

AVAILABLE FOR LEASE
END CAP TO PAD IN THE VINEYARD

1317 N. MOONEY BOULEVARD
TULARE, CA



Rooted in Your Growth™

AVAILABLE

For information, please contact:

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1317 N. MOONEY BOULEVARD
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PROPERTY
INFORMATION

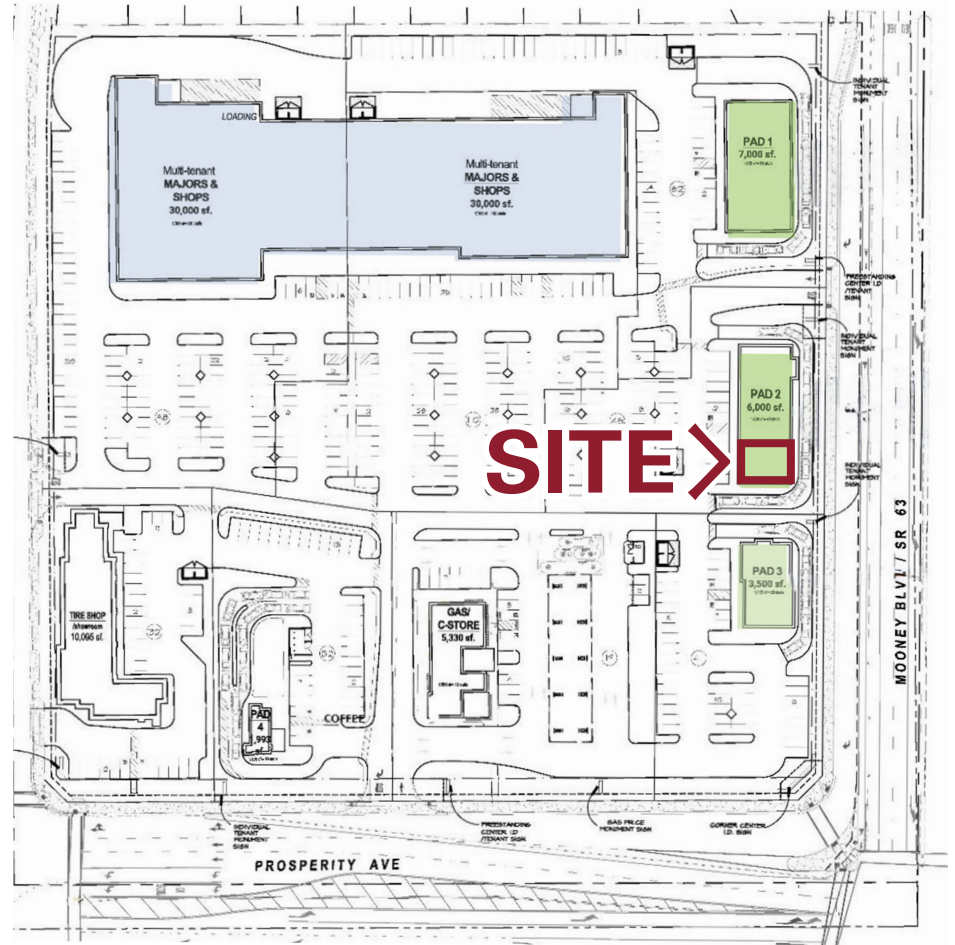
Pad Size: 1,348± SF
Cross Streets: Prosperity Avenue
Property Type: Retail/Office Building
Zoning: C-3 (*General Commercial*)
APN: 149-430-032 (*Tulare County*)
Shell Condition: Ready for design and improvements

PROPERTY DESCRIPTION

Perfect End Cap site on the corner of Mooney Boulevard and Prosperity Avenue.
That sounds like a prime location!

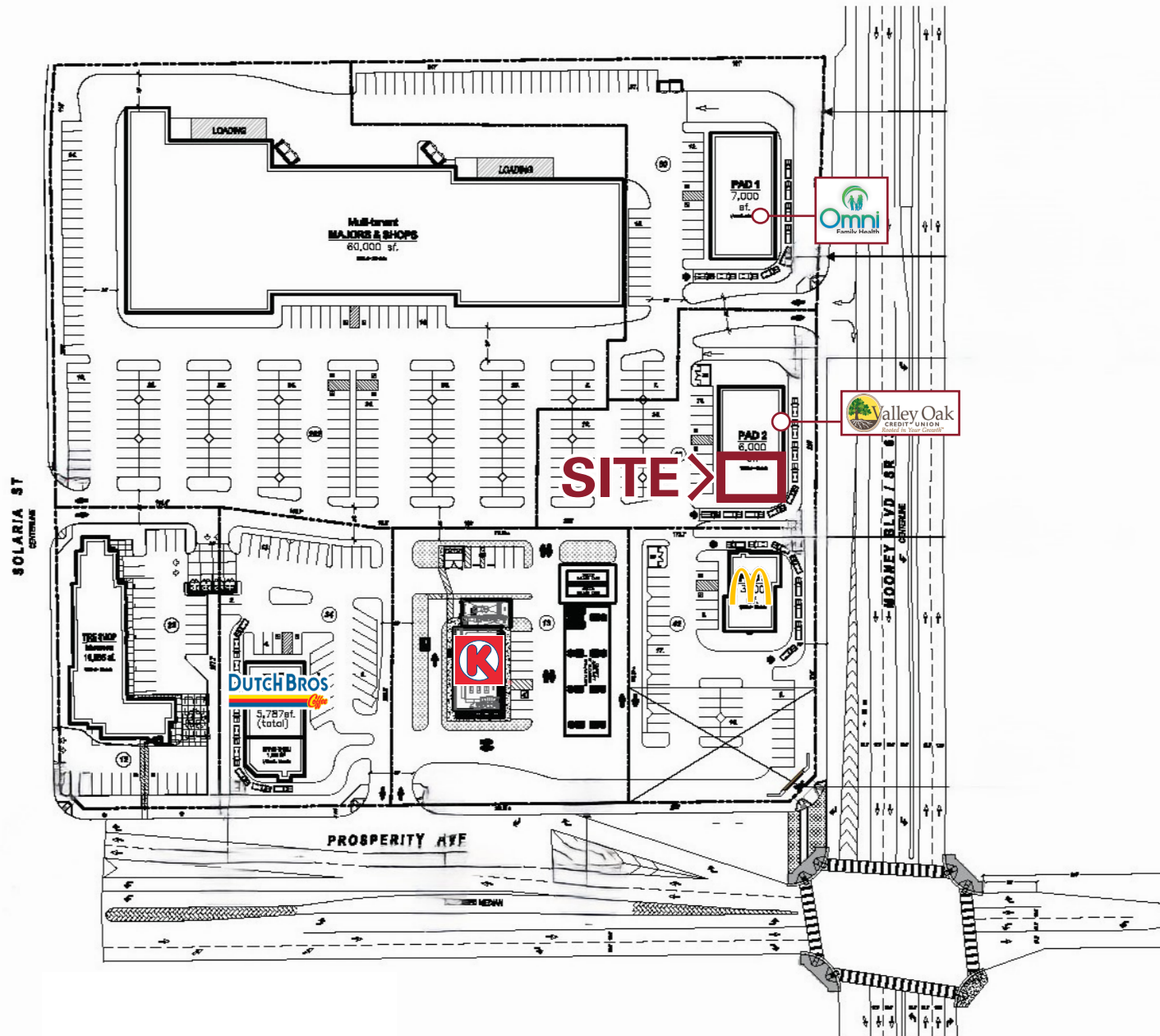
The Vineyards Shopping Center is seeing significant development, with businesses like Dutch Bros, Circle K, McDonalds and Valley Oak Credit Union. The area benefits from high visibility and accessibility, making it an attractive spot for retail or office space.

For more details on leasing terms or availability please contact Marc.



\$2.25/SF
MONTHLY

NNN
LEASE RATE



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AREA

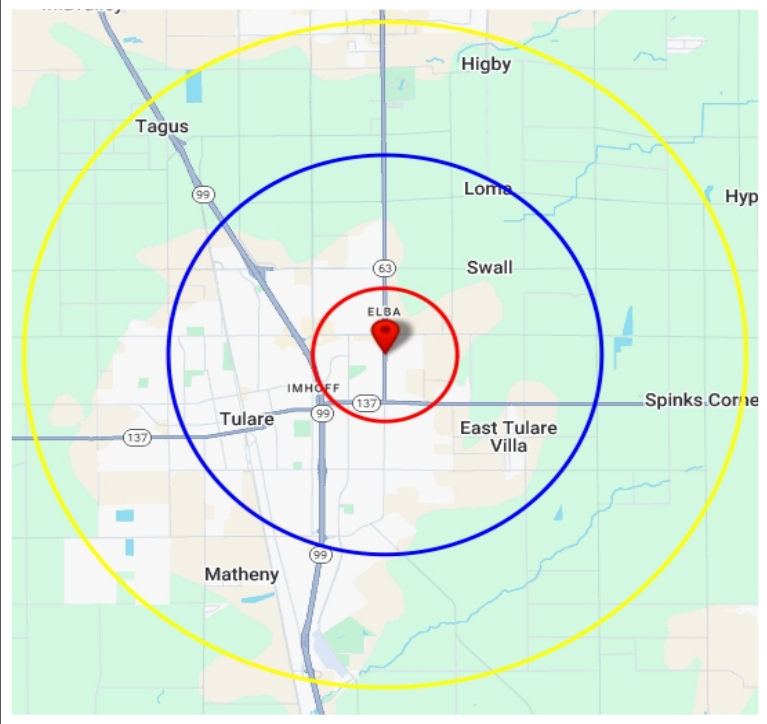
DEMOGRAPHICS

POPULATION

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2030 Projection	9,178	60,803	79,153
2025 Estimate	8,877	59,731	77,931
Growth 2025-2030	3.39%	1.79%	1.57%
Growth 2020-2025	11.87%	10.26%	6.45%
Growth 2010-2020	26.66%	10.45%	5.57%
2030 Projection	2,958	18,428	23,695
2025 Estimate	2,860	18,109	23,289
Growth 2025-2030	3.41%	1.76%	1.74%
Growth 2020-2025	19.40%	9.42%	6.43%
Growth 2010-2020	8.41%	8.35%	4.42%
2025 Est. Average HH Income	\$106,278	\$93,689	\$90,864

Source: Claritas 2025

HOUSEHOLD



TRAFFIC COUNTS

(Within a One Mile Radius)

23,111± ADT

Mooney Boulevard

at Prosperity Avenue

(South and North bound)

13,705± ADT

Prosperity Avenue

at Mooney Boulevard

(West and East bound)

Source: Kalibrate TrafficMetrix 2025

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AREA
MAP





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