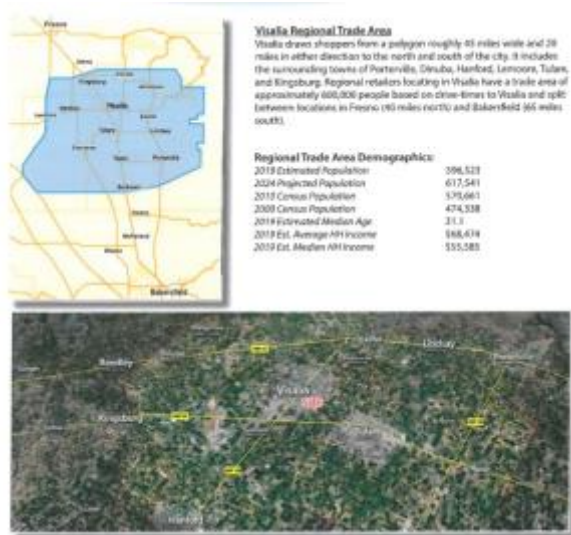
ZONING: Reginal Commercial

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.



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.