

COMMERCIAL LAND AVAILABLE

8,100SF C1 & C2 AT THE GROVE SOUTH AT PACKWOOD CREEK



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

132 N Akers St
Visalia, CA 93291-5121
559.625.2128 | zeebre.com

ZEEB
Commercial Real Estate

C1 & C2 AT THE GROVE SOUTH AT PACKWOOD CREEK | CAMERON AVE. C-1 & C-2, VISALIA, CA 93277

SALE PRICE \$593,030



- Located off of Visalia's Main Retail Corridor
- 32,674± Average Daily Traffic Intersection
- Join Costco, Sportsman's Warehouse, Bob's Discount Furniture, LA-Z-BOY, and more
- 3,500 SF - 12,500 SF Retail Space Available
- Trade Area Daytime Population: 211,237

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PROPERTY HIGHLIGHTS

- 8,000SF End-Cap
- Can be combined for up to 20,600SF End-Cap
- Flexible retail site
- Fully improved pad with parking
- Off Mooney Blvd
- **32,674** Average Daily Traffic Intersection



PROPERTY OVERVIEW

39,602SF of vacant land with either two 4,050SF buildable parcels or could be combined to create 8,100SF buildable parcel. Property is located in a brand-new center anchored by Costco and Sportsman's Warehouse. All services available, ready to build. The parcels could be combined with adjacent property to provide a total of 77,640SF with 20,600SF buildable. The Grove South at Packwood Creek is **one of Visalia's top growing retail areas.**

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OFFERING SUMMARY

Sale Price:	\$593,030
Lot Size:	39,602 SF
Building Size:	8,100 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,723	40,091	79,511
Total Population	4,892	120,725	252,183
Average HH Income	\$76,506	\$65,184	\$64,995



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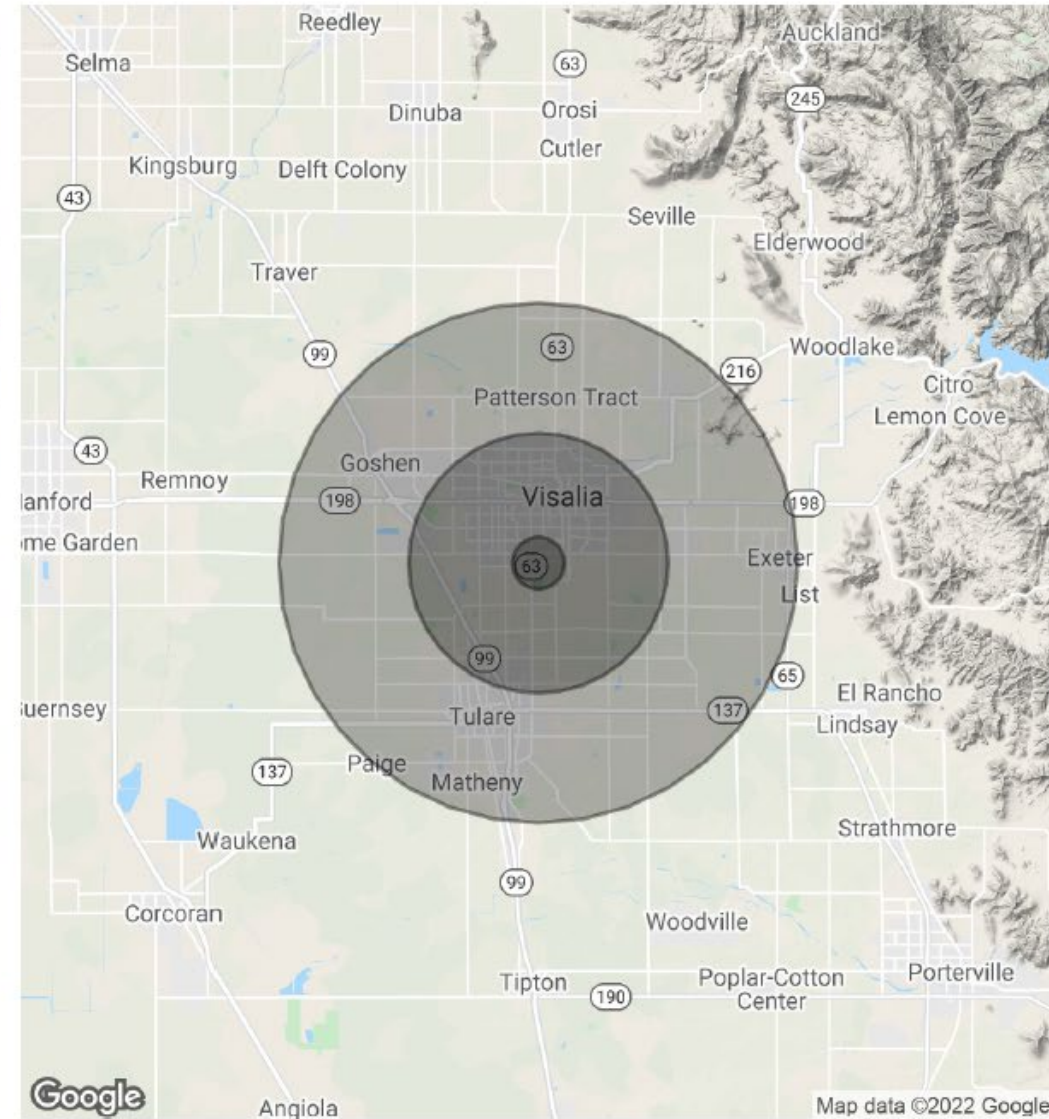
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,892	120,725	252,183
Average Age	36.3	32.0	31.0
Average Age (Male)	34.9	31.1	30.3
Average Age (Female)	38.3	33.7	32.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,723	40,091	79,511
# of Persons per HH	2.8	3.0	3.2
Average HH Income	\$76,506	\$65,184	\$64,995
Average House Value	\$318,324	\$270,873	\$275,172

* Demographic data derived from 2010 US Census



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