

## RETAIL FOR LEASE

±2,108 SF OF RETAIL SPACE OFF MOONEY BLVD IN VISALIA, CA

1230-1232 S Mooney Blvd, Visalia, CA 93291



Lease Rate

**\$2.25  
SF/MONTH**

### OFFERING SUMMARY

Building Size:	6,683 SF
Available SF:	2,108 SF
Lot Size:	0.93 Acres
Zoning:	C-MU: Mixed Use Commercial
Market:	Visalia/Porterville
Submarket:	Southwest Visalia
APN:	096-321-014
Cross Streets:	Mooney Blvd & Tulare Ave

### PROPERTY HIGHLIGHTS

- ±2,108 SF of Retail Space Available off Mooney Blvd
- Prime Corner Identity | Large Pylon Signage | Abundant Parking
- Direct Mooney Blvd Visibility | Surrounded w/ Quality Tenants
- Busiest Retail Growth Corridor w/ ±164,283 Cars Per Day
- Close Proximity to Major Traffic Generators & Fwy 198 Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Well-Known Freestanding Retail Building Off Mooney Blvd
- Densely Populated Trade Area w/ ±155,424 People in 5-Miles
- Great Exposure w/ Mooney Blvd & CA-198 Frontage
- \$90,705 Avg. Household Income & 49,303 Households (5 Miles)
- Highly Visible Intersection w/ Ample Parking & Easy Access
- Close Proximity to College of the Sequoias & Visalia Mall

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to 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 they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

#### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

#### KEVIN LAND

Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

## RETAIL FOR LEASE

±2,108 SF OF RETAIL SPACE OFF MOONEY BLVD IN VISALIA, CA

1230-1232 S Mooney Blvd, Visalia, CA 93291



### PROPERTY DESCRIPTION

Prime Retail Space well-located on Visalia's busiest #1 Retail destination corridor- Mooney Blvd - historically serving the vast majority of Visalia and Tulare residents. The former T-Mobile space offers ±2,108 SF consisting of wide open retail space, 1 private office, storage area, & restroom. The building is on a 0.93 acre lot with just over 60 parking stalls. The building is in close proximity to Freeway 198 and is just south of W Mineral King Ave which offers quick access to all of Visalia via CA-198 & other major streets. Over ±108,032 cars per day when combining both directions of Mooney Blvd & Tulare Ave.

### LOCATION DESCRIPTION

Prime location on Mooney Blvd just North of the Visalia mall. Located on the SE corner of S Mooney Blvd & W Tulare Ave. Positioned at a highly visible, easily accessible, and major recognizable corridor in the heart of Visalia. Easy access from surrounding major corridors. Within 1 mile there is approximately 2 million square feet of retail and office space, making this the regional office and retail destination for residents in Tulare County. Subject is North of W Walnut Ave, South of W Tulare Ave, East of S Mooney Blvd and West of S Divisadero St. Nearby national tenants include



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to 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 they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

#### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

#### KEVIN LAND

Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

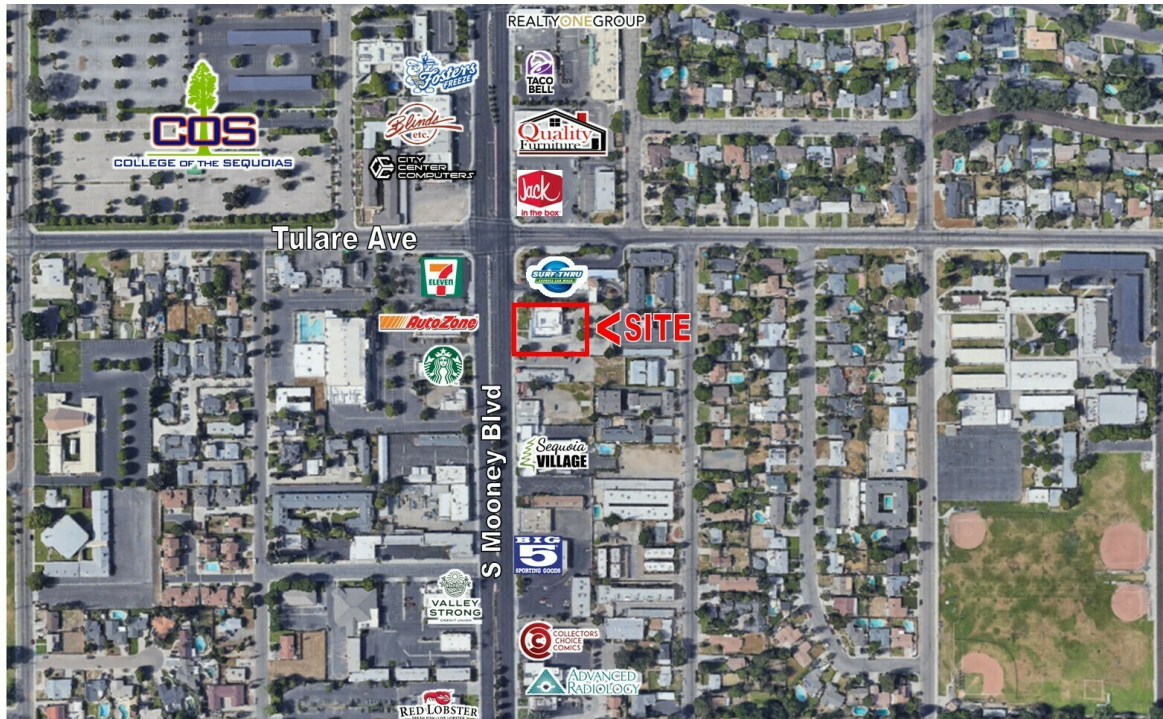
Each Office Independently Owned and Operated **CentralCaCommercial.com**



## RETAIL FOR LEASE

±2,108 SF OF RETAIL SPACE OFF MOONEY BLVD IN VISALIA, CA

1230-1232 S Mooney Blvd, Visalia, CA 93291



### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1232 S Mooney Blvd	Available	2,108 SF	Gross	\$2.25 SF/month

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to 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 they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**



## RETAIL FOR LEASE

±2,108 SF OF RETAIL SPACE OFF MOONEY BLVD IN VISALIA, CA

1230-1232 S Mooney Blvd, Visalia, CA 93291



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to 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 they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**



## RETAIL FOR LEASE

±2,108 SF OF RETAIL SPACE OFF MOONEY BLVD IN VISALIA, CA

1230-1232 S Mooney Blvd, Visalia, CA 93291



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to 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 they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### JARED ENNIS

Executive Vice President

O: 559.705.1000

C: 559.705.1000

jared@centralcacommercial.com

CA #01945284

### KEVIN LAND

Executive Managing Director

O: 559.705.1000

kevin@centralcacommercial.com

CA #01516541

### KW COMMERCIAL

7520 N. Palm Ave #102

Fresno, CA 93711

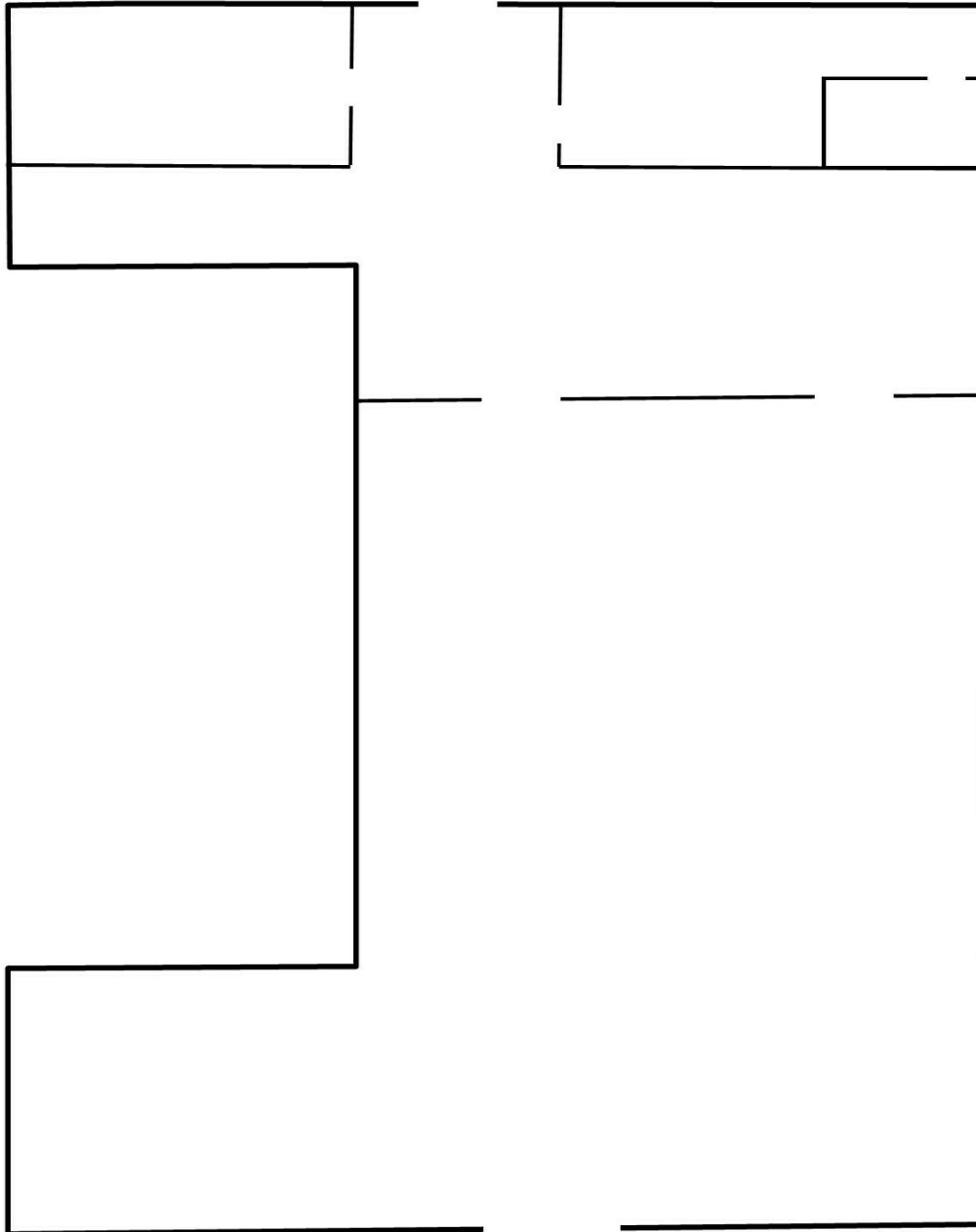
Each Office Independently Owned and Operated **CentralCaCommercial.com**



## RETAIL FOR LEASE

±2,108 SF OF RETAIL SPACE OFF MOONEY BLVD IN VISALIA, CA

1230-1232 S Mooney Blvd, Visalia, CA 93291



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to 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 they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

### KEVIN LAND

Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**



# RETAIL FOR LEASE

±2,108 SF OF RETAIL SPACE OFF MOONEY BLVD IN VISALIA, CA

1230-1232 S Mooney Blvd, Visalia, CA 93291



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to 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 they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

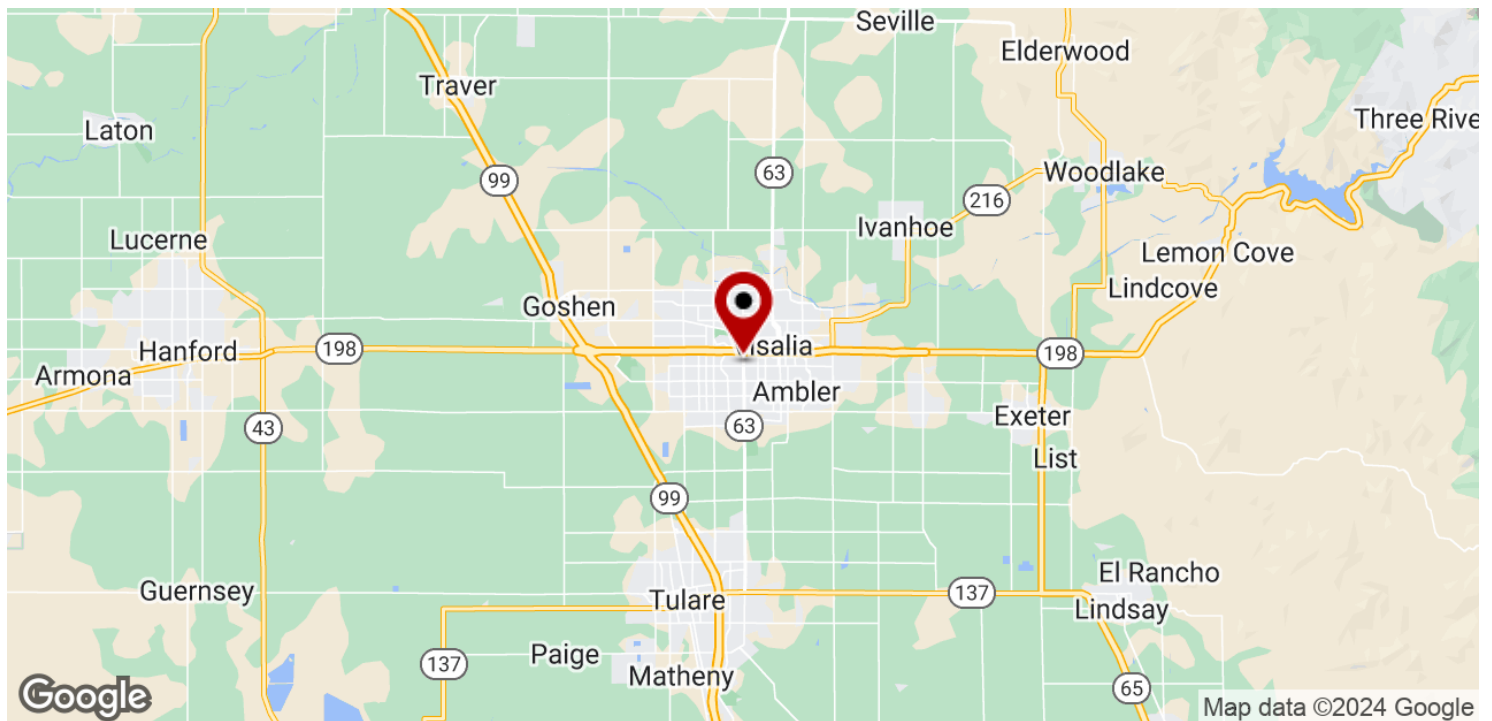
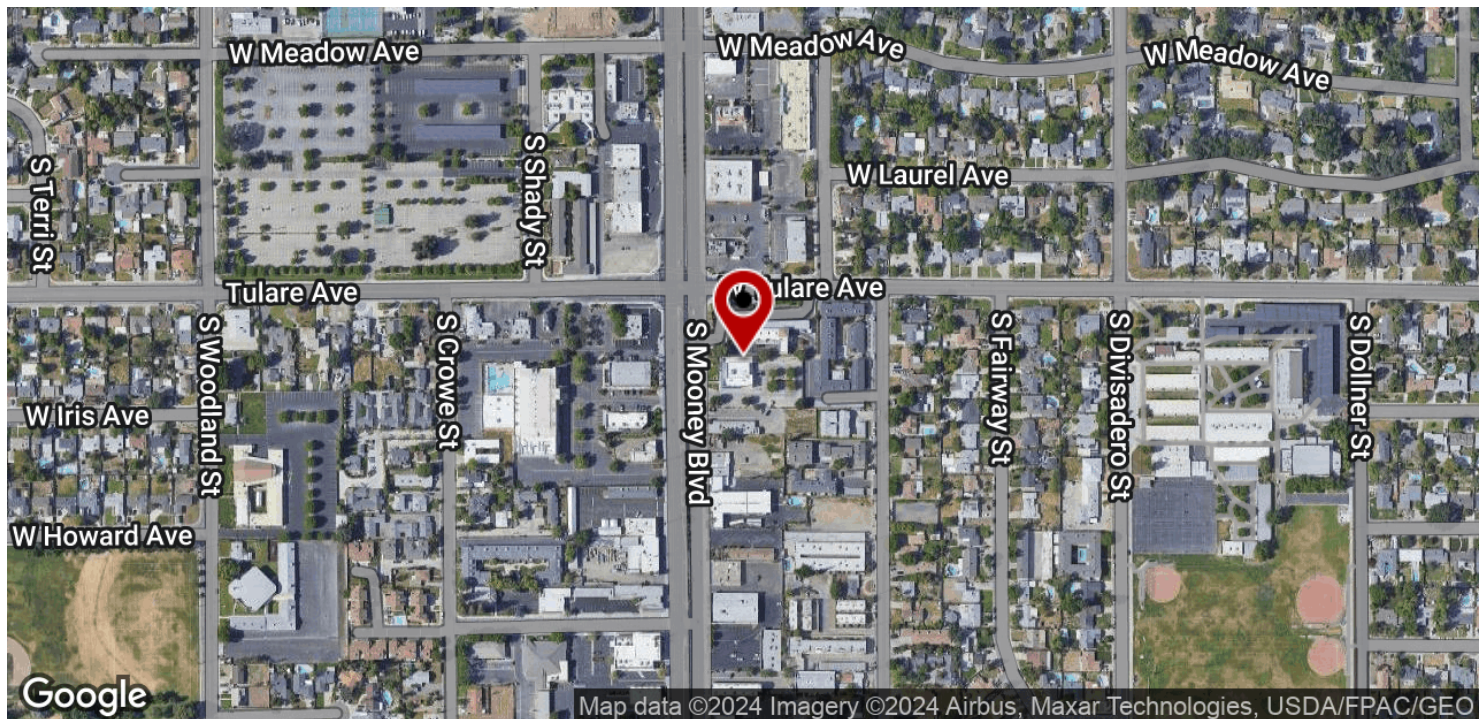
Each Office Independently Owned and Operated **CentralCaCommercial.com**



## RETAIL FOR LEASE

±2,108 SF OF RETAIL SPACE OFF MOONEY BLVD IN VISALIA, CA

1230-1232 S Mooney Blvd, Visalia, CA 93291



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to 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 they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### JARED ENNIS

Executive Vice President

O: 559.705.1000

C: 559.705.1000

jared@centralcacommercial.com

CA #01945284

### KEVIN LAND

Executive Managing Director

O: 559.705.1000

kevin@centralcacommercial.com

CA #01516541

### KW COMMERCIAL

7520 N. Palm Ave #102

Fresno, CA 93711

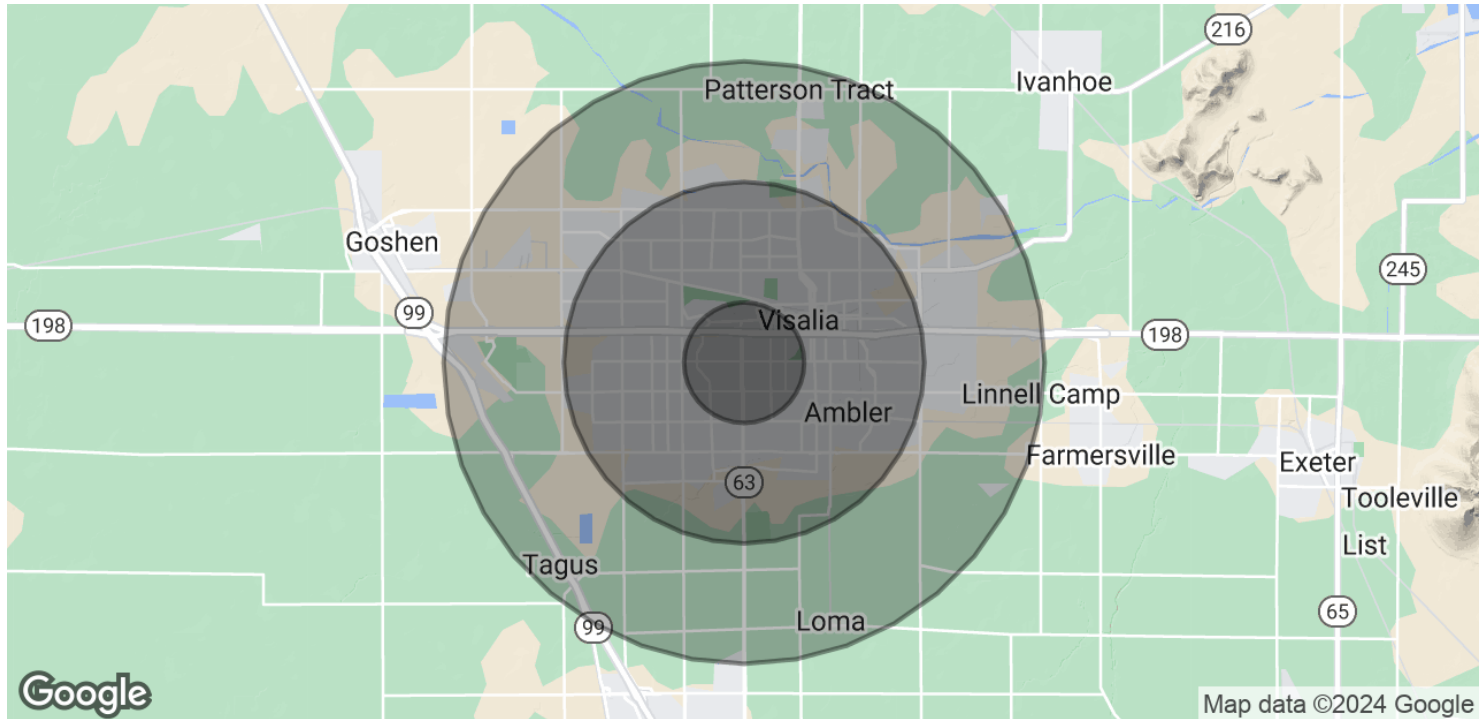
Each Office Independently Owned and Operated **CentralCaCommercial.com**



## RETAIL FOR LEASE

±2,108 SF OF RETAIL SPACE OFF MOONEY BLVD IN VISALIA, CA

1230-1232 S Mooney Blvd, Visalia, CA 93291



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,443	108,009	137,241
Average Age	36.3	34.6	33.6
Average Age (Male)	32.6	33.6	32.8
Average Age (Female)	38.4	35.4	34.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,339	37,983	47,446
# of Persons per HH	2.5	2.8	2.9
Average HH Income	\$63,777	\$77,215	\$80,513
Average House Value	\$252,506	\$234,111	\$244,981
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	44.2%	51.6%	51.5%

\* Demographic data derived from 2020 ACS - US Census

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to 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 they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**