

AVAILABLE FOR LEASE
SOUTHSIDE PLAZA

3334 S. MOONEY BOULEVARD
VISALIA, CA



For information, please contact:

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PEARSON COMMERCIAL

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PROPERTY INFORMATION



Available Space:	1,953± 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 retail space in a thriving center with very reasonable rent. Former staffing business. Space has 2 offices, large work area/bulpen, conference rooms and a private restroom. Also has rear entry for deliveries. Plenty of parking.

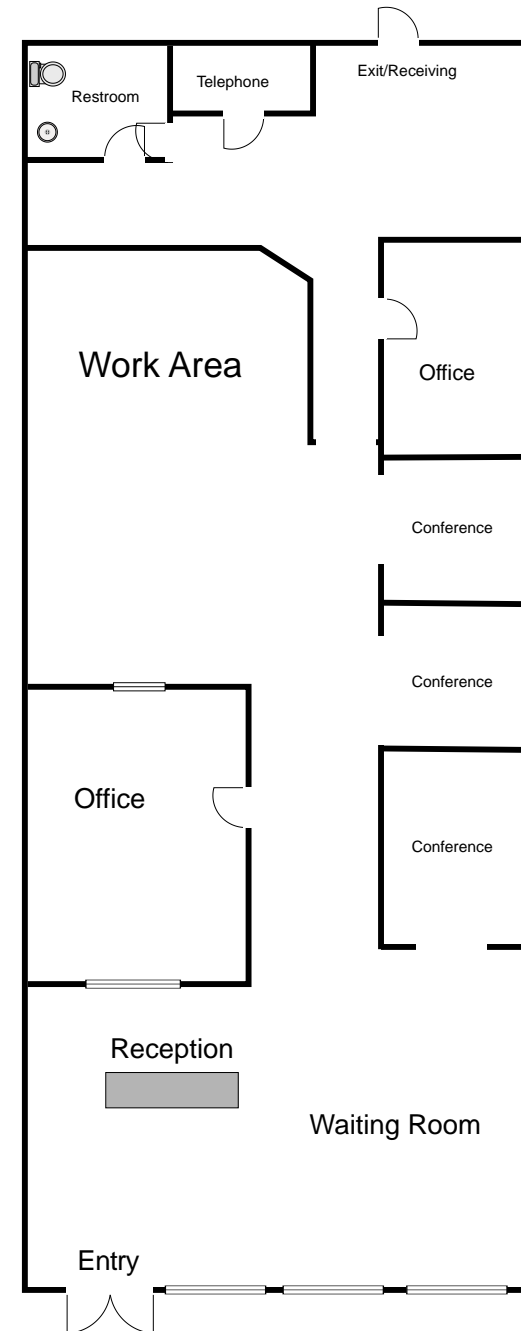
LOCATION DESCRIPTION

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

Call today for an appointment to see.

\$1.35
PER SF

NNN
LEASE RATE



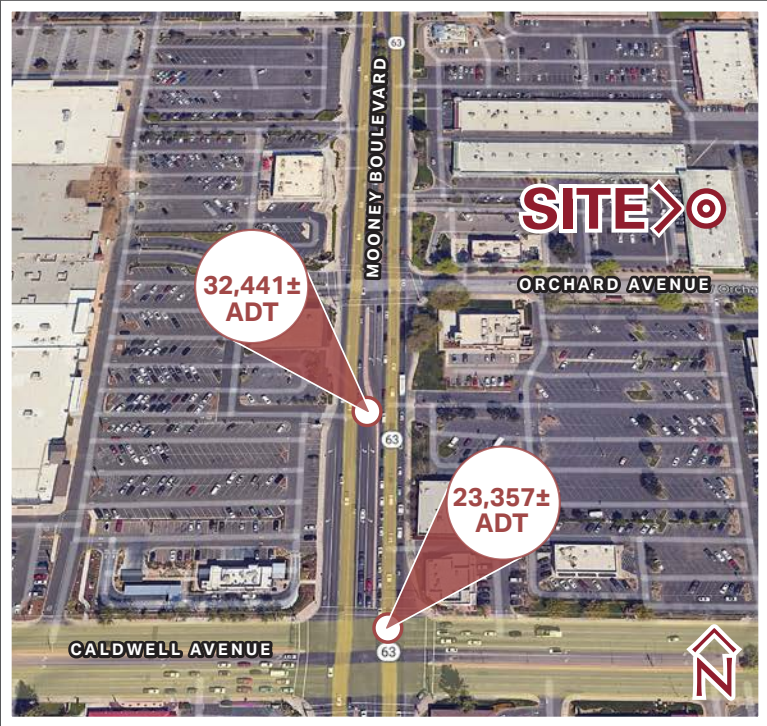
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POPULATION

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	NA	0.68%	2.21%
Growth 2020-2025	6.23%	3.22%	5.04%
Growth 2010-2020	NA	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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