

MAJOR B AT THE GROVE SOUTH AT PACKWOOD CREEK | CAMERON AVE., VISALIA, CA 93277

Executive Summary



SALE PRICE

\$570,580

OFFERING SUMMARY

Available SF:

Lot Size: 0.87 Acres

Building Size: 12,500 SF

Price / SF: \$45.65

PROPERTY OVERVIEW

An approximately 38,038sf major retail parcel with ability to construct a 12,500sf building in a brand new center anchored by Costco and Sportsman's Warehouse. This parcel can be combined with parcels 45 and 47 (C1 & C2) to build 20,600sf

PROPERTY HIGHLIGHTS

- Flexible retail site
- Adjacent to Costco, and other majors in The Grove South at Packwood Creek Center
- ready to build 12,600sf
- off Mooney Blvd
- high traffic area

MARTY ZEEB SIOR
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Commercial Real Estate

FOR SALE

CAMERON ST

LAZY
BOY

COSTCO

LOWES

MAJOR B

MINOR B AT THE GROVE SOUTH AT PACKWOOD CREEK

BC35
FURNITURE

CAMERON AVE., VISALIA, CA 93277

SPORTSMAN'S
WAREHOUSE

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Property Summary



PROPERTY DESCRIPTION

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OFFERING SUMMARY

Sale Price:	\$570,580
Lot Size:	38,038 SF
Building Size:	12,500 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,723	40,091	79,511
Total Population	4,892	120,725	252,183
Average HH Income	\$76,506	\$65,184	\$64,995

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Retailer Map



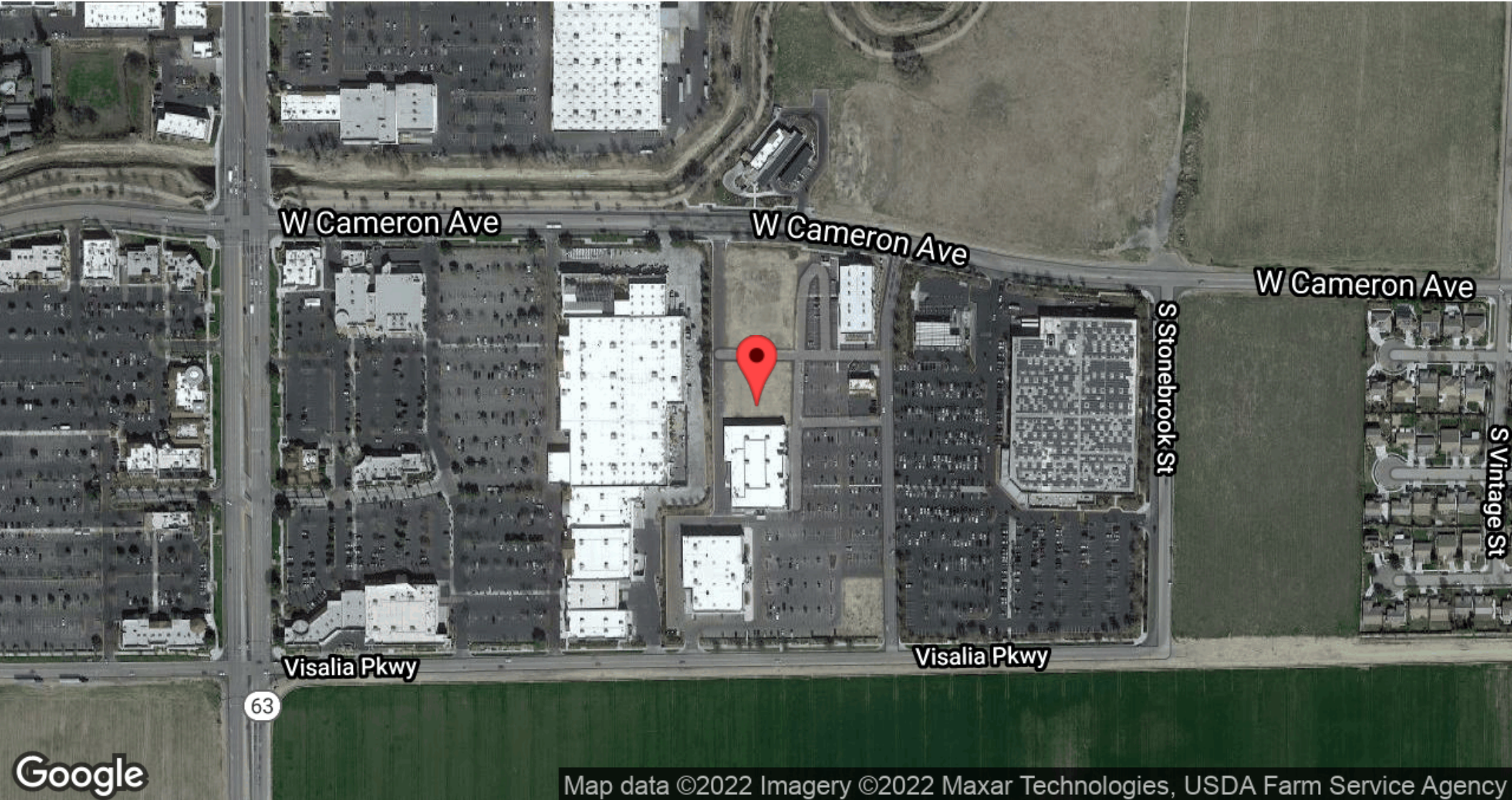
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Location Map



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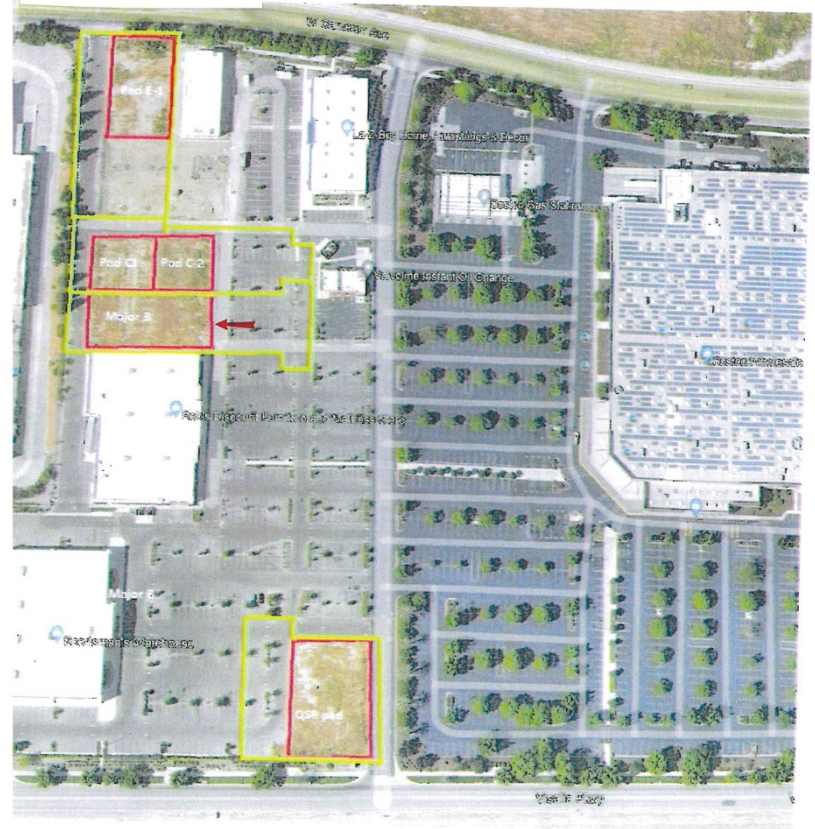
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Additional Photos



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



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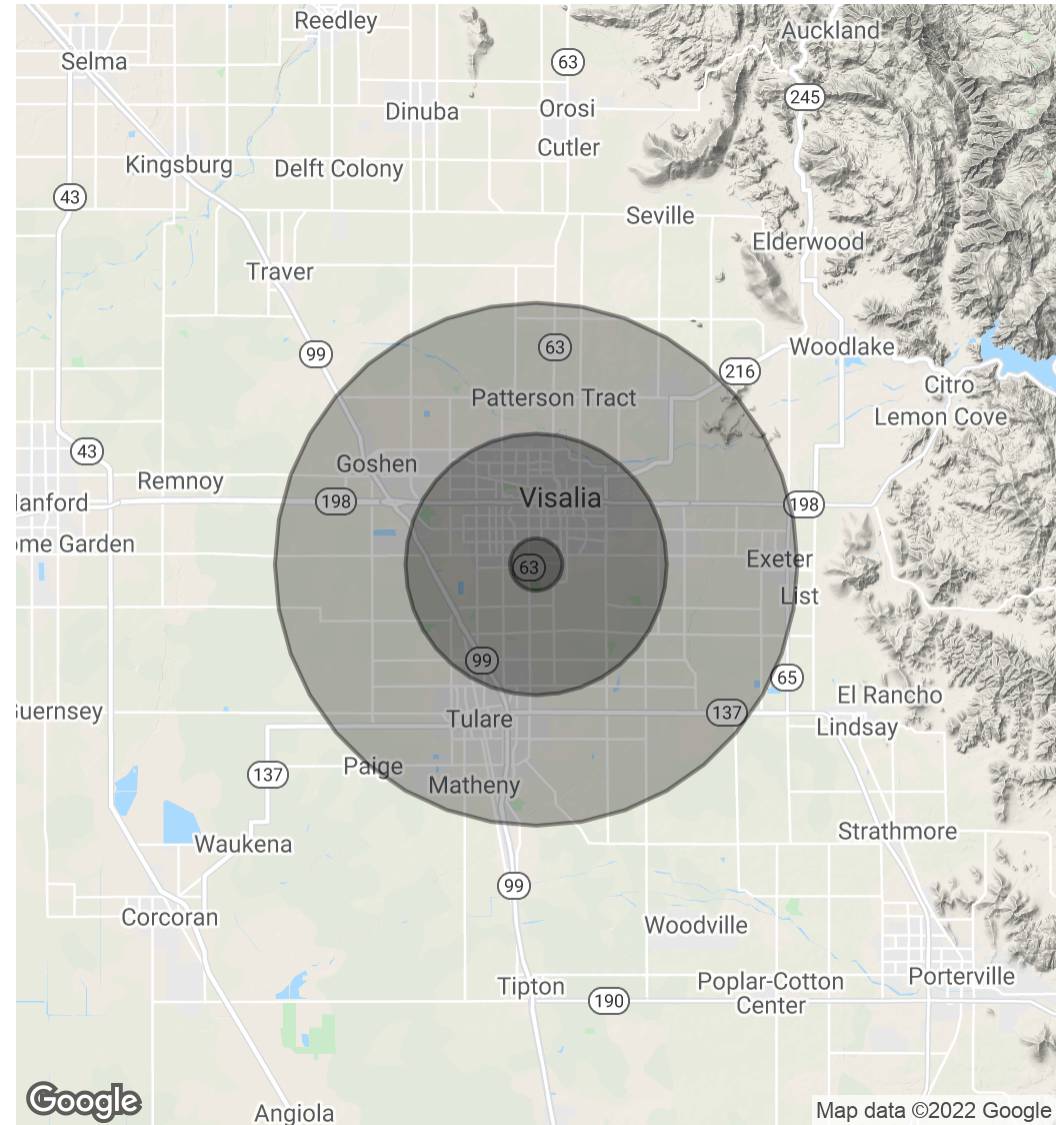
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Demographics Map & Report

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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