

# QSR AT THE GROVE SOUTH AT PACKWOOD CREEK | S. MOONEY BLVD & E. CAMERON AVE., VISALIA, CA 93277

## Executive Summary



### SALE PRICE

**\$761,800**

### OFFERING SUMMARY

#### PROPERTY OVERVIEW

Rare Fast food pad for sale. Can build up to a 3500sf building with drive thru available. Very High traffic corner on Visalia Parkway adjacent to Costco in front Sportsman's Warehouse near Mooney Blvd in the Grove South at Packwood center. One of Visalia's top growing retail areas.

#### PROPERTY HIGHLIGHTS

- QSR fast food retail site
- Adjacent to Costco, and other majors in The Grove South at Packwood Creek Center
- ready to build
- off Mooney Blvd
- high traffic area

Lot Size: 0.84 Acres

Price / SF: \$217.66

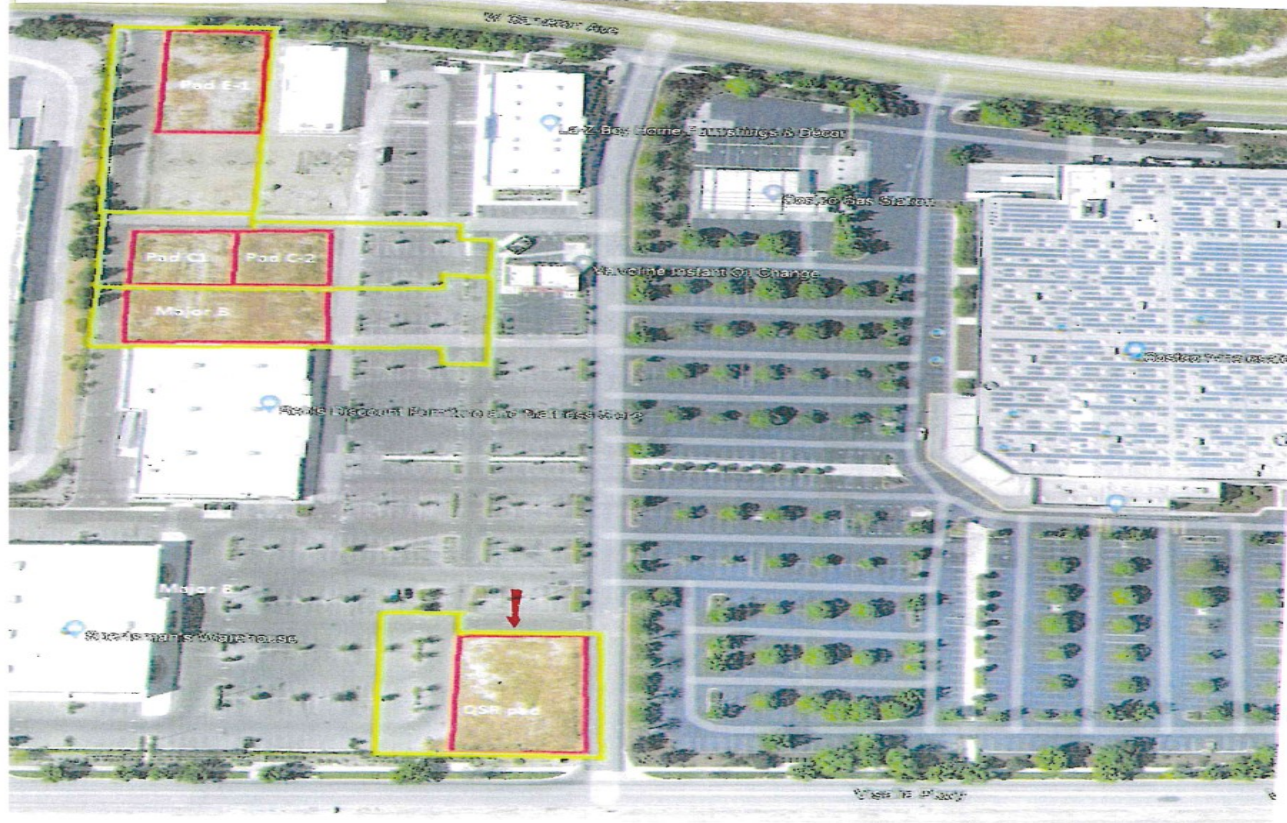
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AVAILABLE	SQ FT
QSR PAD	3500
MAJOR B	12,500
C-1	4050
C-2	4050
E-1	5571



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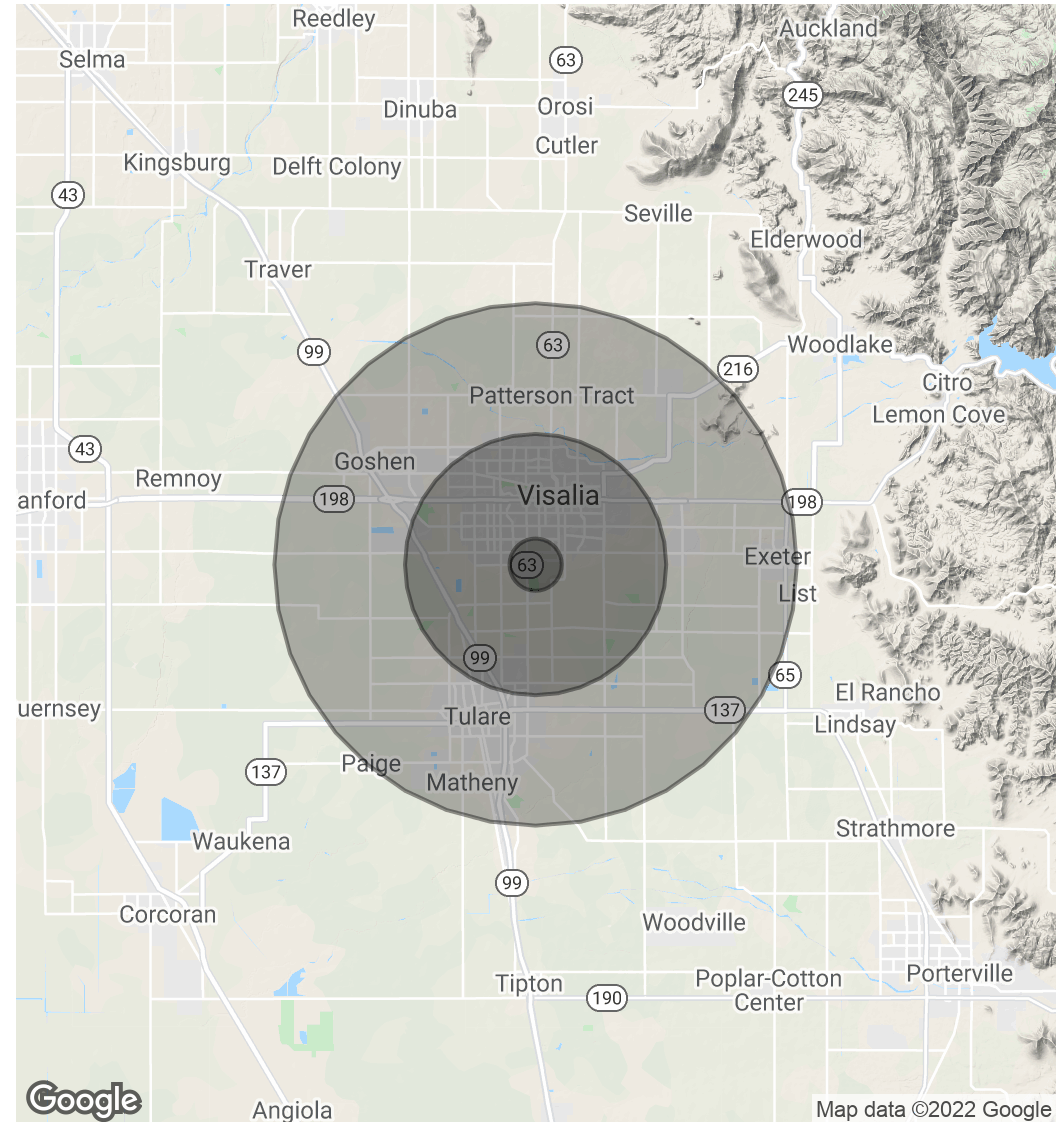
## Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,070	125,450	250,918
Average Age	37.6	32.4	30.8
Average Age (Male)	36.5	31.5	30.2
Average Age (Female)	38.7	34.1	31.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,768	42,165	78,606
# of Persons per HH	2.9	3.0	3.2
Average HH Income	\$76,840	\$66,754	\$64,600
Average House Value	\$320,757	\$276,207	\$271,899

\* Demographic data derived from 2010 US Census



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