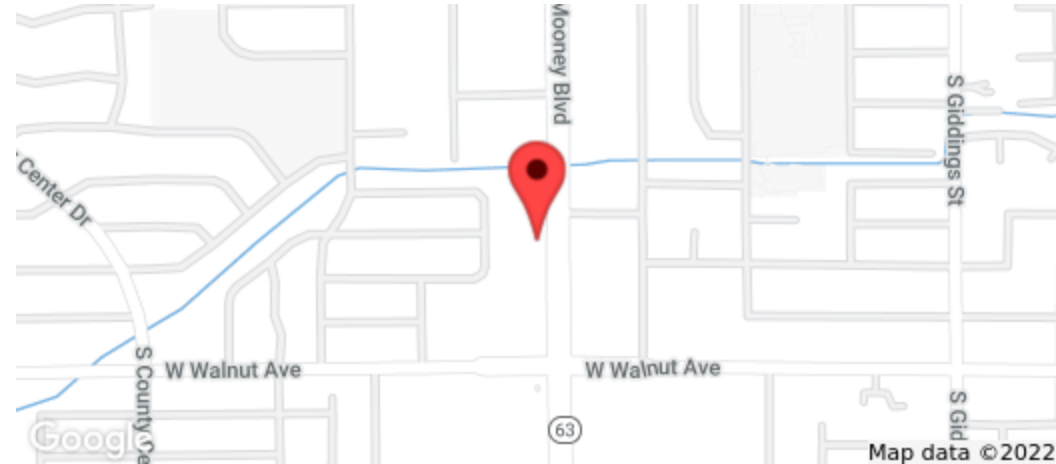


# MOONEY FRONTAGE RETAIL SPACE | 1725 S. MOONEY BLVD., VISALIA, CA 93277

## Executive Summary



**LEASE RATE** **\$2.25 SF/MONTH**

### OFFERING SUMMARY

Available SF: 2,150 SF

Lease Rate: \$2.25 SF/month (NNN)

Building Size: 5,229 SF

Zoning: Commercial Mixed Use

### PROPERTY OVERVIEW

Prime Mooney Blvd. fronting end-cap space available. This unit offers an open floor plan with a storage/inventory room. Excellent glass visibility facing Mooney Blvd. Located just north of In-N-Out and Harbor Freight Tools.

### PROPERTY HIGHLIGHTS

- Prime Mooney Blvd. visibility

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,604	29,505	43,623
Total Population	15,265	86,828	132,201
Average HH Income	\$72,309	\$64,338	\$68,353

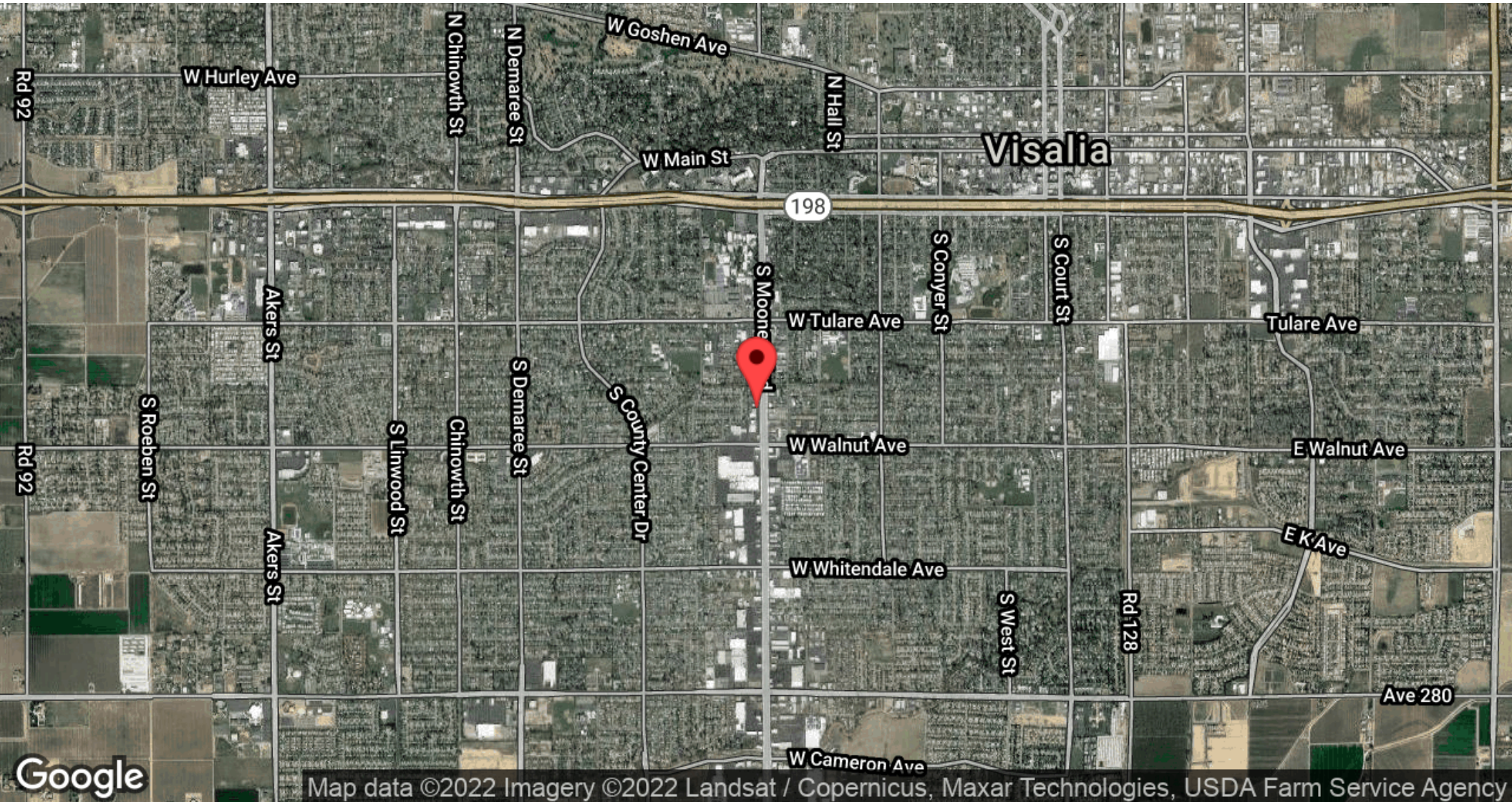
**MARC GRIFFITHS**  
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 marc@zeebre.com  
 CalDRE #01434697

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## Location Map



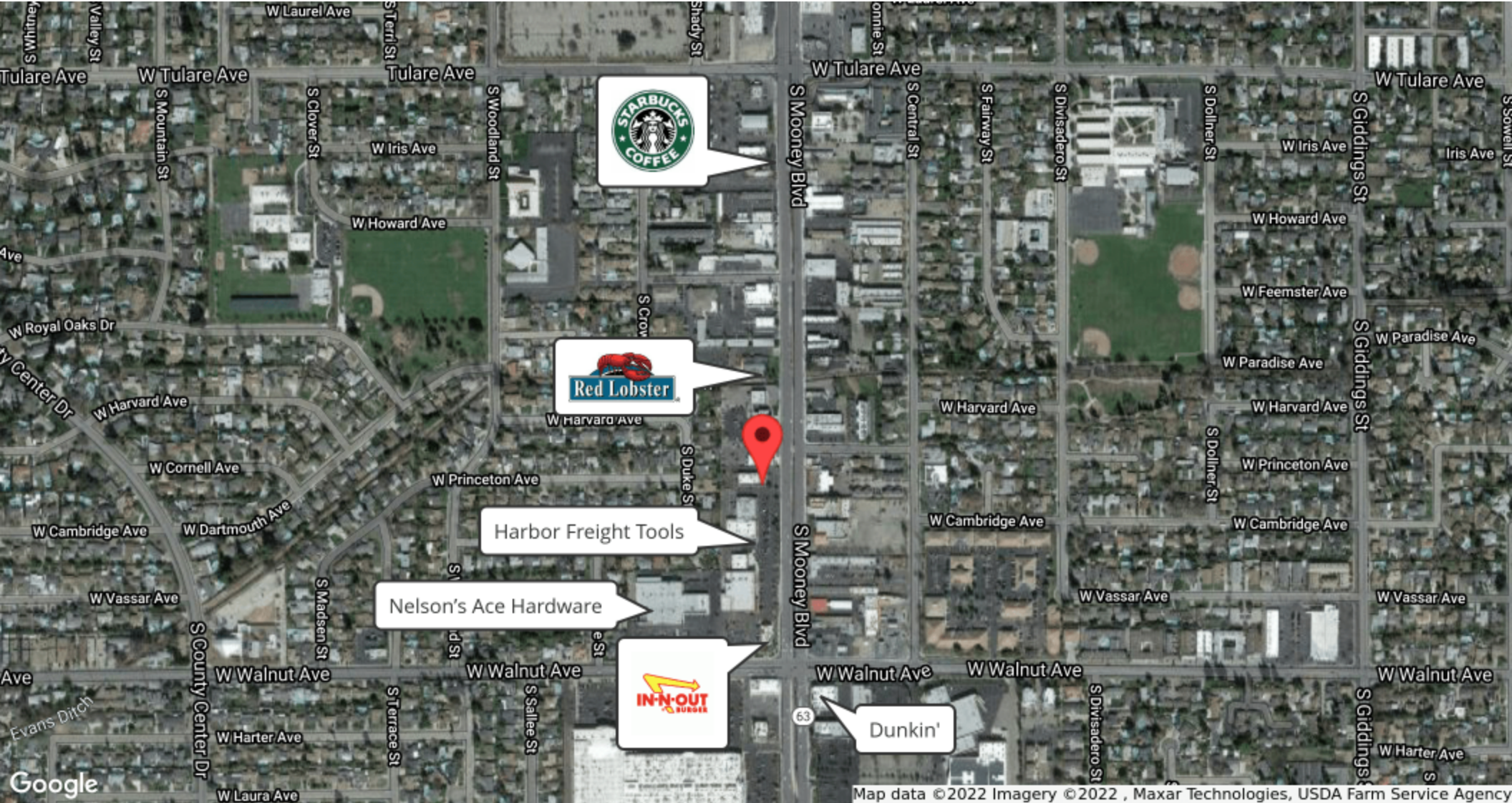
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## Retailer Map



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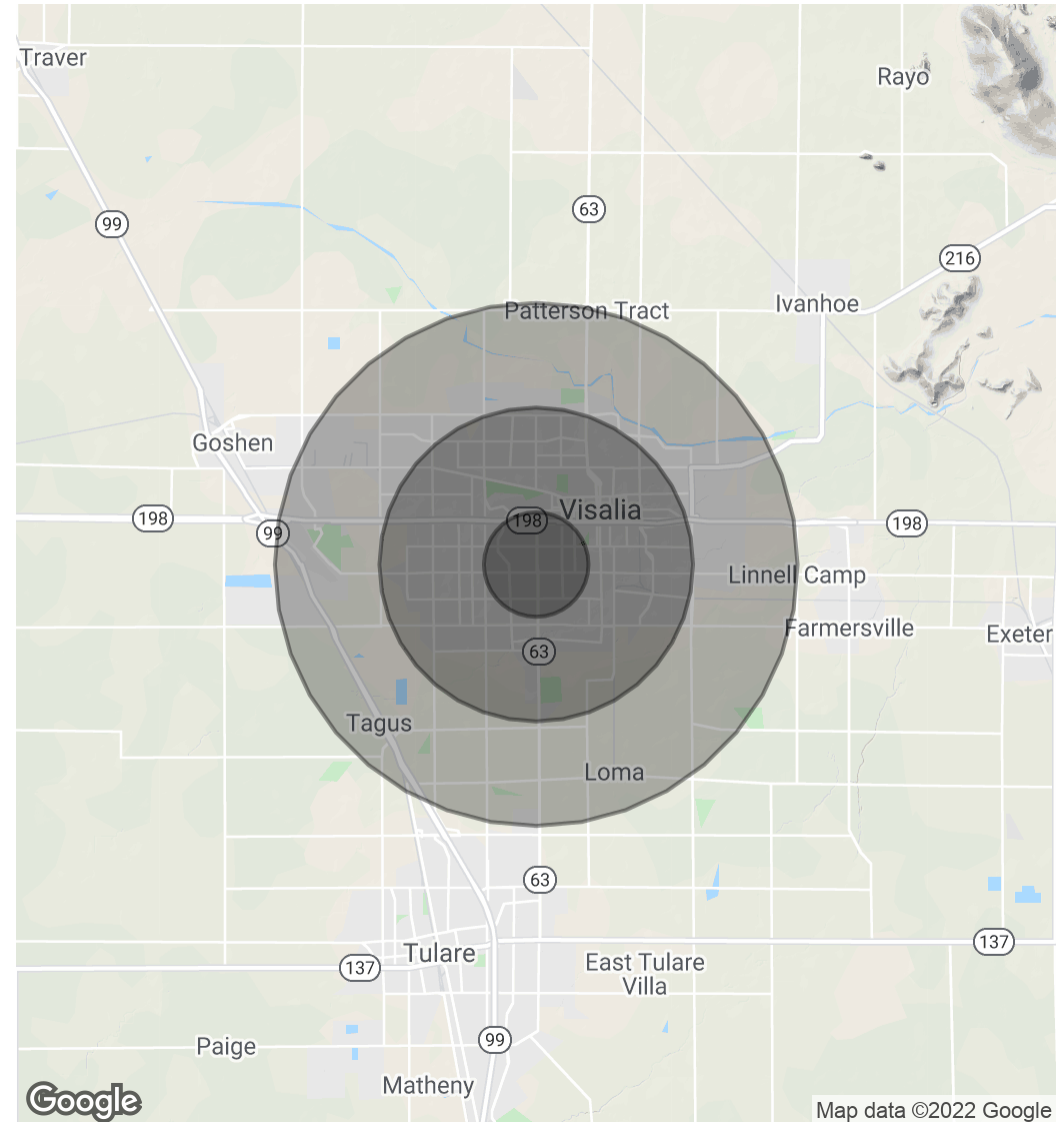
## Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,265	86,828	132,201
Average Age	37.2	32.7	31.9
Average Age (Male)	37.2	31.9	31.1
Average Age (Female)	38.0	34.3	33.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,604	29,505	43,623
# of Persons per HH	2.7	2.9	3.0
Average HH Income	\$72,309	\$64,338	\$68,353
Average House Value	\$275,477	\$275,354	\$276,351

\* Demographic data derived from 2010 US Census



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