

# COMMERCIAL LAND AVAILABLE

20,600SF C1-C2 & MAJOR B 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 & MAJOR B AT THE GROVE SOUTH AT PACKWOOD CREEK | CAMERON AVE., VISALIA, CA 93727

SALE PRICE \$1,163,610



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 & MAJOR B AT THE GROVE SOUTH AT PACKWOOD CREEK | CAMERON AVE., VISALIA, CA 93727

## PROPERTY HIGHLIGHTS

- 20,600SF end cap
- Flexible retail site
- Fully improved pad with parking
- Off Mooney Blvd
- **32,674** Average Daily Traffic Intersection
- **211,237** Trade Area daytime population



## PROPERTY OVERVIEW

77,604SF of vacant land with 20,600SF buildable parcels. Property is located in a brand-new center anchored by Costco and Sportsman's Warehouse. All services available, ready to build. The Grove South at Packwood Creek is **one of Visalia's top growing retail areas.**

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

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

**ZEEB**  
Commercial Real Estate

# C1 – C2 & MAJOR B AT THE GROVE SOUTH AT PACKWOOD CREEK | CAMERON AVE., VISALIA, CA 93727

## OFFERING SUMMARY

Sale Price:	\$1,163,610
Lot Size:	77,604 SF
Building Size:	20,600 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



**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 & MAJOR B AT THE GROVE SOUTH AT PACKWOOD CREEK | CAMERON AVE., VISALIA, CA 93727

## Retailer Map



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

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

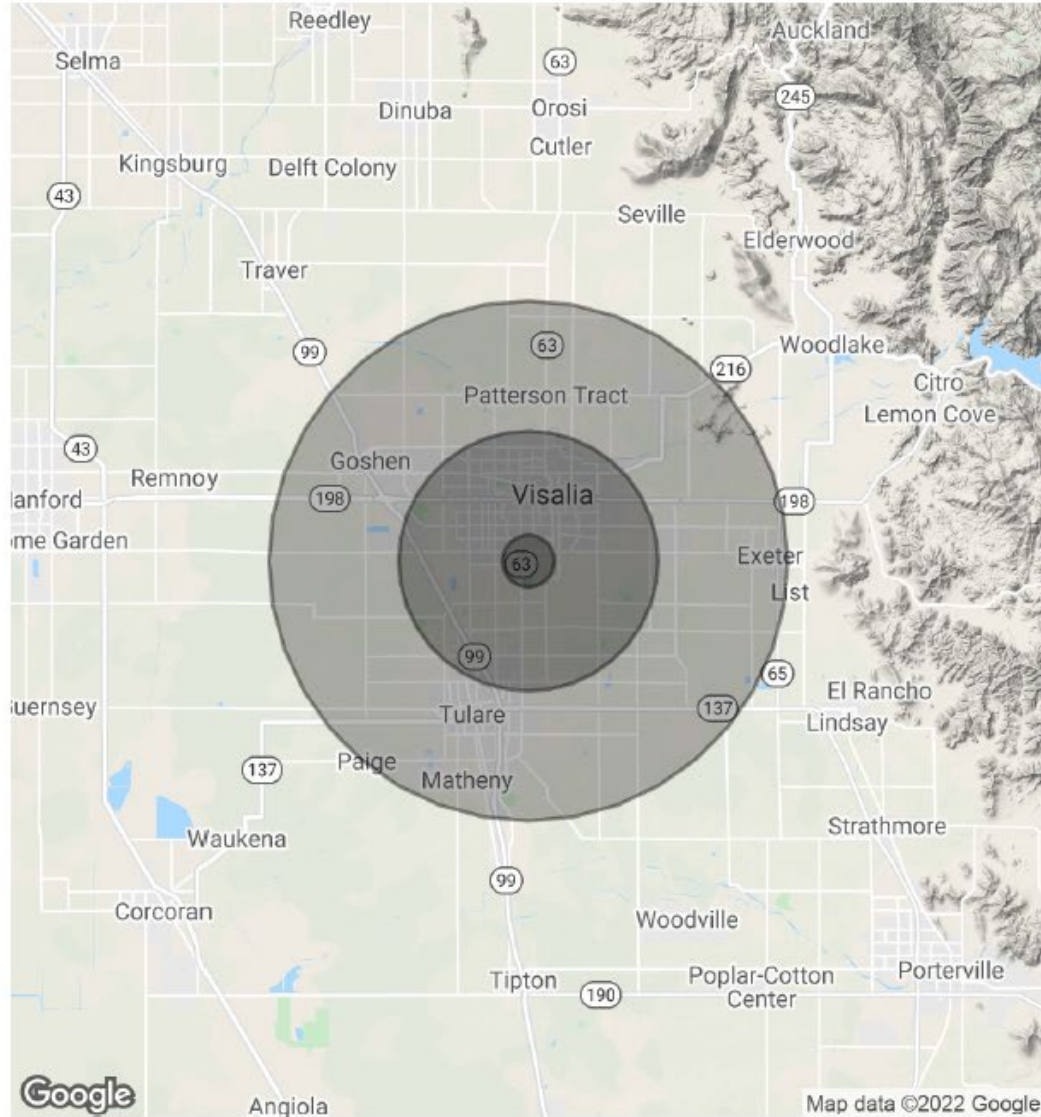
**ZEEB**  
Commercial Real Estate

# C1 – C2 & MAJOR B AT THE GROVE SOUTH AT PACKWOOD CREEK | CAMERON AVE., VISALIA, CA 93727

## 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



**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