

Executive Summary



SALE PRICE

\$1,698,000

OFFERING SUMMARY

Available SF:

Lot Size:

5.53 Acres

Price / SF:

\$7.05

PROPERTY OVERVIEW

5.53 acre parcel on Visalia's desirable northwest side. Parcel is close to major retail center and the popular Riverway Dr. Sports Park.

Zoned Mixed Use Commercial there are many opportunities for retail and office users . Call Marty for details.

PROPERTY HIGHLIGHTS

- Located on N. Dinuba Blvd.
- Great visibility and high traffic area

MARTY ZEEB SIOR

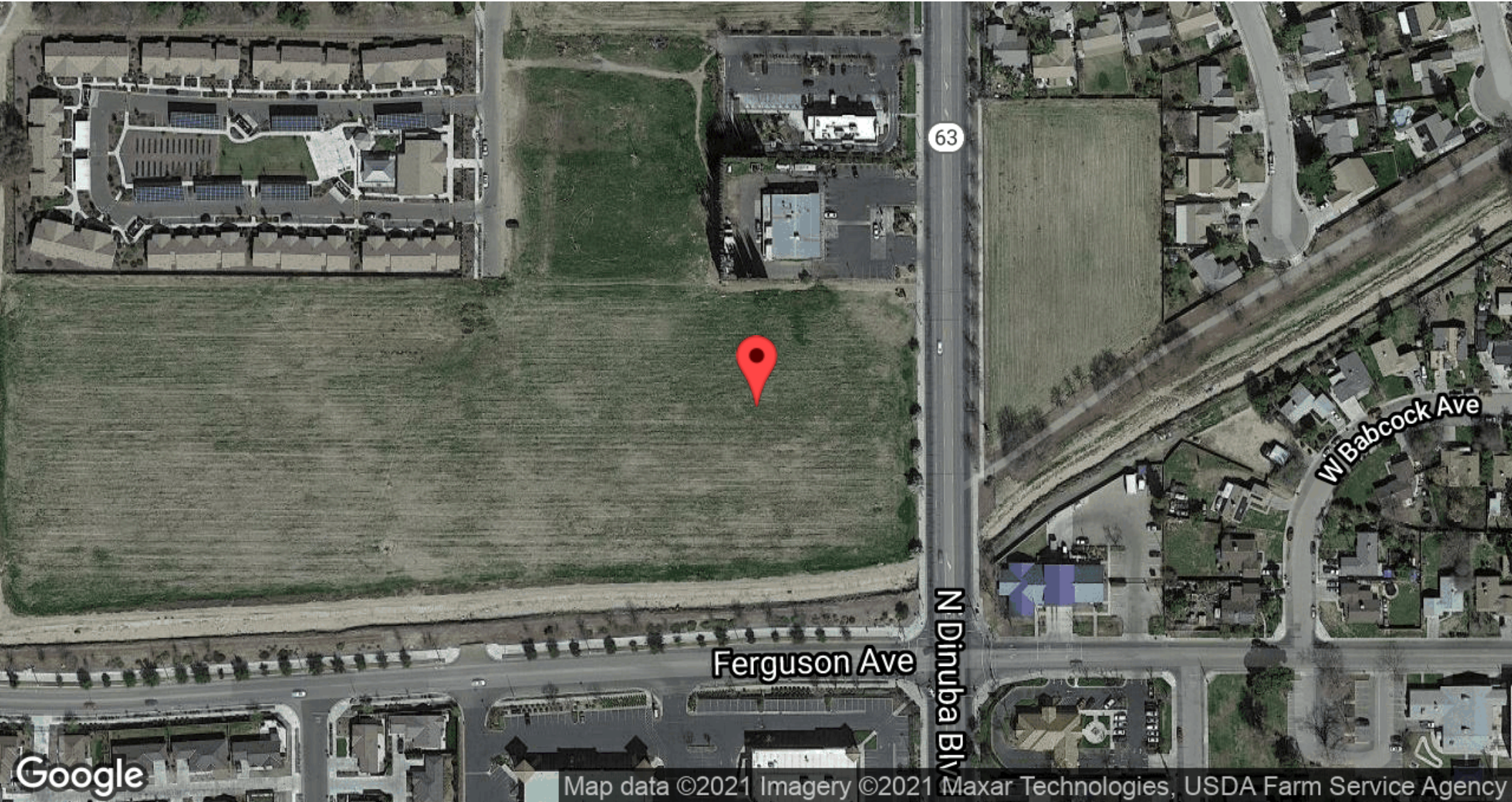
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132 N Akers St
Visalia, CA 93291-5121
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COMMERCIAL LAND NORTHWEST VISALIA, CA | 5.53 ACRES NORTHWEST CORNER OF FERGUSON AVE AND N. DINUBA HWY., VISALIA, CA 93291

Location Map



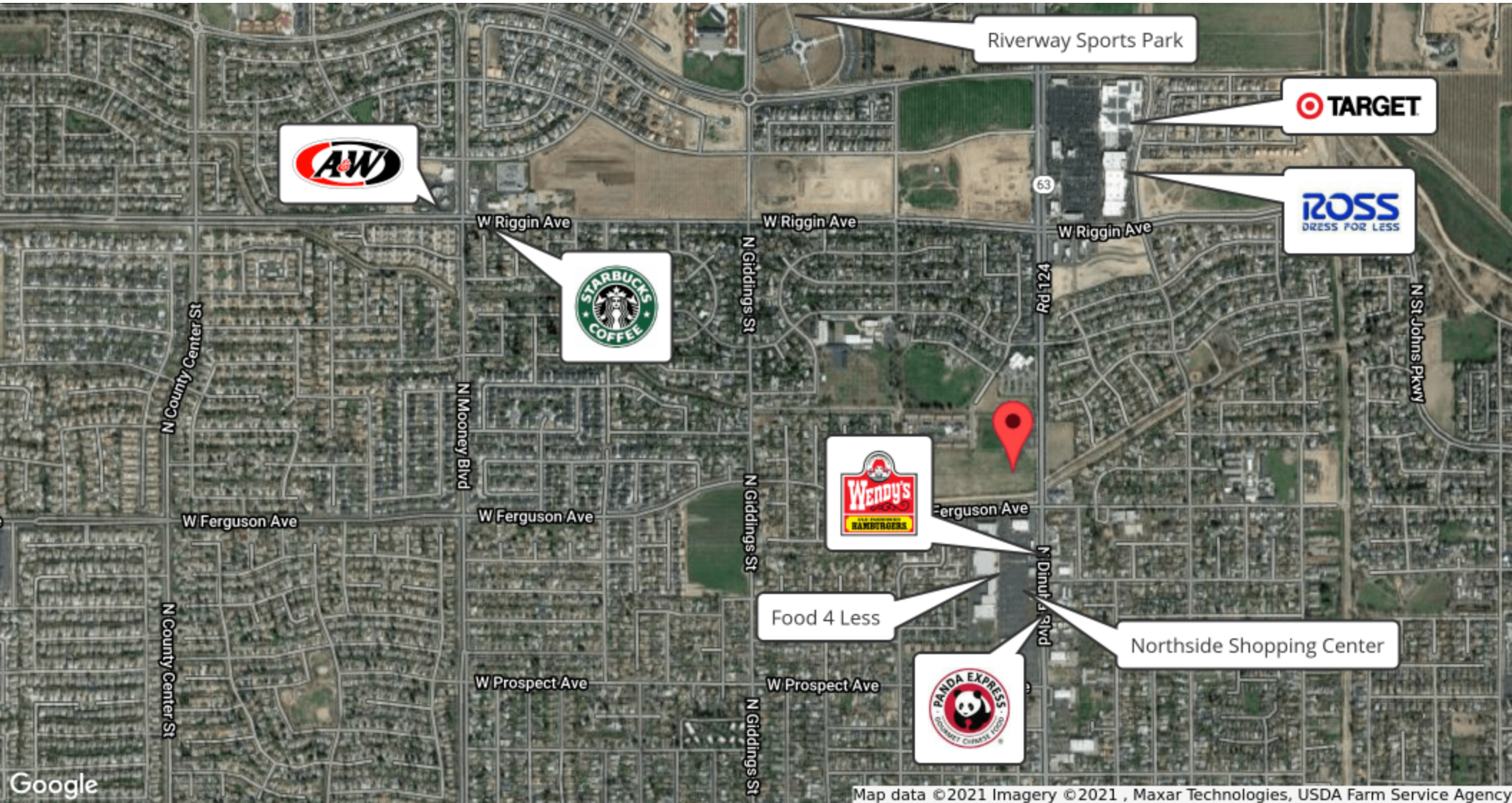
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This information is believed to be reliable, however broker makes no guarantee as to its current validity.

Retailer Map



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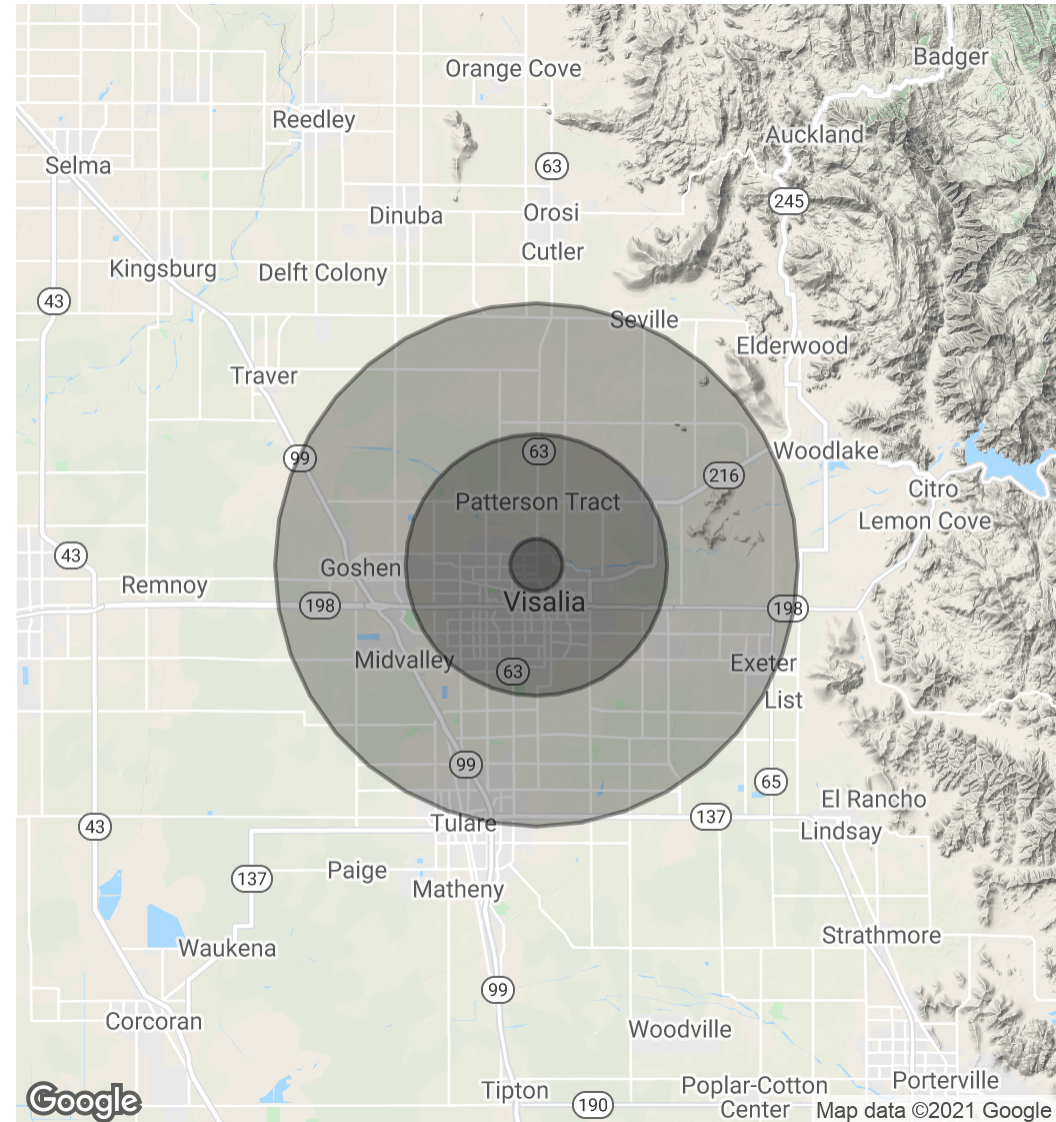
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	345	48,435	195,249
Average Age	29.7	27.8	30.9
Average Age (Male)	30.8	27.7	30.4
Average Age (Female)	28.2	28.7	32.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	84	13,418	60,738
# of Persons per HH	4.1	3.6	3.2
Average HH Income	\$60,293	\$63,352	\$67,272
Average House Value	\$326,129	\$258,207	\$275,319

** Demographic data derived from 2010 US Census*



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