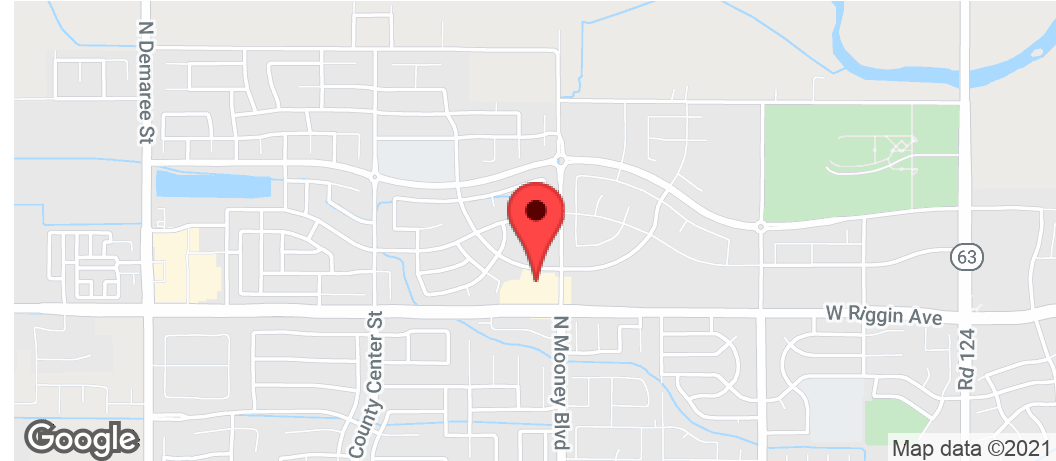


PAD 5 AT SHANNON VILLAGE | NW CORNER OF N. MOONEY BLVD. AND W. RIGGIN AVE., VISALIA, CA 93291

Executive Summary



SALE PRICE

\$250,000

OFFERING SUMMARY

Lot Size: 0.46 Acres

Zoning: Commercial Mixed Use

Price / SF: \$12.48

APN: 078-350-052

PROPERTY OVERVIEW

Located in the high demand area of northwest Visalia. 2 lots available for sale. Commercial Mixed Use zoning allows for either office or retail business.

PROPERTY HIGHLIGHTS

- Excellent NW Visalia Location
- Many new uses in immediate area (36 North, Starbucks)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,350	17,180	40,602
Total Population	4,876	55,968	124,088
Average HH Income	\$87,445	\$65,151	\$68,405

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Additional Photos



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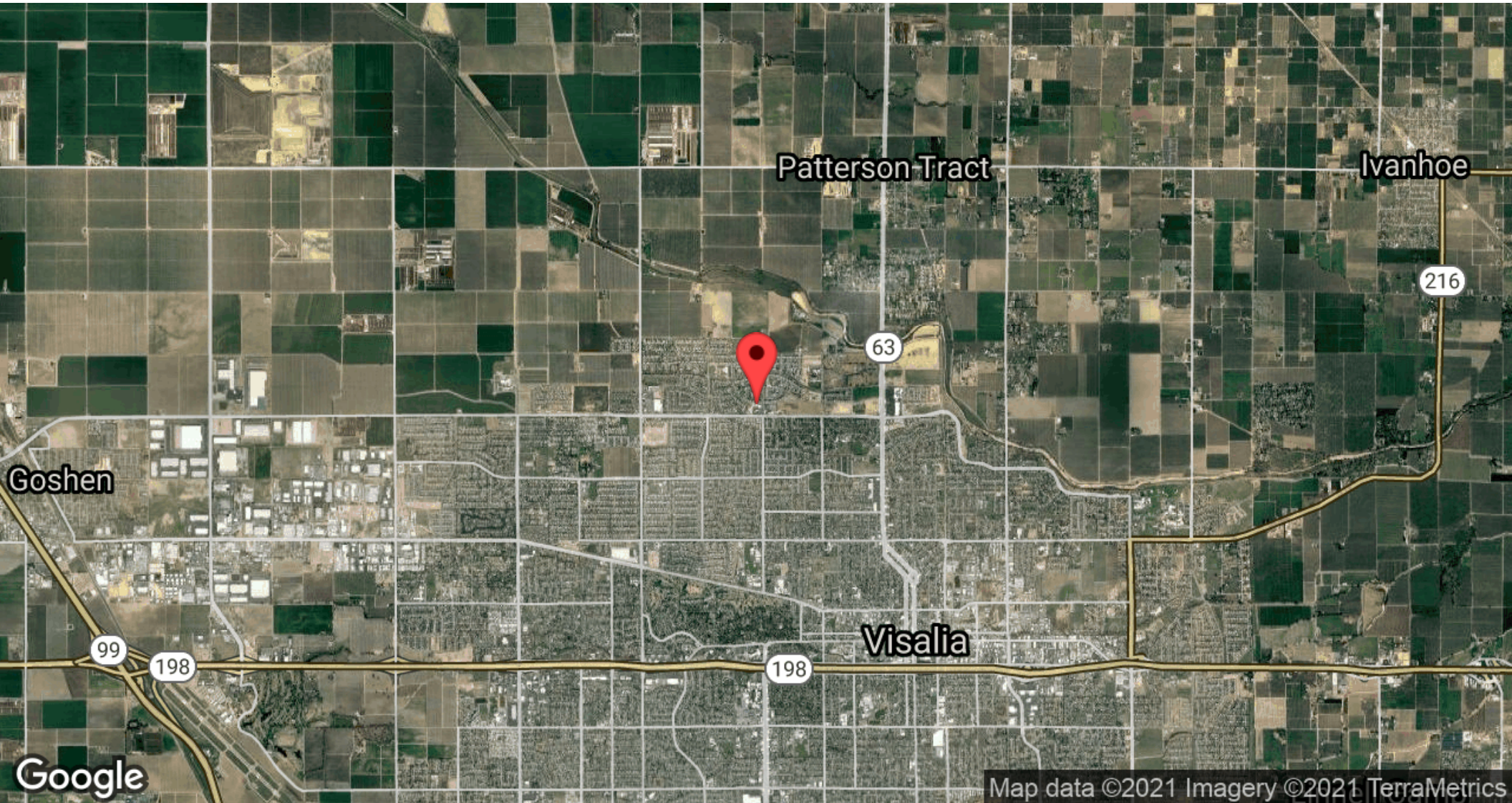
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Location Maps



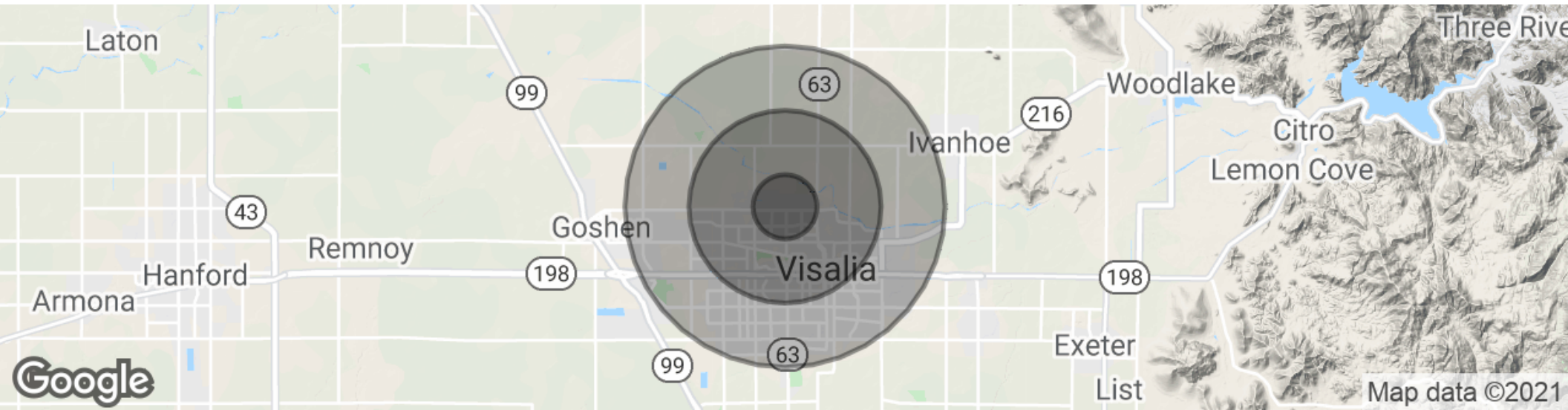
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,876	55,968	124,088
Median age	28.0	29.9	31.8
Median age (Male)	28.2	29.3	31.2
Median age (Female)	28.1	31.0	33.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,350	17,180	40,602
# of persons per HH	3.6	3.3	3.1
Average HH income	\$87,445	\$65,151	\$68,405
Average house value	\$290,245	\$274,347	\$279,567

* Demographic data derived from 2010 US Census

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