

AVAILABLE FOR LEASE
SOUTHSIDE PLAZA

3314 S. MOONEY BOULEVARD
VISALIA, CA



For information, please contact:

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ZEEB
PEARSON COMMERCIAL

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PROPERTY INFORMATION



Available Space:	2,004± SF
Property Type:	Retail space
Zoning:	C-MU (<i>Commercial Mixed-Use</i>)
APN:	122-300-050 (<i>Tulare County</i>)
Parking:	On-site

PROPERTY DESCRIPTION

Great Mooney Boulevard exposure. Clean open retail space in a thriving center with very reasonable rent. Former fully equipped Boba Tea shop. Equipment can be purchased from previous tenant.

LOCATION DESCRIPTION

The property is situated on South Mooney Boulevard, a major commercial thoroughfare in Visalia known for retail and dining.

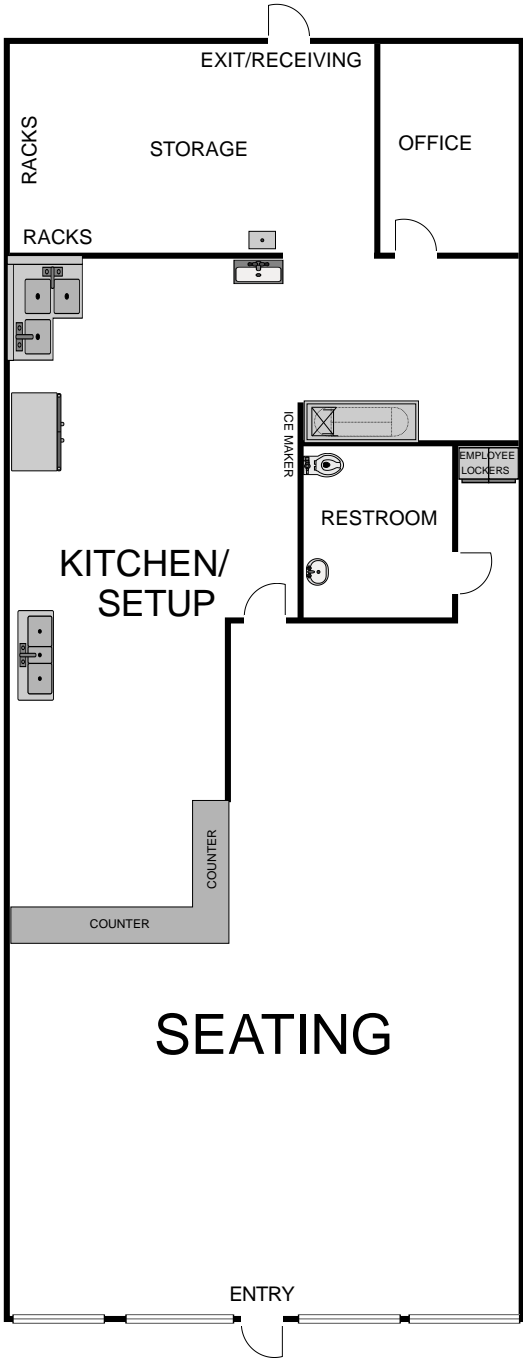
Call today for an appointment to see.

\$1.40
PER SF

NNN
LEASE RATE

3314 S. MOONEY BOULEVARD
VISALIA, CA

INTERIOR
FLOOR PLAN



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POPULATION

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2030 Projection	13,882	83,376	158,178
2025 Estimate	13,997	82,957	154,600
Growth 2025-2030	-0.82%	0.51%	2.31%
Growth 2020-2025	4.45%	2.44%	4.96%
Growth 2010-2020	-3.89%	4.24%	11.29%
2030 Projection	4,945	29,294	51,948
2025 Estimate	4,966	29,095	50,826
Growth 2025-2030	-0.43%	0.68%	2.21%
Growth 2020-2025	6.23%	3.22%	5.04%
Growth 2010-2020	-7.77%	2.74%	9.21%
2025 Est. Average HH Income	\$90,627	\$98,094	\$108,386

Source: Claritas 2025

HOUSEHOLD



TRAFFIC COUNTS
(Within a One Mile Radius)

32,441± ADT

Mooney Boulevard

23,357± ADT

Mooney at Caldwell Avenue

Source: Kalibrate TrafficMetrix 2025



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