

# C1 & C2 AT THE GROVE SOUTH AT PACKWOOD CREEK | CAMERON AVE. C-1 & C-2, VISALIA, CA 93277

## Executive Summary



### SALE PRICE

**\$593,030**

### OFFERING SUMMARY

Available SF:

Lot Size: 0.91 Acres

Building Size: 4,050 SF

Price / SF: \$146.43

### PROPERTY OVERVIEW

two 4050sf buildable parcels could be combined or separate up to 8100sf buildable on 39,602 sf of land. Can also be combined with parcel 48 (major B) for a total of 77,640sf with 20,600sf+ buildable. Great location next to Bob's Furniture by Costco and Sportsman's Warehouse. All services available, ready to build.

### PROPERTY HIGHLIGHTS

- Flexible 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

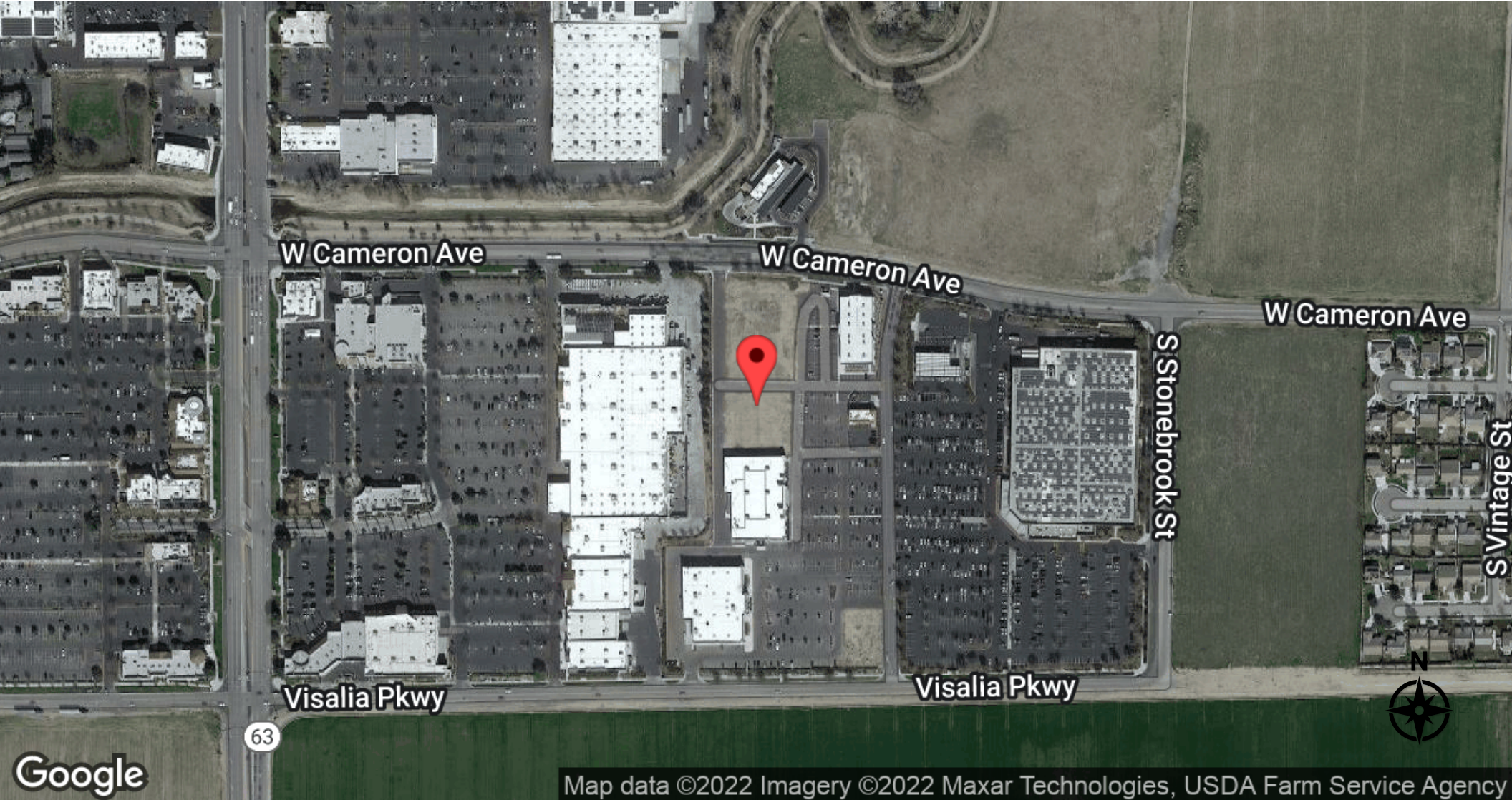
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## Location Map



Map data ©2022 Imagery ©2022 Maxar Technologies, USDA Farm Service Agency

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## Retailer Map



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Additional Photos

## East of Mooney Blvd on Cameron Ave - Visalia, CA 93277



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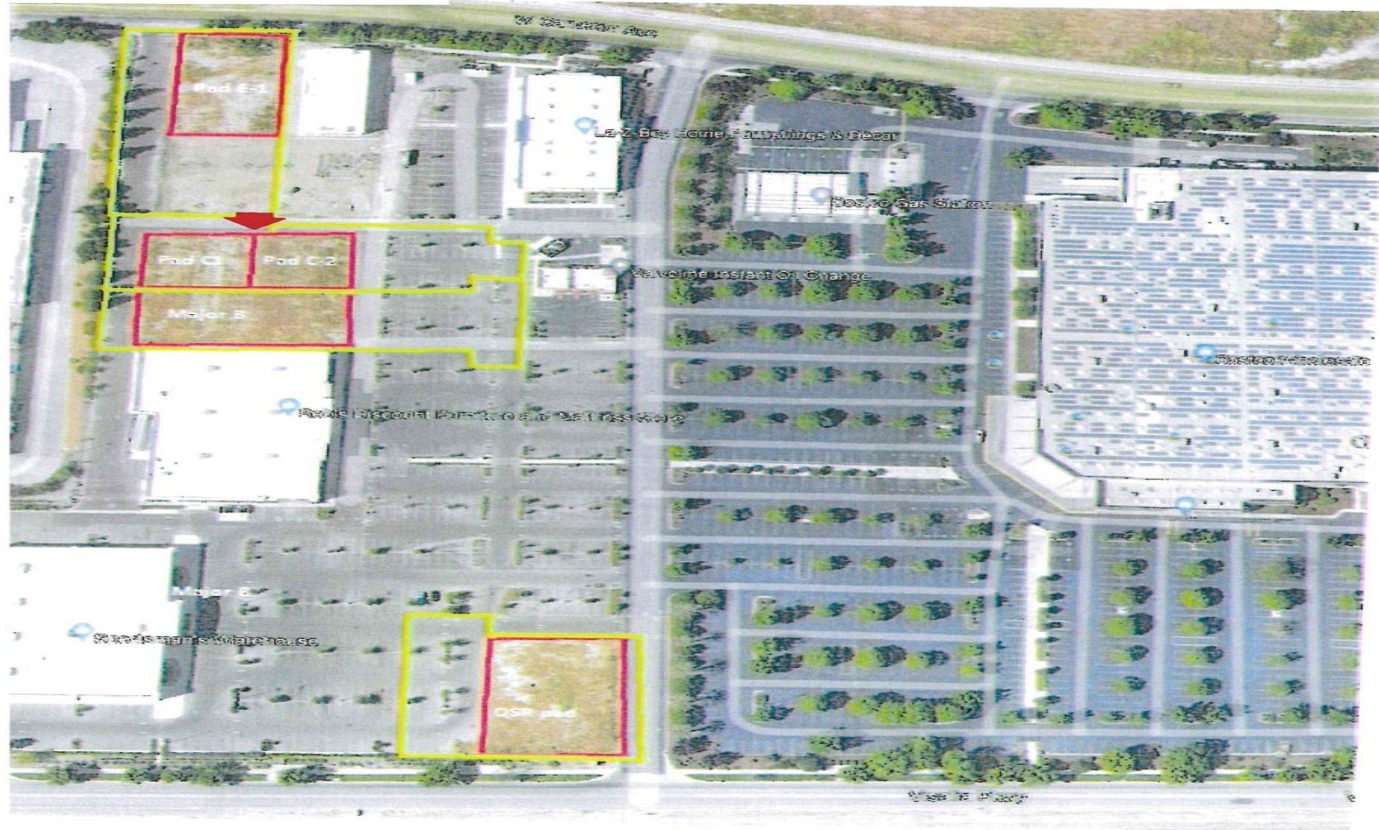
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## Additional Photos

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



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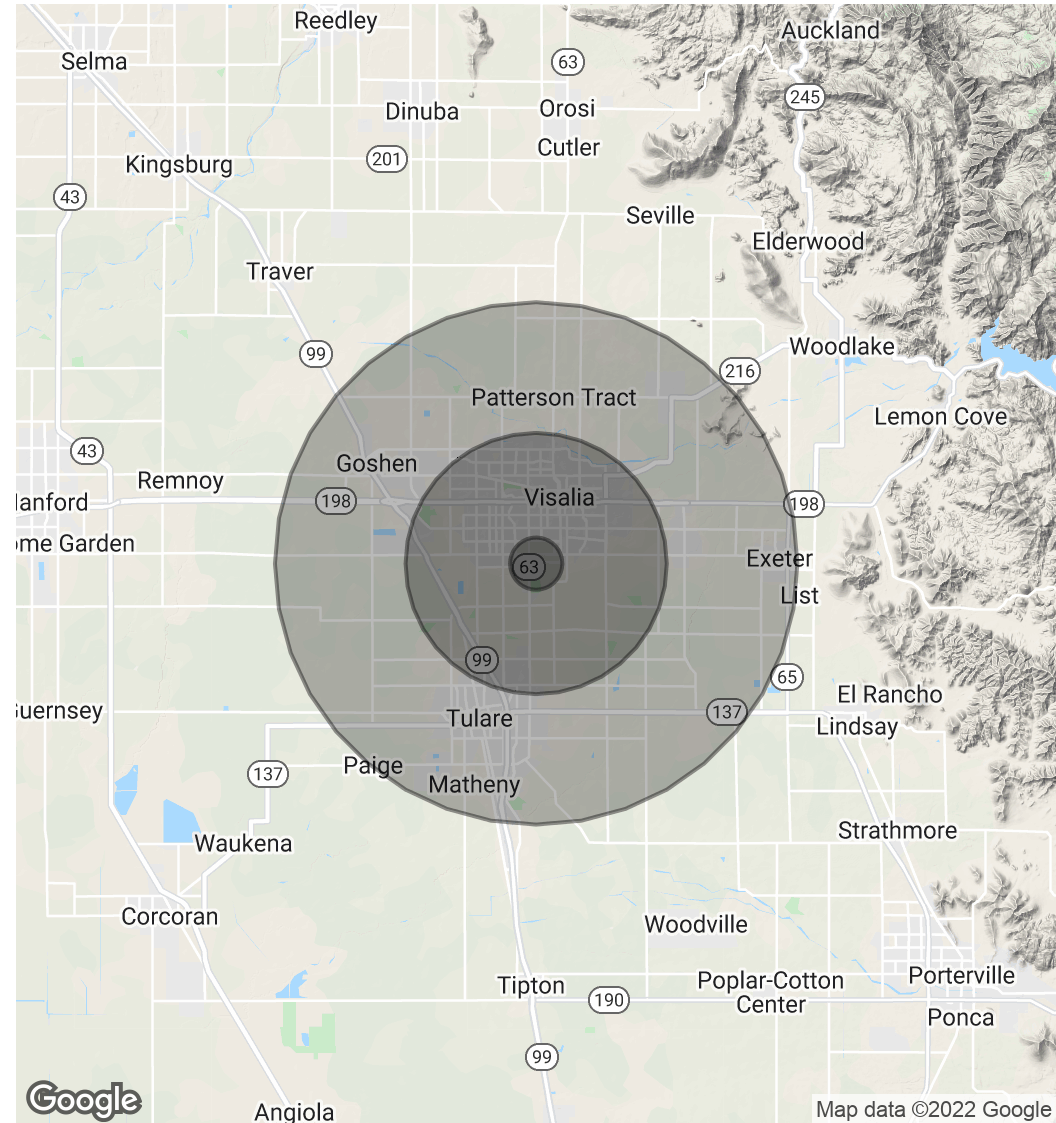
## Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,892	120,725	252,183
Average Age	36.3	32.0	31.0
Average Age (Male)	34.9	31.1	30.3
Average Age (Female)	38.3	33.7	32.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,723	40,091	79,511
# of Persons per HH	2.8	3.0	3.2
Average HH Income	\$76,506	\$65,184	\$64,995
Average House Value	\$318,324	\$270,873	\$275,172

\* Demographic data derived from 2010 US Census



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