

AVAILABLE FOR LEASE
1,876± SF RETAIL SPACE

1841 S. MOONEY BOULEVARD

VISALIA, CA



For information, please contact:

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1841 S. MOONEY BOULEVARD, SUITE A
VISALIA, CA

PROPERTY INFORMATION



Available Space:	1,876± SF
Property Type:	Retail space
Zoning:	C-MU (<i>Commercial Mixed-Use</i>)
APN:	095-134-059 (<i>Tulare County</i>)
Parking:	On-site

PROPERTY DESCRIPTION

Mooney Boulevard in-line retail shop space for lease. This space offers great street visibility and access from Mooney Boulevard. Open layout, which also includes a small exterior fenced-in storage area. Neighboring tenants include Dollar General, O'Reilly Auto Parts, Harbor Freight, In-N-Out, Subway, Napa Auto and Ace Hardware.

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.

\$2.00
PER SF

MODIFIED GROSS
LEASE RATE

1841 S. MOONEY BOULEVARD, SUITE A
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POPULATION

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2030 Projection	15,919	114,391	154,265
2025 Estimate	16,167	112,998	151,105
Growth 2025-2030	-1.53%	1.23%	2.09%
Growth 2020-2025	-3.62%	5.81%	4.90%
Growth 2010-2020	8.87%	8.52%	9.08%
2030 Projection	5,594	38,411	50,836
2025 Estimate	5,662	37,953	49,816
Growth 2025-2030	-1.19%	1.21%	2.05%
Growth 2020-2025	-3.00%	6.05%	5.16%
Growth 2010-2020	3.81%	7.01%	7.63%
2025 Est. Average HH Income	\$88,397	\$101,163	\$108,164

Source: Claritas 2025

HOUSEHOLD



TRAFFIC COUNTS
(Within a One Mile Radius)

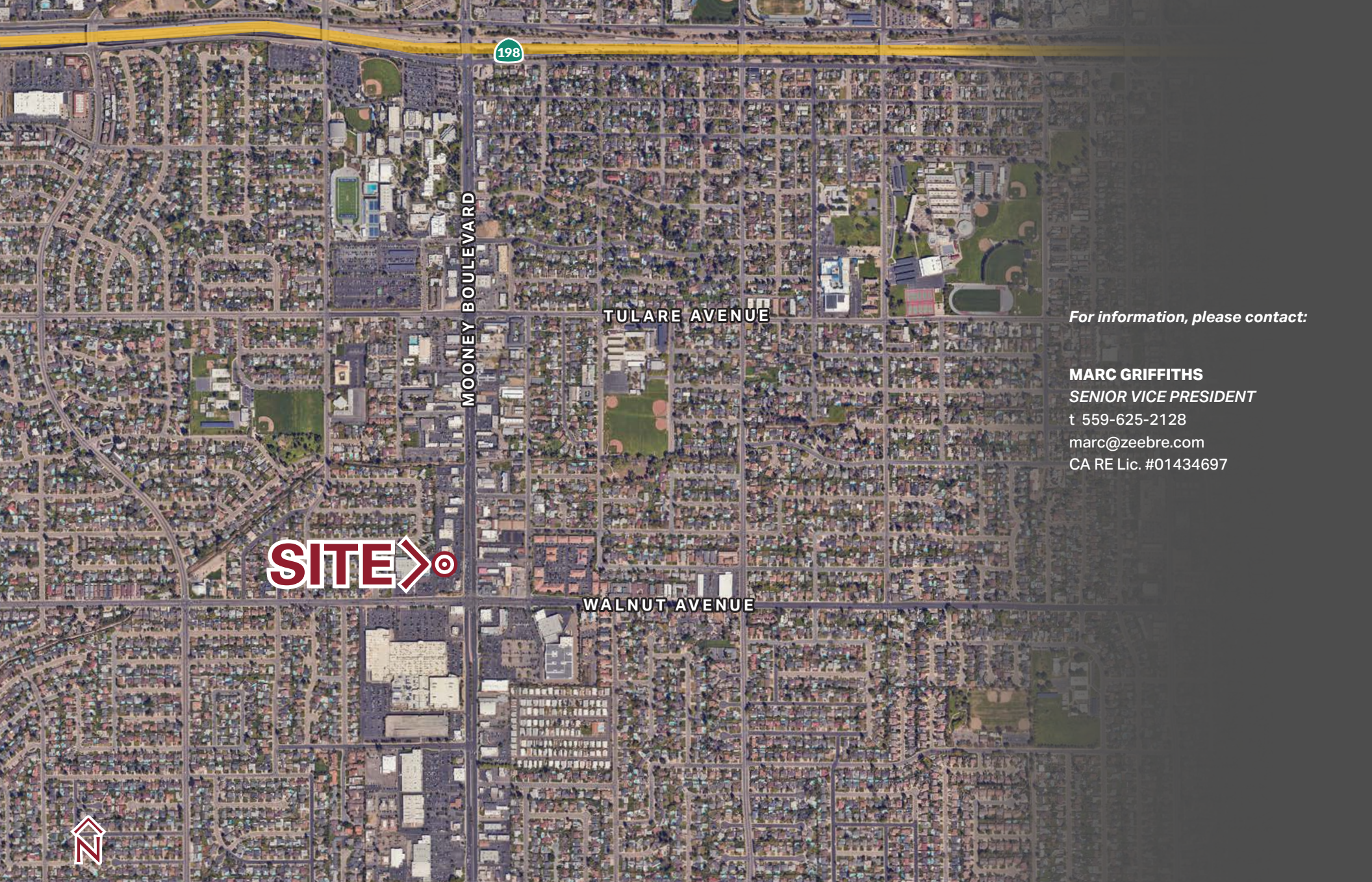
31,295± ADT

North Mooney Boulevard

23,810± ADT

Mooney at Walnut Avenue

Source: Kalibrate TrafficMetrix 2025



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