

AVAILABLE FOR SALE
INVESTMENT OFFICE BUILDING 11,800± SF

1500 S. MOONEY BOULEVARD

VISALIA, CA

For information, please contact:

MARTY ZEEB
SENIOR VICE PRESIDENT
t 559-625-2128
zeeb@aol.com
CA RE Lic. #00847045

ZEEB
PEARSON COMMERCIAL

Independently Owned and Operated | Corporate License #00020875 | 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

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: 2008-0022846
CAD TECH: RLW

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

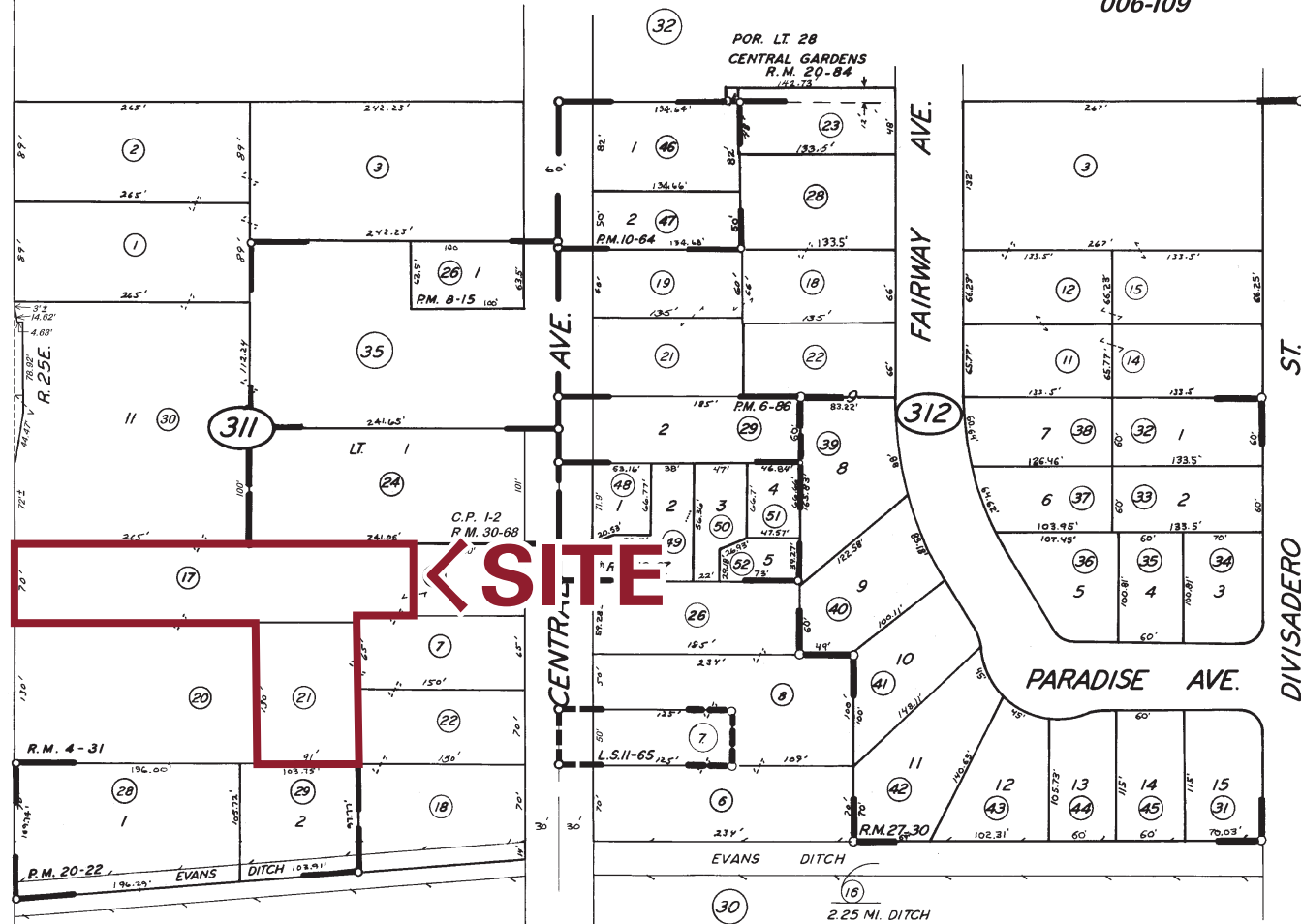
TAX CODE AREA **096-31**

006-003
006-109

BK. 95

R.24E.

STATE HWY. 63 — MOONEY — BLVD.



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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. 8-15
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.



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

BUILDING B
EXTERIOR PHOTO



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

BUILDING A
EXTERIOR PHOTO





TULARE AVENUE

MOONEY BOULEVARD

SITE

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