

# FOR LEASE | 7,900 SF OFFICE / RETAIL

## Great Mooney Frontage | Showroom & Mezzanine

4809 S Mooney Blvd., VISALIA, CA 93277



**FOR LEASE • Office / Retail Building**

**MARTY ZEEB** | ZEEB COMMERCIAL BROKER ASSOCIATE  
DRE# 00847045 - 559.625.2128 x11 - [zeeb@aol.com](mailto:zeeb@aol.com)

**ZEEB**  
Commercial Real Estate

Visalia's Most Respected Commercial Real Estate Firm  
132 N. Akers St., Visalia, CA 93291 • (559) 625-2128

## LISTING HIGHLIGHTS

Recently improved Mooney retail or office building on a great lighted corner location with own parking lot. Huge first floor showroom with mezzanine, has retail and office possibilities. Fronts Mooney Blvd. just south of Visalia Parkway. Available now.

<b>LEASE RATE:</b>	\$1.25 /SF NNN
<b>AVAILABLE SF:</b>	7,900 SF
<b>BUILDING SIZE:</b>	7,900 SF
<b>NO OF FLOORS:</b>	2
<b>LAND AC:</b>	.692 AC
<b>ZONING:</b>	CSO



## INTERIOR PICS



## DEMOGRAPHICS

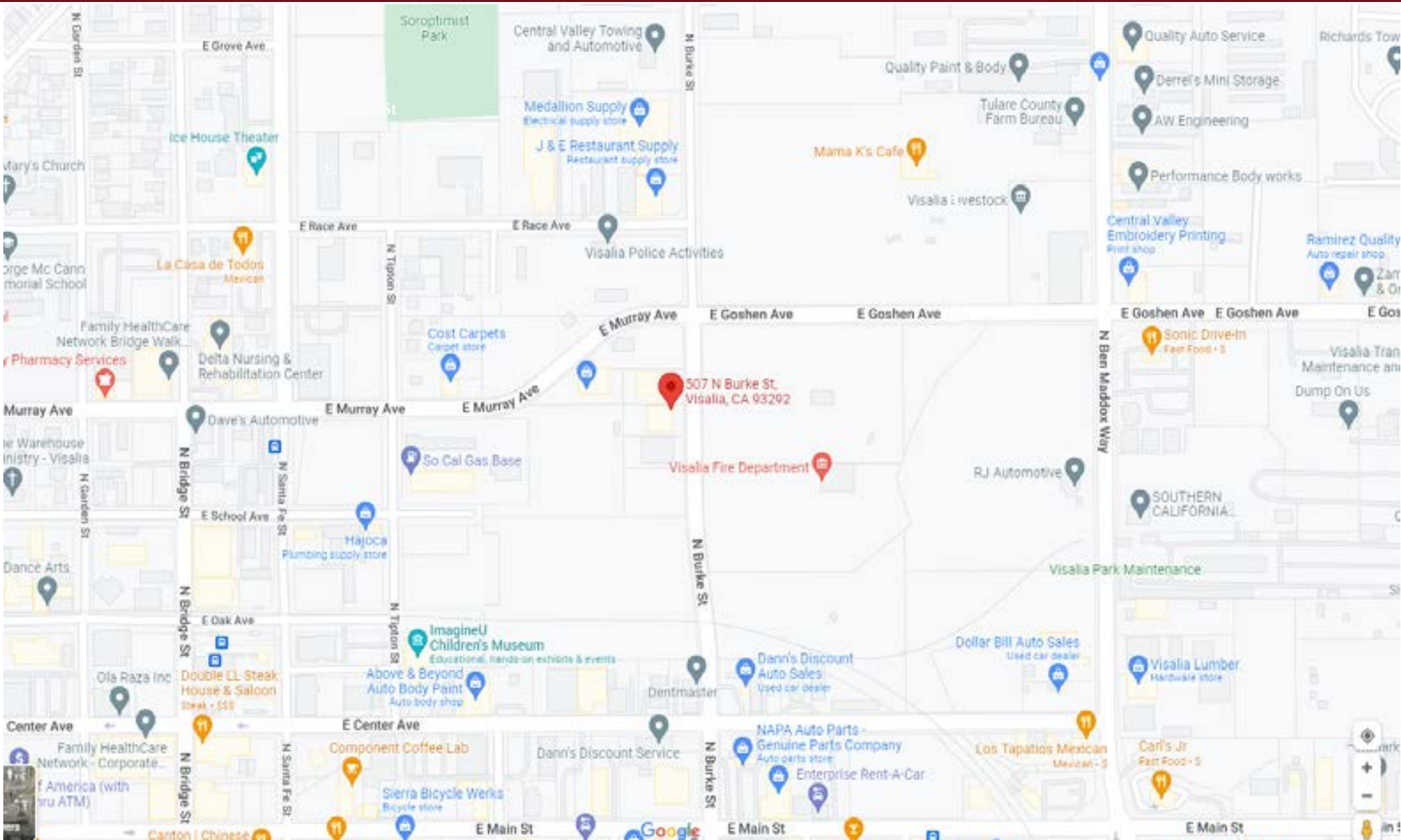
### POPULATION

	1 Mile	3 Mile	5 Mile
<b>2018 TOTAL POPULATION</b>	10,587	72,322	131,771
<b>Average Age</b>	26.1	30.9	31.8
<b>Average Age (Male)</b>	25.6	30.3	31.0
<b>Average Age (Female)</b>	27.2	32.6	33.5

### HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
<b>Total Households</b>	2,906	22,900	43,502
<b># of Persons per HH</b>	3.6	3.2	3.0
<b>Average HH Income</b>	\$48,244	\$64,358	\$66,694
<b>Average House Value</b>	\$177,045	\$263,934	\$276,893

# FOR LEASE - RETAIL or OFFICE BUILDING 4809 S Mooney Blvd., VISALIA, CA 93277



**MARTY ZEEB** | ZEEB COMMERCIAL BROKER ASSOCIATE  
DRE# 00847045 - 559.625.2128 x11 - zeeb@aol.com

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

**ZEEB**  
Commercial Real Estate  
Visalia's Most Respected Commercial Real Estate Firm  
132 N. Akers St., Visalia, CA 93291 • (559) 625-2128