

AVAILABLE FOR SALE
THE GROVE SOUTH AT PACKWOOD CREEK - PADS: C1, C2 AND MAJOR B

1635-1639 W. CAMERON AVENUE
VISALIA, CA

CALL FOR
SPECIAL
INCENTIVES

C-2
BUILDABLE

MAJOR B
BUILDABLE

C-1
BUILDABLE

For information, please contact:

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ZEEB
PEARSON COMMERCIAL

Independently Owned and Operated | Corporate License #00020875 | zeebre.com

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VISALIA, CA

PROPERTY
INFORMATION

| AVAILABILITY | SF | Buildable SF |
|---|------------|--------------|
| Pad C-1: 122-042-018 (<i>Tulare County</i>) | 17,416± SF | 8,100± SF |
| Pad C-2: 122-042-020 (<i>Tulare County</i>) | 22,574± SF | 8,100± SF |
| Major B: 122-042-021 (<i>Tulare County</i>) | 37,969± SF | 12,500± SF |
| Totals: | 77,959± SF | 28,700± SF |
| Zoning: Retail | | |

PROPERTY DESCRIPTION

This property is 77,959± SF of vacant land with 28,700± SF of buildable parcels. The property is located in a brand new center anchored by Costco and Sportsman's Warehouse. All services are available, the pads are ready to build, all offsites and parking are included. The Grove South at Packwood Creek is one of Visalia's top growing retail areas.

HIGHLIGHTS

- Located off of Visalia's Main Retail Corridor
- Anchored by Costco, Sportman's Warehouse, and more
- 28,700± SF End Cap
- Flexible Retail Site
- Fully Improved Pad with Parking
- All Offsites and Parking Included
- Located off Mooney Boulevard



\$1,163,610
ASKING PRICE

SELLER CARRY BACK OPTIONS FOR QUALIFIED BUYERS



MAJOR B PARCEL
37,969± SF

C-1 PARCEL
17,416± SF

C-2 PARCEL
22,574± SF

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VISALIA, CA

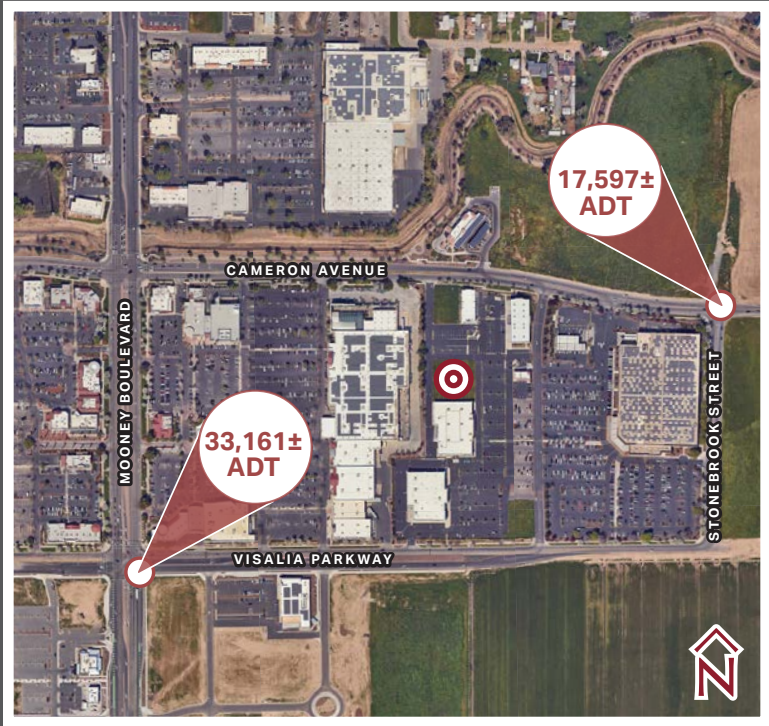
AREA
DEMOGRAPHICS

POPULATION

HOUSEHOLD

| DEMOGRAPHICS | 1 MILE RADIUS | 5 MILE RADIUS | 10 MILE RADIUS |
|-----------------------------|---------------|---------------|----------------|
| 5 Year Forecast | 10,028 | 162,428 | 272,845 |
| 2023 Estimate | 9,729 | 155,440 | 262,290 |
| 5 Year Forecast | 3,566 | 51,243 | 86,291 |
| 2023 Estimate | 3,446 | 53,592 | 82,838 |
| 2023 Est. Average HH Income | \$89,600 | \$101,100 | \$94,800 |

Source: AlphaMap



TRAFFIC COUNTS
(Within a One Mile Radius)

33,161± ADT

Mooney Boulevard at
Visalia Parkway Street
(South bound and East bound)

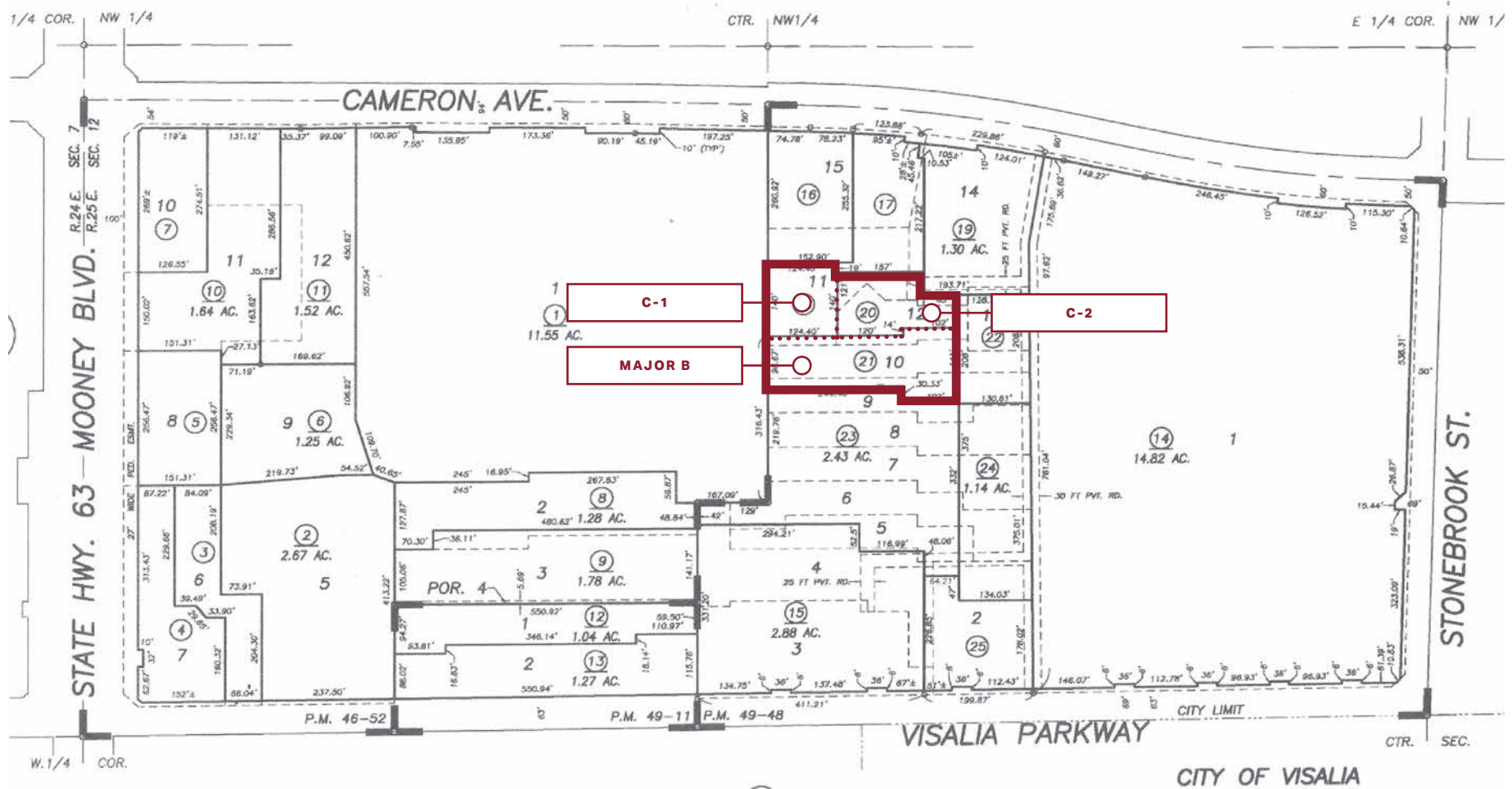
17,597± ADT

Stonebrook at Cameron Avenue
(South bound and East bound)

Source: Kalibrate TrafficMetrix 2024

1635 - 1639 W. CAMERON AVENUE
VISALIA, CA

APN
MAP



1635 - 1639 W. CAMERON AVENUE
VISALIA, CA

PROPERTY
IMAGE



1635 - 1639 W. CAMERON AVENUE
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COMPETITION
MAP





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