

PAD E-1 AT THE GROVE SOUTH AT PACKWOOD CREEK | CAMERON AVE., VISALIA, CA 93277

Executive Summary



SALE PRICE

\$780,000

OFFERING SUMMARY

Available SF: potential 5500sf

Lot Size: 39038sf

Price / SF: \$870,535.71

PROPERTY OVERVIEW

Retail parcel between Lowes and Costco on Cameron st just east of Mooney. One of the last frontage parcels in this high traffic area. Parcel is 39,038sf with potential 5500sf of buildable area for multi or single tenant occupancy.

PROPERTY HIGHLIGHTS

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

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ZEEB
Commercial Real Estate

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Property Description

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



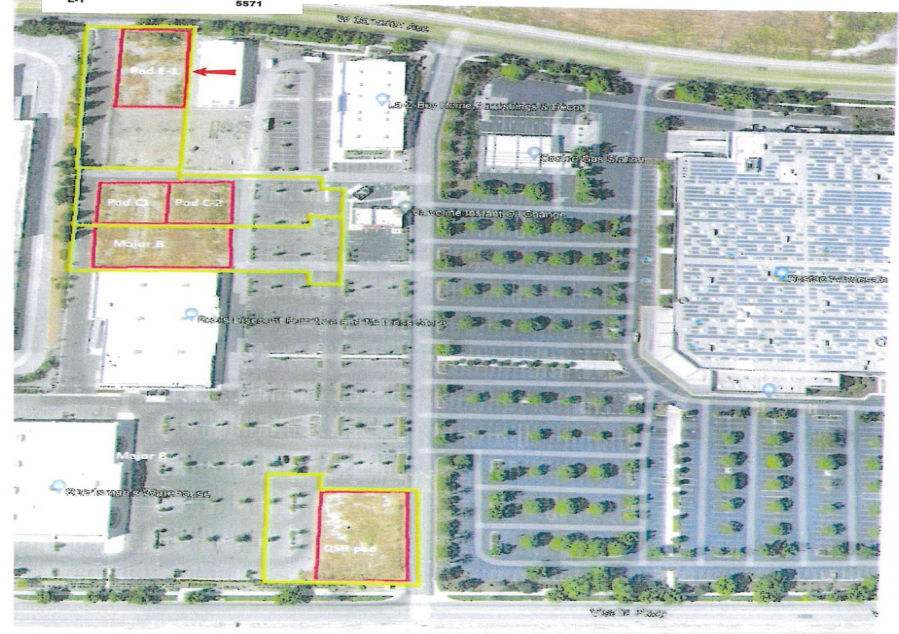
PROPERTY DESCRIPTION

Retail parcel between Lowes and Costco on Cameron st just east of Mooney. One of the last frontage parcels in this high traffic area. Parcel is 39,038sf with potential 5500sf of buildable area for multi or single tenant occupancy.

LOCATION DESCRIPTION

East of S. Mooney Blvd. on Cameron Ave.

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



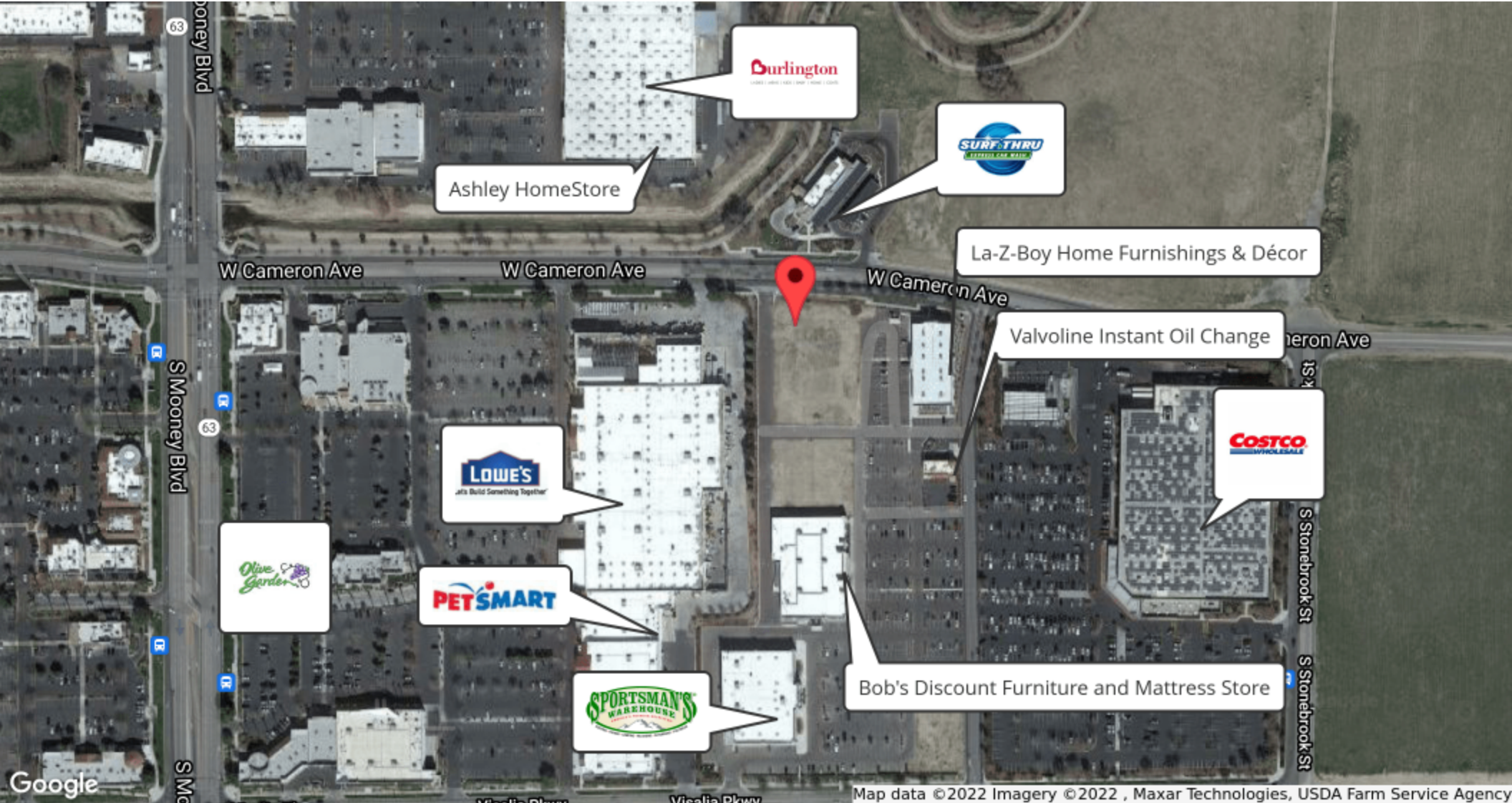
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Retailer Map



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Location Map



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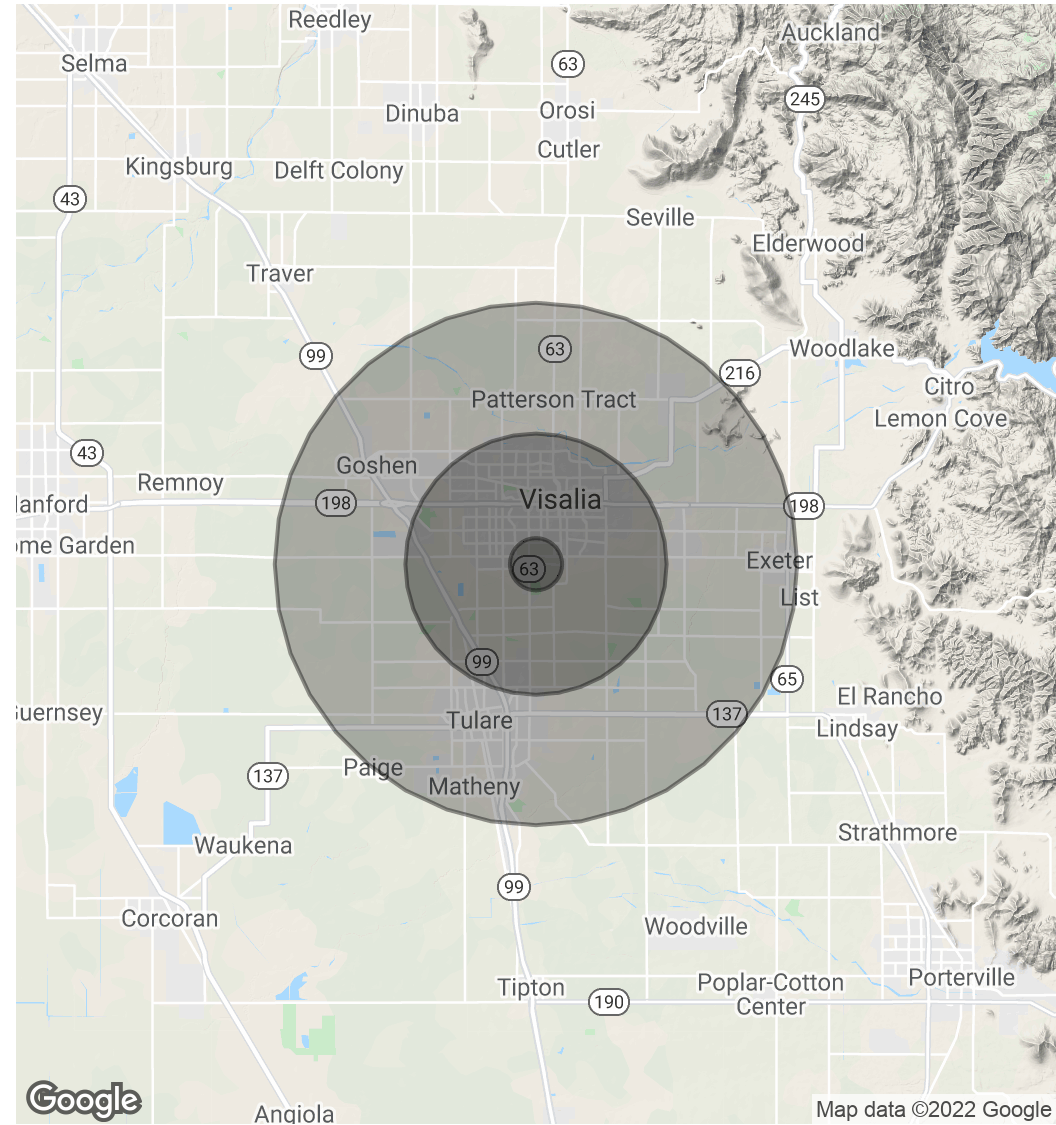
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,484	125,291	248,532
Average Age	37.9	32.4	30.8
Average Age (Male)	37.3	31.5	30.2
Average Age (Female)	38.8	34.0	31.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,316	41,971	77,891
# of Persons per HH	2.8	3.0	3.2
Average HH Income	\$76,110	\$67,225	\$64,599
Average House Value	\$314,419	\$275,127	\$271,733

* Demographic data derived from 2010 US Census



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