

# INVESTMENT | MOONEY | FULLY LEASED

## Mooney Frontage - 3 Units with 16 Parking Spaces

3112 S Mooney Blvd., VISALIA, CA 93277



**INVESTMENT • 3 units with 16 Parking Spaces**

**MARTY ZEEB** | ZEEB COMMERCIAL BROKER ASSOCIATE  
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**ZEEB**  
Commercial Real Estate

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132 N. Akers St., Visalia, CA 93291 • (559) 625-2128

## LISTING HIGHLIGHTS

Fully leased Mooney Blvd. Investment. 3 units, 16 parking spaces on site. Great opportunity to own Mooney Frontage. Call for rent roll and to schedule an appointment to see. Please do not disturb Tenants.

<b>SALES PRICE:</b>	\$450,000
<b>PARCEL NO:</b>	122-312-023-000
<b>BUILDING SIZE:</b>	2,240 SF
<b>NO OF FLOORS:</b>	1
<b>LAND AC:</b>	.024 AC
<b>ZONING:</b>	CS0
<b>YEAR BUILT:</b>	1962



INTERIOR PICS



## EXTERIOR PICS



## DEMOGRAPHICS

### POPULATION

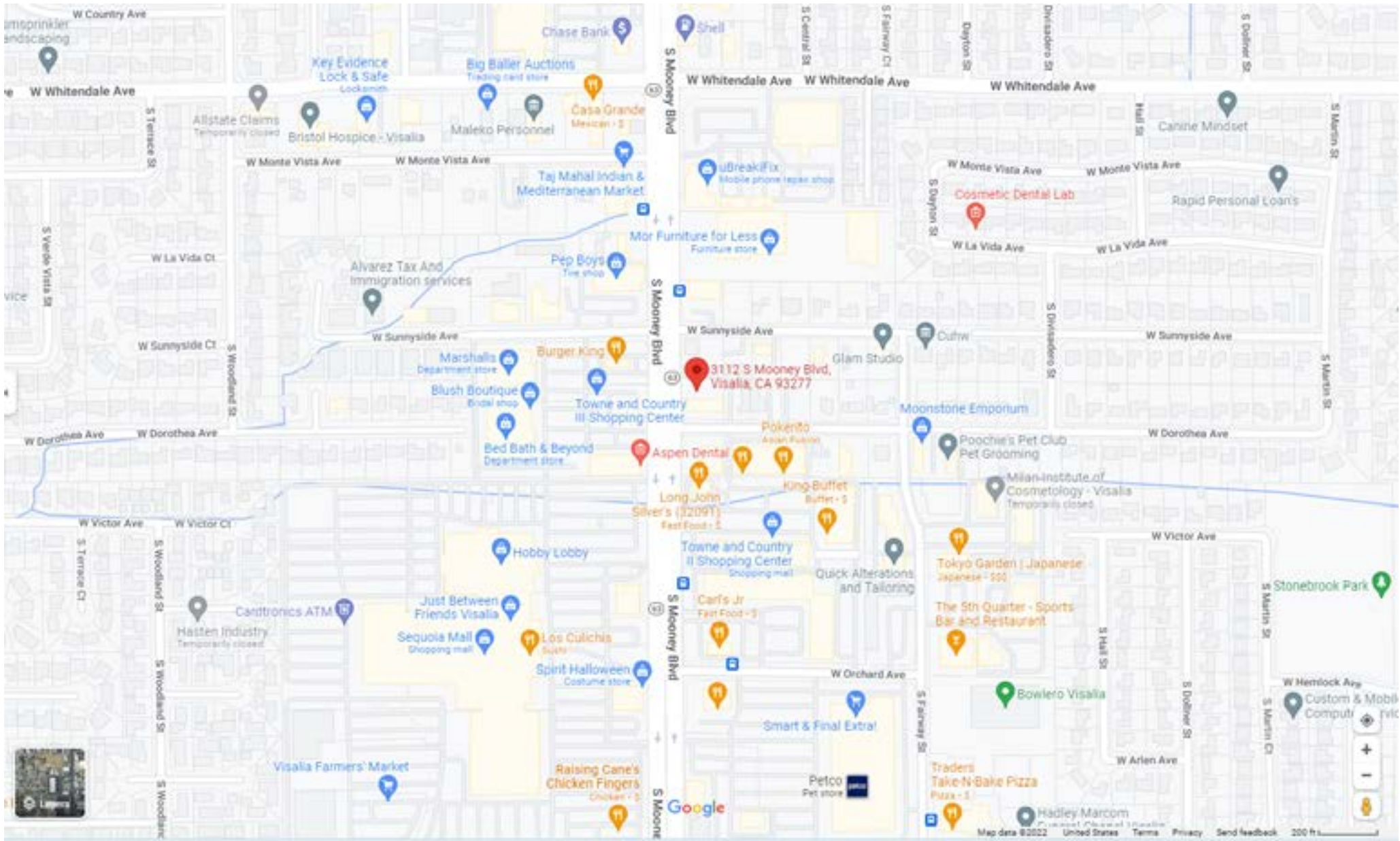
	1 Mile	3 Mile	5 Mile
<b>2018 TOTAL POPULATION</b>	10,587	72,322	131,771
<b>Average Age</b>	26.1	30.9	31.8
<b>Average Age (Male)</b>	25.6	30.3	31.0
<b>Average Age (Female)</b>	27.2	32.6	33.5

### 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

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

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