

# ANCHOR SPACE AVAILABLE | WILLOW CREEK SHOPPING CENTER, VISALIA, CA 93291

## Executive Summary



**LEASE RATE**

**NEGOTIABLE**

### OFFERING SUMMARY

Available SF:	52,000 SF
Lease Rate:	Negotiable
Lot Size:	3.91 Acres
Building Size:	52,000 SF
Zoning:	C-MU
Market:	NW Visalia

### PROPERTY OVERVIEW

Build-to-Suit Anchor Space available next to existing Lowes. Ideal space for a grocery store.

### PROPERTY HIGHLIGHTS

- Located in the rapidly growing area of NW Visalia
- Up to 52,000 SF available for BTS
- Established Shopping Center

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,183	16,519	38,386
Total Population	4,071	53,371	118,236
Average HH Income	\$95,316	\$68,834	\$68,947

### MARC GRIFFITHS

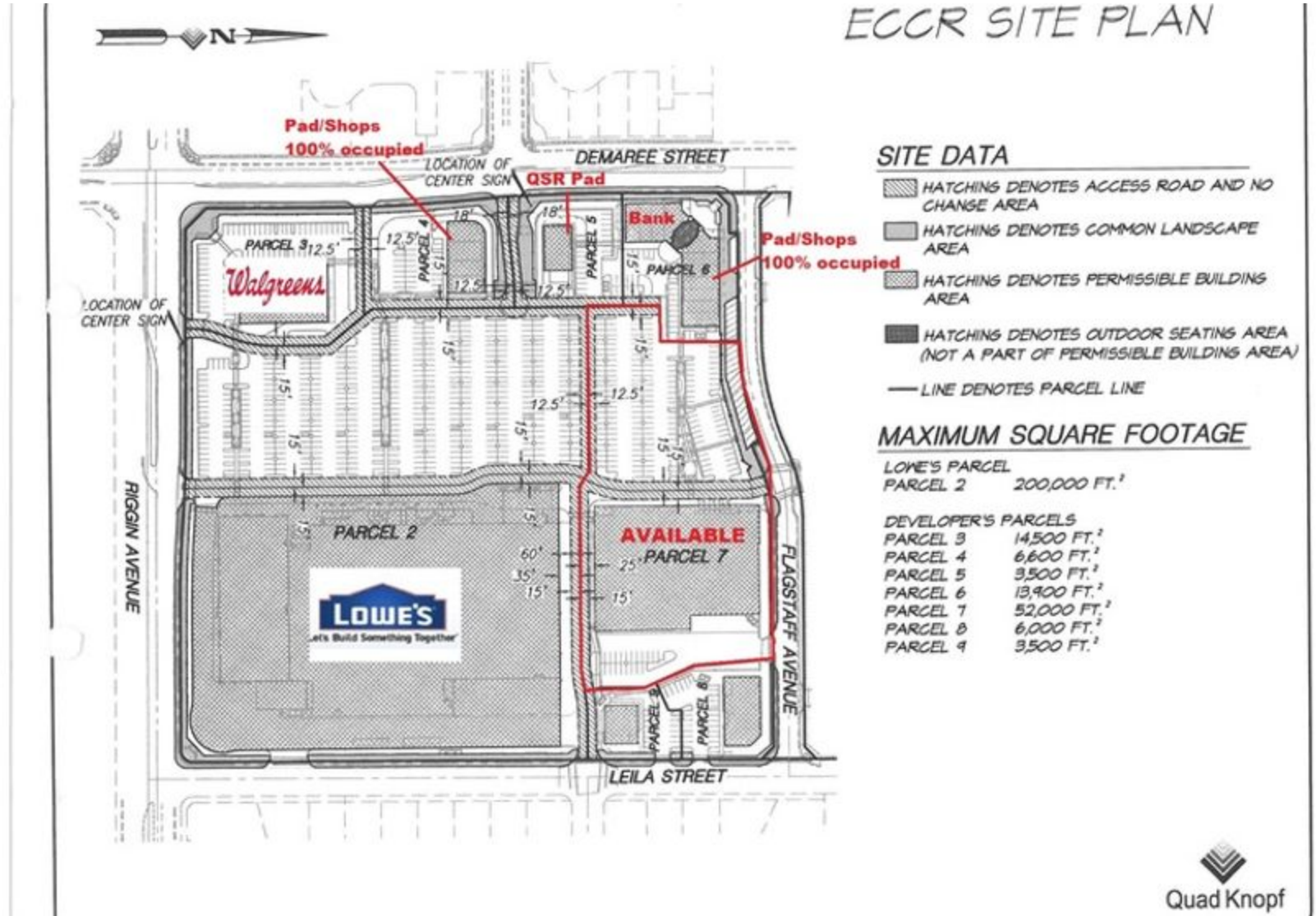
559.625.2128 x12  
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**ZEEB**  
Commercial Real Estate

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Additional Photos



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## Location Maps



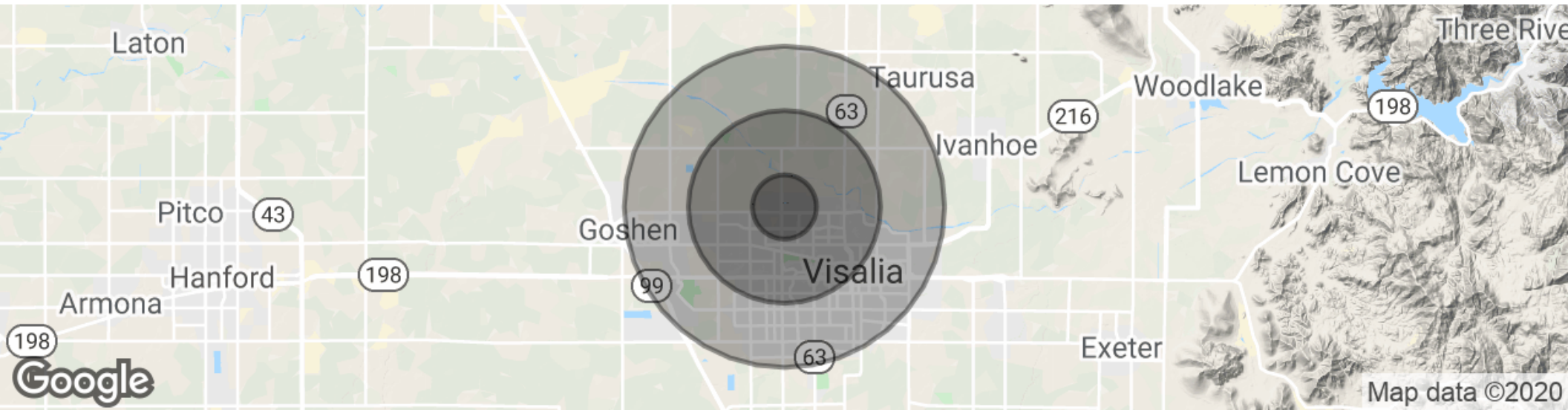
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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	4,071	53,371	118,236
Median age	28.8	30.3	31.8
Median age (Male)	29.2	29.8	31.2
Median age (Female)	28.3	31.3	32.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,183	16,519	38,386
# of persons per HH	3.4	3.2	3.1
Average HH income	\$95,316	\$68,834	\$68,947
Average house value	\$306,518	\$277,266	\$278,930

\* Demographic data derived from 2010 US Census

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