

**AVAILABLE FOR SALE**  
**INVESTMENT OFFICE BUILDING 11,800± SF**

# **1500 S. MOONEY BOULEVARD**

**VISALIA, CA**

*For information, please contact:*

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**ZEEB**  
**PEARSON COMMERCIAL**

*Independently Owned and Operated* | Corporate License #00020875 | [zeebre.com](http://zeebre.com)

**OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-625-2128

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Total Building Size:	11,800± SF
Building A Size:	6,750± SF
Building B Size:	5,050± SF
Property Type:	Investment Office/Retail Building
Existing Build-Out:	Building A remodeled in 2016 Building B remodeled in 2025
Year Built:	1963
Zoning:	C-MU ( <i>Commercial Mixed-Use</i> )
APN:	096-311-017 ( <i>Tulare County</i> ) 096-311-021 ( <i>Tulare County</i> )

#### PROPERTY DESCRIPTION

Great mixed use building on South Mooney Boulevard. This is an office/retail building with prime exposure and excellent parking. A lot of potential to increase rents as most tenants are on short term leases, however they are long-term tenants. The property consists of two separate buildings with a large back parking lot. Call to see!

#### HIGHLIGHTS

- Located on Mooney Boulevard
- Prime Exposure
- Excellent Parking
- Mixed Use Building

**\$1,800,000**  
ASKING PRICE



1500 S. MOONEY BOULEVARD  
VISALIA, CA

AREA

DEMOGRAPHICS

POPULATION

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2030 Projection	15,614	12,507	154,028
2025 Estimate	15,860	119,700	150,943
Growth 2025-2030	-1.55%	1.51%	2.04%
Growth 2020-2025	0.35%	7.02%	4.62%
Growth 2010-2020	3.72%	8.99%	10.09%
2030 Projection	5,537	40,478	50,726
2025 Estimate	5,601	39,913	49,736
Growth 2025-2030	-1.15%	1.41%	1.99%
Growth 2020-2025	-0.05%	7.13%	4.83%
Growth 2010-2020	1.01%	7.41%	8.50%
2025 Est. Average HH Income	\$87,840	\$101,775	\$108,133

Source: Claritas 2025

HOUSEHOLD



TRAFFIC COUNTS

(Within a One Mile Radius)

60,331± ADT

Mooney Boulevard  
at Tulare Avenue  
(South and North bound)

24,010± ADT

Tulare Avenue  
Mooney Boulevard  
(West and East bound)

Source: Kalibrate TrafficMetrix 2025

TENANT	1500 S. MOONEY	MONTHLY LEASE RATE	SCHEDULED RATE	LEASE TERM	LEASE START	LEASE ENDS
BUILDING A						
Justin & Kaylene Gallager	Unit 1 (1,490± SF)	\$2,000	\$2,000	year to year	2012	2/25
VACANT	Unit 3 (1,057± SF)		\$1,500			
A Solution	Unit 5 (1,100± SF)	\$1,800	\$1,800	year to year	2022	11/24
Thee Beauty Room	Unit 7 (1,274±S F)	\$1,700	\$1,750	year to year	2021	6/24
VACANT	Unit 8 (400± SF)		\$600			
CCWA Florence Cote	Unit 11 (828± SF)	\$850	\$900	2 years	2015	1/31/2024
VACANT	Unit 14 (600± SF)		\$850			
Dream Big Children’s Center	Building B (5,000± SF)	\$6,000	\$6,000	5 years	2024	2/15/2029
	Total Leasable SF 11,749±	\$12,350	\$15,400	\$184,800 ANNUALLY		
EXPENSES						
Property Taxes	\$12,994	CURRENT INCOME	\$148,200	SCHEDULED INCOME	\$184,800	
Insurance	\$6,800					
Gas	\$400					
CA Water	\$1,820					
SCE Electric	\$1,750					
City of Visalia Sewer/Trash	\$3,020					
HVAC Service/Repair	\$1,600					
Pest Control	\$600					
Janitorial \$450/month	\$5,400					
Repairs	\$2,000					
Total Expenses	\$36,384					
EXPENSES						
		EXPENSES	\$36,384	EXPENSES	\$36,500	
		NOI	\$111,816	NOI	\$148,300	
		CAP RATE	6.2%	CAP RATE	8.2%	
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**DISCLAIMER**

THIS MAP WAS PREPARED FOR LOCAL  
PROPERTY ASSESSMENT PURPOSES  
ONLY. THE PARCELS SHOWN HEREON  
MAY NOT COMPLY WITH STATE AND  
LOCAL SUBDIVISION ORDINANCES. NO  
LIABILITY IS ASSUMED FOR THE USE  
OF THE INFORMATION HEREON.

REVISED: 04/12/2012  
REASON: 2006-0022846  
CAD TECH. RLW

POR. W $\frac{1}{2}$  OF SW $\frac{1}{4}$  SEC. 31, T.18S., R.25E., M.D.B. & M.

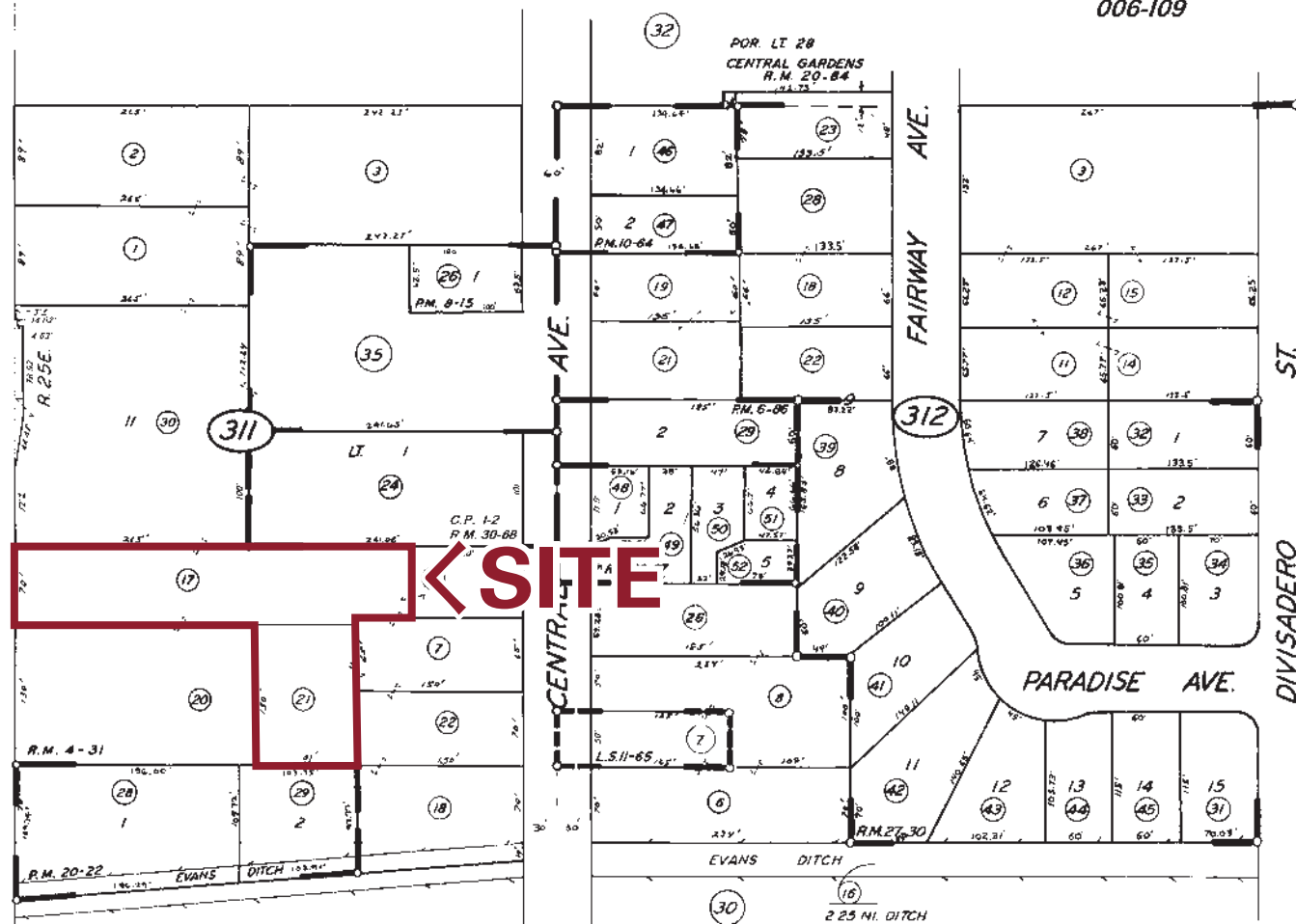
TAX CODE AREA **096-31**

**006-003**  
**006-109**

8K 95

R24E

STATE HWY. 63 — MOONEY — BLVD.



RECORD OF SURVEY,  
PARCEL MAP 586,  
PARCEL MAP 715,  
PARCEL MAP 963,  
PARCEL MAP 1921,  
POR. RECORD OF SURVEY, L.S. 31-30 (STATE HWY. 63)

L.S. 11-65  
P.M. 6-86  
P.M. 9-15  
P.M. 10-64  
P.M. 20-22

POR. OAKVIEW COL.,  
FOXDALE,  
SHAKER SQUARE,  
(CONDOMINIUM)  
SHELLBRIGHT SUB.

R.M. 4-31  
R.M. 27-30  
R.M. 30-68  
C.P. 1-2  
R.M. 32-27

**CITY OF VISALIA**

ASSESSOR'S MAPS BK. 96, PG. 31

COUNTY OF TULARE, CALIF.

NOTE — ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

3-1-64  
4-8-63 LT  
3-22-62 C.S.



1" = 100'





 **1500 S. MOONEY BOULEVARD**  
VISALIA, CA

**BUILDING B**  
EXTERIOR PHOTO





 **1500 S. MOONEY BOULEVARD**  
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**BUILDING A**  
EXTERIOR PHOTO







TULARE AVENUE

MOONEY BOULEVARD

**SITE**

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