

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

1635-1639 W. CAMERON AVENUE
VISALIA, CA

C-2
BUILDABLE

MAJOR B
BUILDABLE

C-1
BUILDABLE

For information, please contact:

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ZEEB
PEARSON COMMERCIAL

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1635 - 1639 W. CAMERON AVENUE
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



\$1,522,800
ASKING PRICE



MAJOR B PARCEL
37,969± SF

C-1 PARCEL
17,416± SF

C-2 PARCEL
22,574± SF

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)

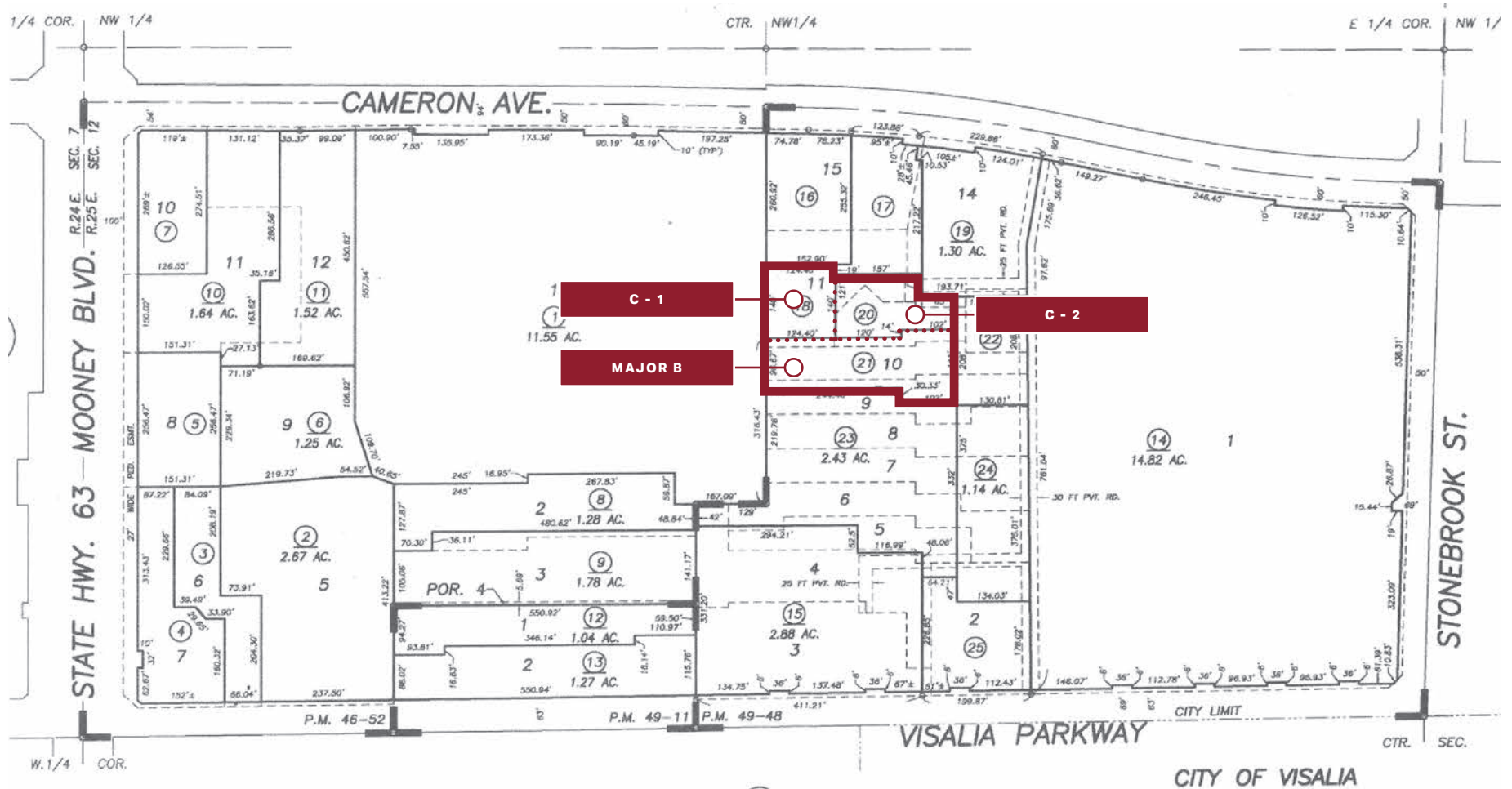
33,161± ADT

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



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PROPERTY
IMAGE



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COMPETITION
MAP





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