

4809 S. MOONEY BLVD. | VISALIA, CA 93277

Executive Summary



LEASE RATE **\$9,875.00 PER MONTH**

OFFERING SUMMARY

Available SF: 7,900 SF

Lease Rate: \$9,875.00 per month
(NNN)

Building Size: 7,900 SF

PROPERTY OVERVIEW

Recently improved Mooney retail or office building on a great lighted corner location with own parking lot. Huge first floor showroom with mezzanine, has retail and office possibilities. Fronts Mooney Blvd. just south of Caldwell. Available now.

PROPERTY HIGHLIGHTS

- High Visibility Mooney Blvd corner location
- New flooring & paint
- Large bullpen or showroom
- Large parking lot

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Additional Photos



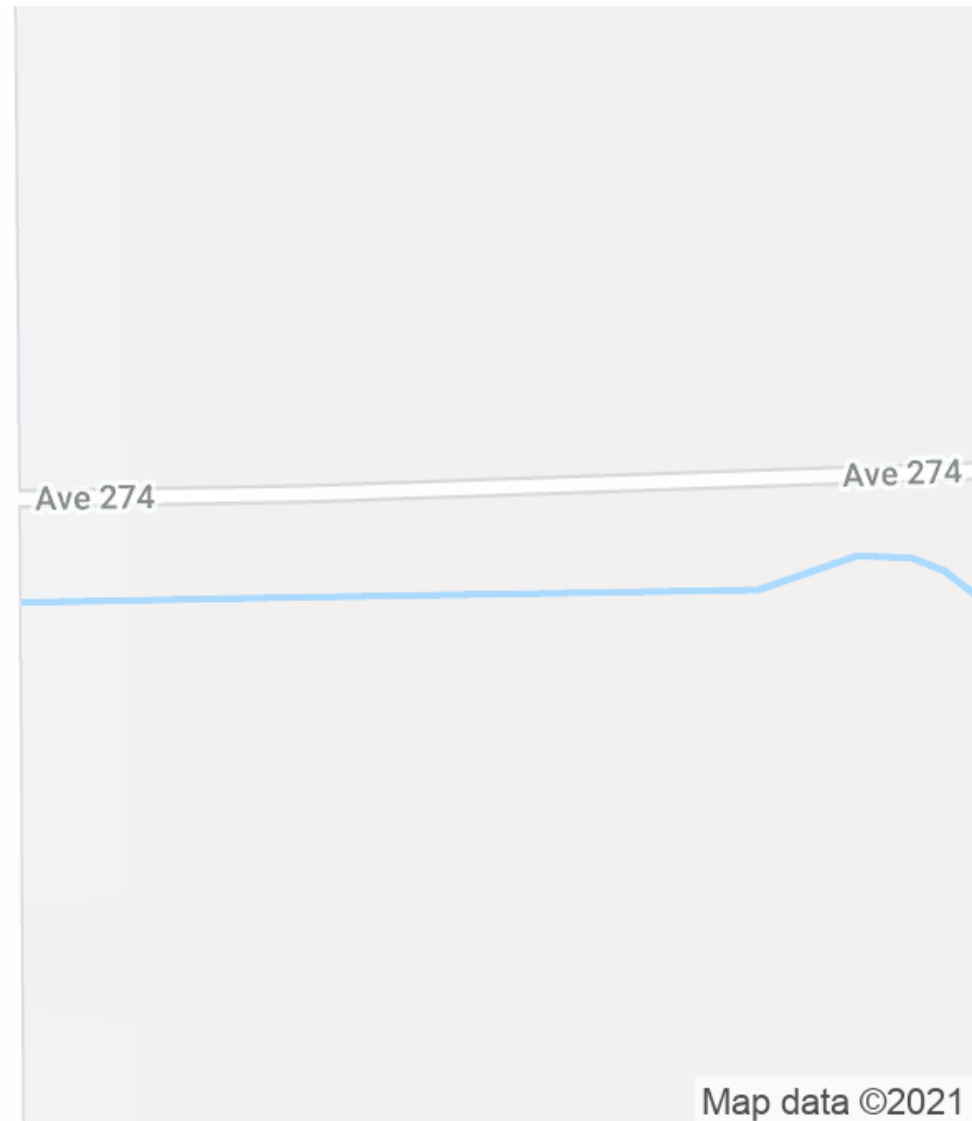
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Location Maps



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This information is believed to be reliable, however broker makes no guarantee as to its current validity.

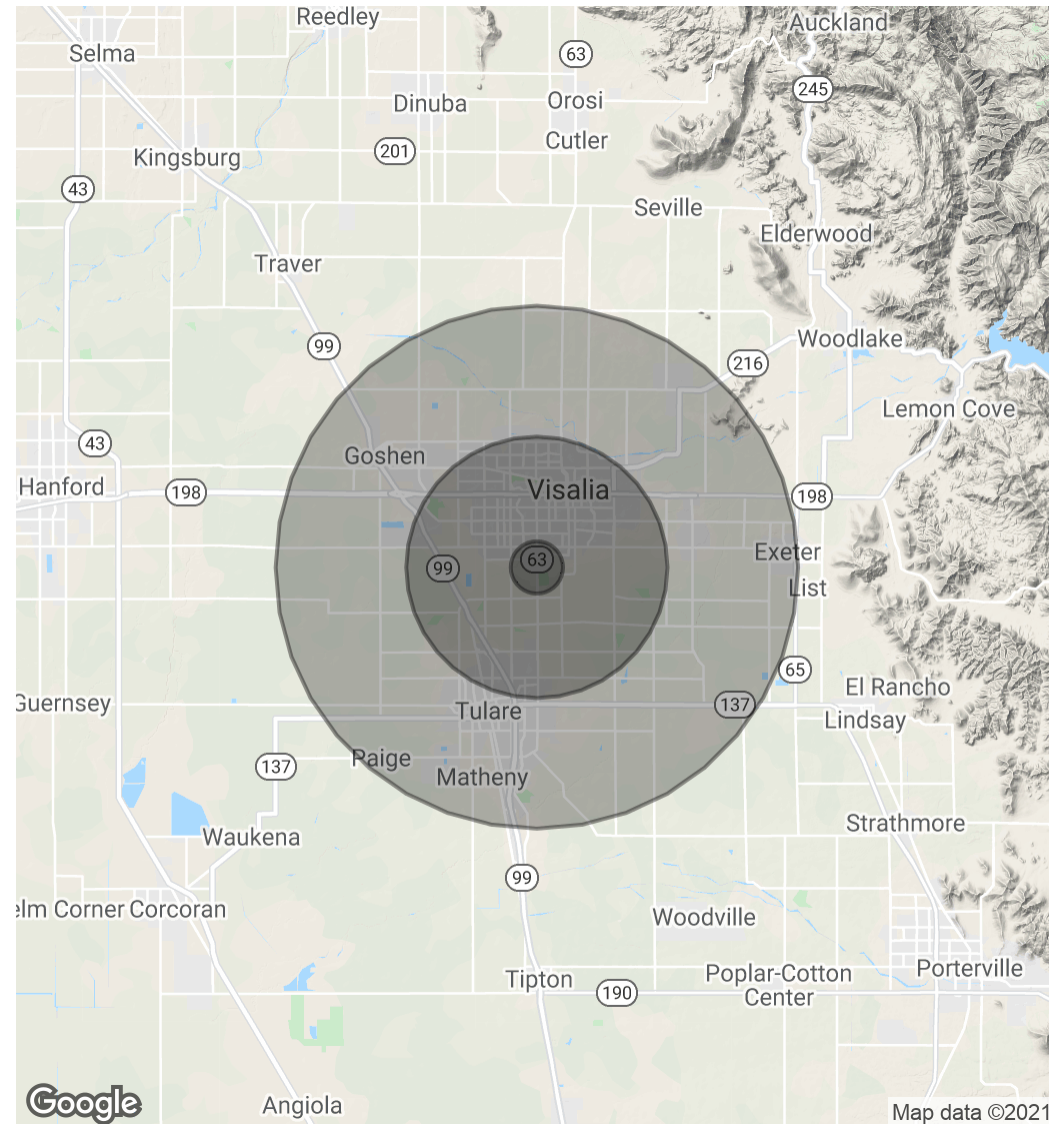
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,989	122,506	246,602
Average age	34.5	32.9	30.9
Average age (Male)	33.5	31.9	30.2
Average age (Female)	35.2	34.5	32.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,031	41,615	77,191
# of persons per HH	2.9	2.9	3.2
Average HH income	\$68,734	\$67,192	\$65,171
Average house value	\$304,380	\$278,167	\$271,804

** Demographic data derived from 2010 US Census*



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