

FOR SALE

66 Multi-family  
units currently  
under construction

additional 60 units  
planned for 2020

# GOSHEN COMMERCIAL

SW CORNER OF W. RIGGIN AVE. AND RD. 76, VISALIA, CA 93291

214 planned  
housing units

MARTY ZEEB SIOR  
+15596252128 x11  
zeeb@aol.com  
CalDRE #00847045

**ZEEB**  
Commercial Real Estate

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## Executive Summary



### SALE PRICE

**\$2,000,000**

### OFFERING SUMMARY

Available SF:

Lot Size: 5.5 Acres

Zoning: M-U

Market: Visalia

Submarket: Goshen

Price / SF: \$10

### PROPERTY OVERVIEW

This commercial site is a portion of Goshen Village East development. Located in the Opportunity Zone, Goshen Village East includes 89 single family residential lots and approx. 100-140 multi-family units. There is approx. 5.5 acres of commercial land available located along W. Riggin Ave. Ideal location for a small to medium size grocer and related retail services (ie. restaurants, barber shop, phone stores, etc.). Goshen is currently under-served for grocery and fresh produce. Most resident must travel to Visalia to shop. Site is subject to developing a grocery store of no less than 10,000sf as part of any initial project.

### PROPERTY HIGHLIGHTS

- Located in the Opportunity Zone
- Ideal location for grocery store anchor

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	213	11,731	50,513
Total Population	785	37,451	159,702

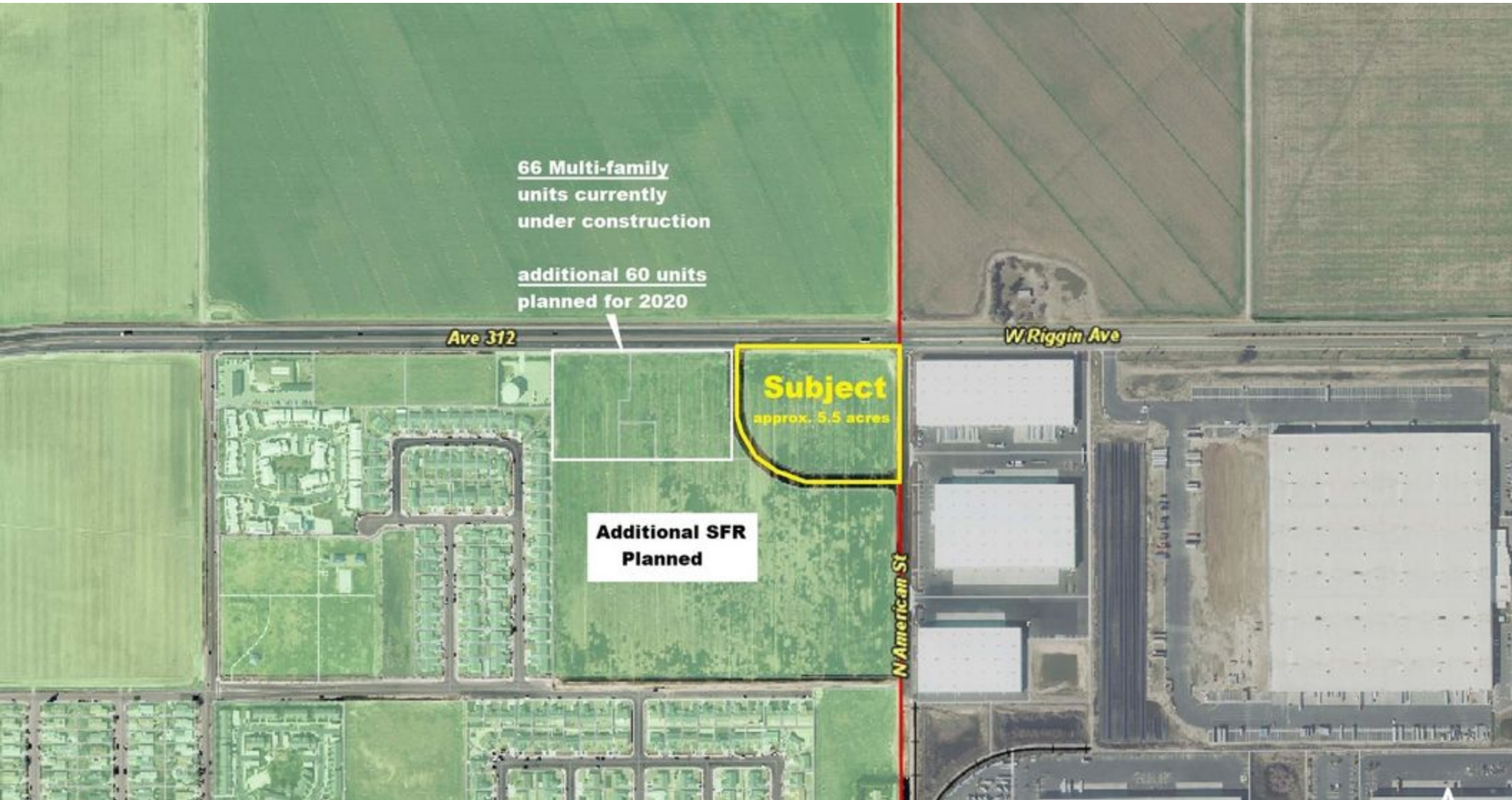
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## Additional Photos



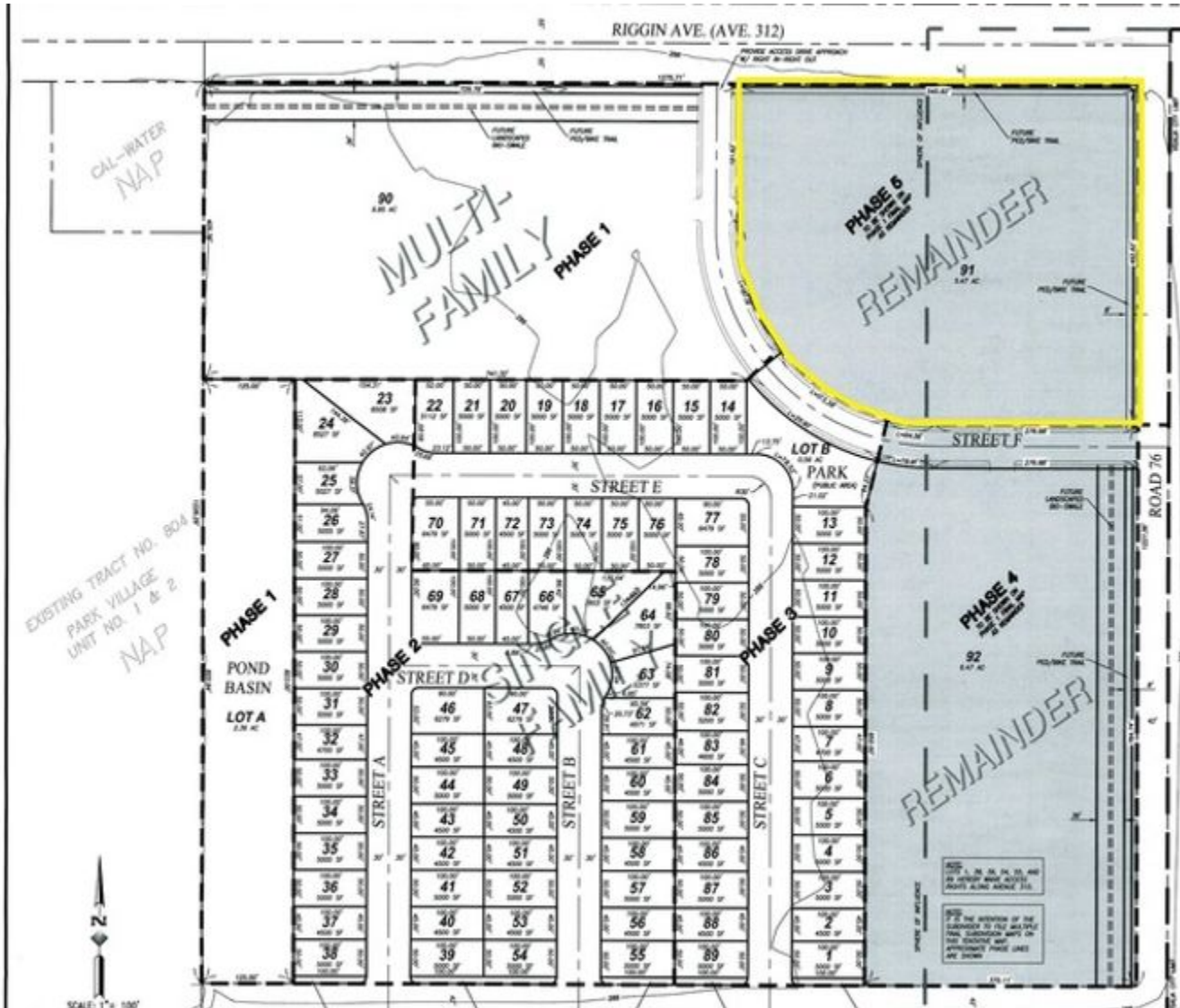
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## Site Plan



BLINDY 176, PART 176-21, QUARTER 16, SECTION 18, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT Diablo BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA.  
SEPTEMBER 2015

### SITE DATA:

EXISTING ZONING:	AGRICULTURE
PROPOSED ZONING:	R-1-4.5, R-3, C-2
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL COMMERCIAL
SEWER:	GOSHEN COMMUNITY SERVICES DISTRICT
WATER:	CALIFORNIA WATER SERVICE
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
NATURAL GAS:	SOUTHERN CALIFORNIA GAS CO.
TELEPHONE:	AT&T
CABLE TV:	COMCAST
REFUSE:	MID VALLEY/WASTE CONNECTION
FLOOD ZONE:	7 <sup>th</sup> COMMUNITY PANEL NO. 065066 0465C
A.P.N.:	075-170-030
SINGLE FAMILY (PHASE 2):	7.69 ACRES (47 LOTS)
SINGLE FAMILY (PHASE 3):	7.11 ACRES (42 LOTS)
MULTI-FAMILY:	6.85 ACRES (100-140 UNITS)
MULTI-FAMILY:	6.47 ACRES (100-140 UNITS)
TOTAL UNITS:	XXXX UNITS
PARK/POND:	2.92 ACRES
COMMERCIAL:	5.47 ACRES



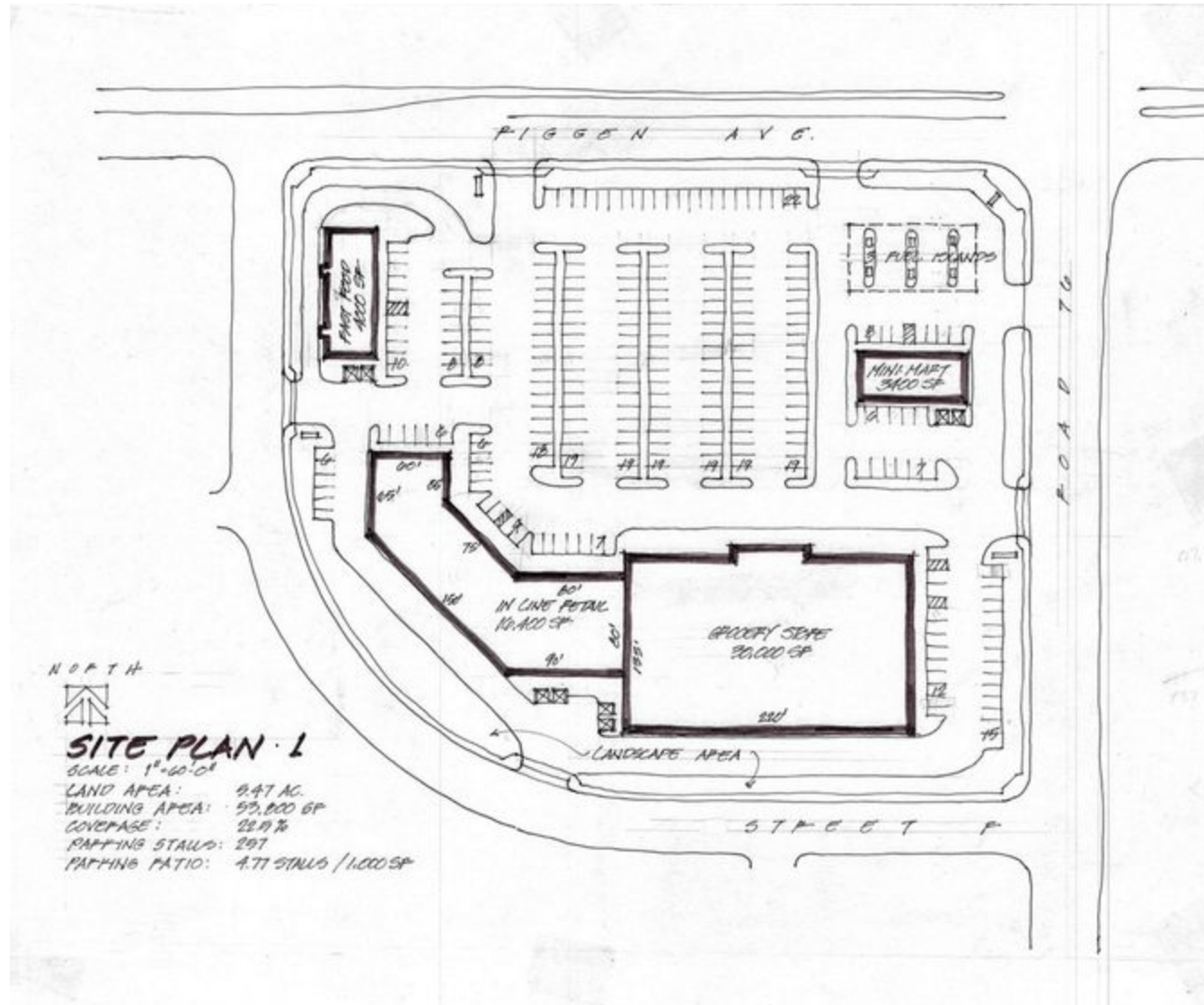
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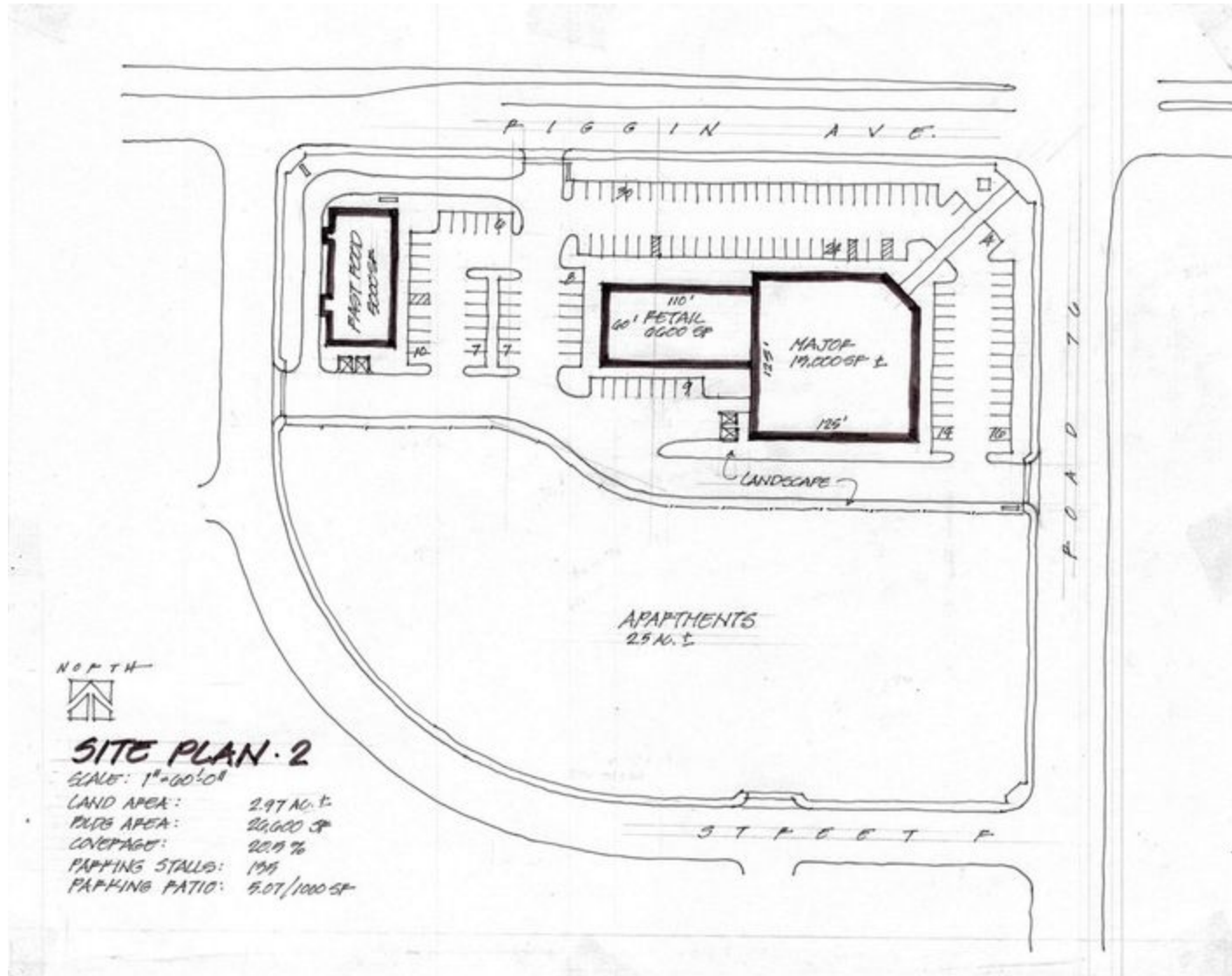
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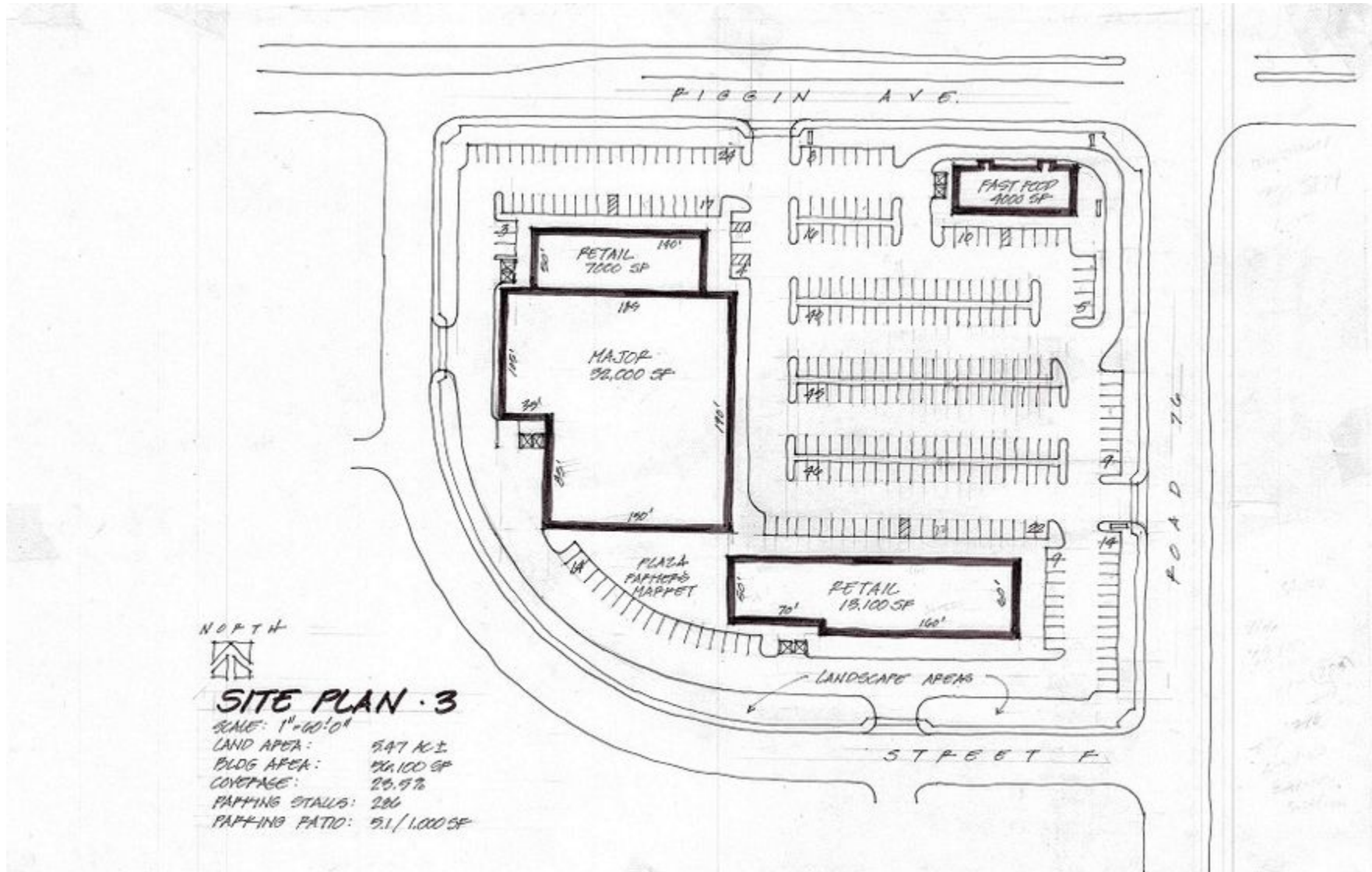
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## Location Maps



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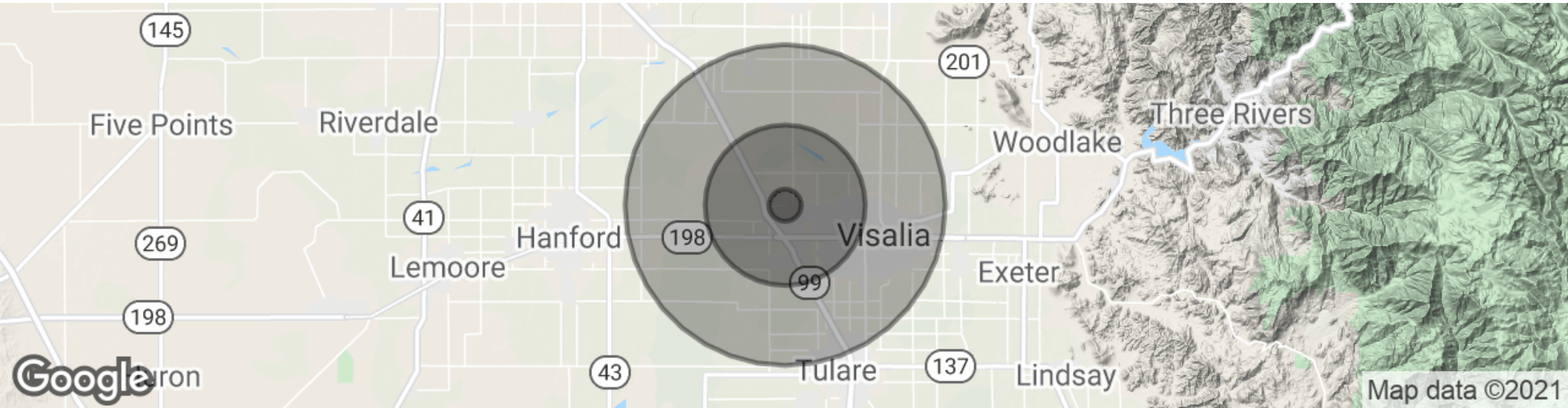
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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	785	37,451	159,702
Median age	29.1	31.5	31.5
Median age (Male)	29.6	31.3	31.0
Median age (Female)	28.2	31.7	32.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	213	11,731	50,513
# of persons per HH	3.7	3.2	3.2
Average HH income	\$83,462	\$84,345	\$68,344
Average house value	\$308,404	\$303,092	\$278,931

*\* Demographic data derived from 2010 US Census*

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