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
SPECIAL
INCENTIVES

C-2

C-1

For information, please contact:

MARTIN ZEEB, SIOR

SENIOR VICE PRESIDENT

t 559-625-2128

marty@zeebre.com

CA RE Lic. #00847045



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

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

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



| AVAILABILITY | SF | Buildable SF | |
|---|------------|--------------|--|
| Pad C-1: 122-042-018 (Tulare County) | 17,416± SF | 5,300± SF | |
| Pad C-2: 122-042-020 (Tulare County) | 22,574± SF | 5,300± SF | |
| Major B: 122-042-021 (Tulare County) | 37,969± SF | 12,500± SF | |
| Totals: | 77,959± SF | 23,100± SF | |

PROPERTY DESCRIPTION

Retail

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

Zoning:

- 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 SELLER CARRY BACK OPTIONS FOR QUALIFIED BUYERS

1635 - 1639 W. CAMERON AVENUE VISALIA, CA



/ 1635 - 1639 W. CAMERON AVENUE VISALIA, CA

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

Source: AlphaMap



TRAFFIC COUNTS
(Within a One Mile Radius)

33,161± ADT

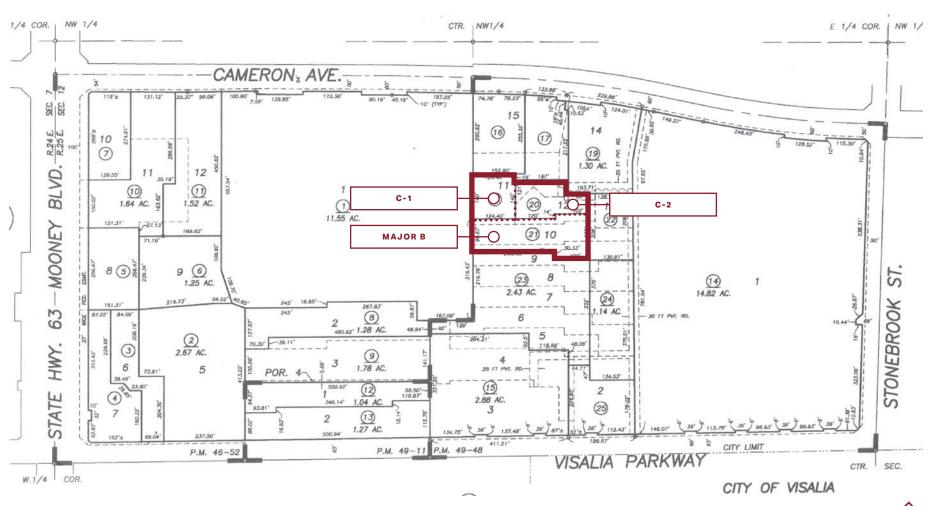
Mooney Boulevard at Visalia ParkwayStreet (South bound and East bound)

17,597± ADT

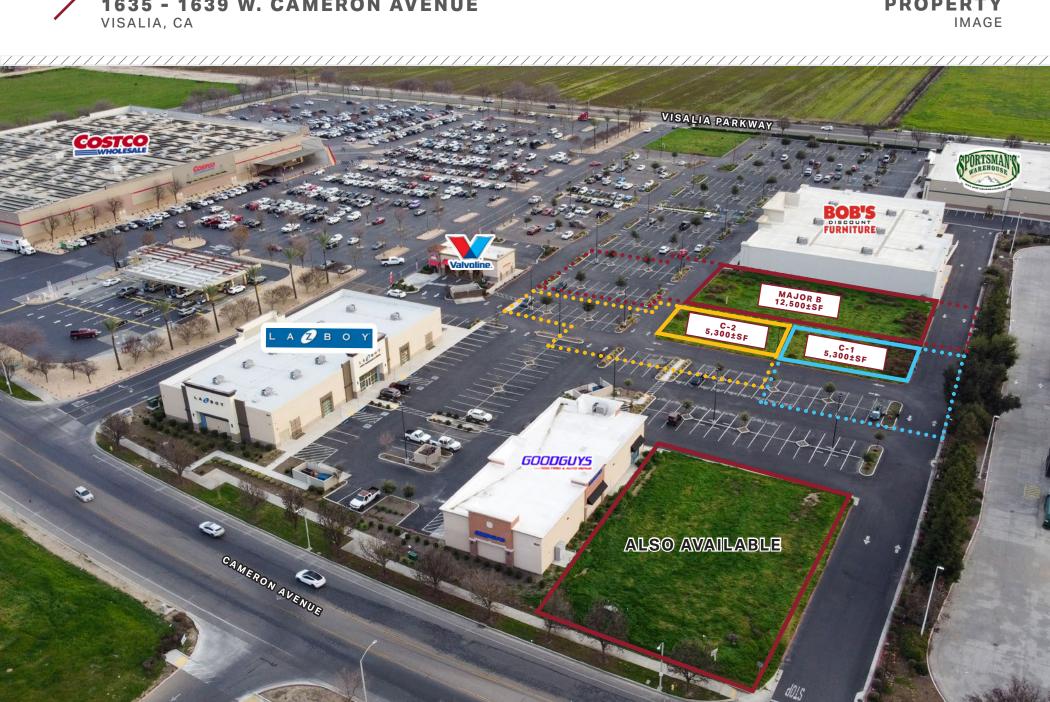
Stonebrook at Cameron Avenue (South bound and East bound)

Source: Kalibrate TrafficMetrix 2024









1635 - 1639 W. CAMERON AVENUE VISALIA, CA

