

AVAILABLE FOR SALE  
THE GROVE SOUTH AT PACKWOOD CREEK - PAD: C1

# 1635-1639 W. CAMERON AVENUE

VISALIA, CA

C-1  
BUILDABLE

For information, please contact:

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**ZEEB**  
PEARSON COMMERCIAL

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1635 - 1639 W. CAMERON AVENUE  
VISALIA, CA

PROPERTY  
INFORMATION

AVAILABILITY	SF	Buildable SF
<b>Pad C-1:</b> 122-420-018 ( <i>Tulare County</i> )	17,416± SF	6,120± SF
<b>Zoning:</b> Retail		

**PROPERTY DESCRIPTION**

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**

- Located off of Visalia's Main Retail Corridor
- Anchored by Costco, Sportman's Warehouse, and more
- 27,020± SF End Cap
- Flexible Retail Site
- Fully Improved Pad with Parking
- All Offsites and Parking Included
- Located off Mooney Boulevard



**\$346,545**  
ASKING PRICE

**1635 - 1639 W. CAMERON AVENUE**  
VISALIA, CA

**SITE  
PARCELS**



**C-1 PARCEL  
17,416± SF**

**1635 - 1639 W. CAMERON AVENUE**  
VISALIA, CA

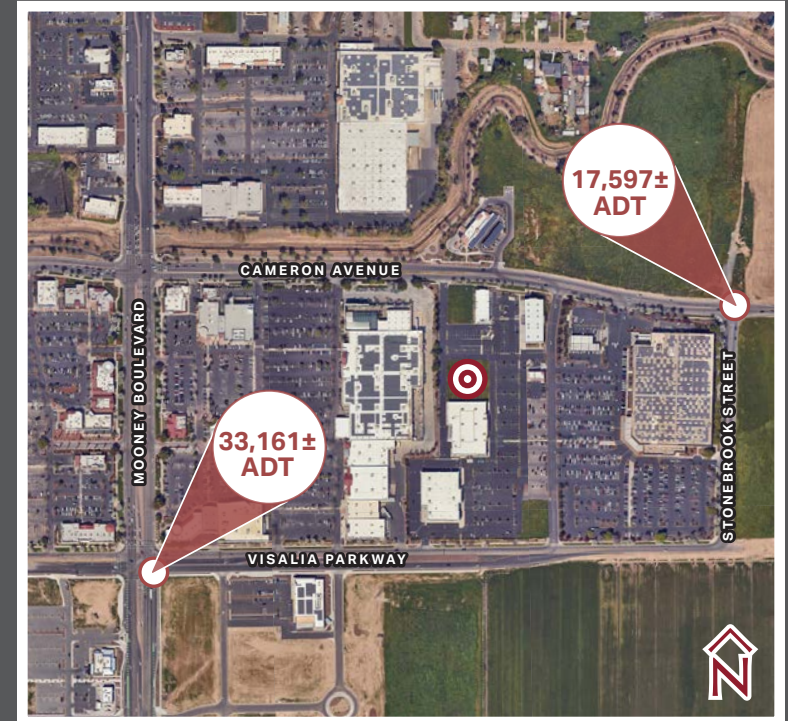
**AREA**  
DEMOGRAPHICS

POPULATION

HOUSEHOLD

DEMOGRAPHICS	1 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
5 Year Forecast	10,028	162,428	272,845
2023 Estimate	9,729	155,440	262,290
5 Year Forecast	3,566	51,243	86,291
2023 Estimate	3,446	53,592	82,838
<b>2023 Est. Average HH Income</b>	<b>\$89,600</b>	<b>\$101,100</b>	<b>\$94,800</b>

Source: AlphaMap



**TRAFFIC COUNTS**

(Within a One Mile Radius)

**33,161± ADT**

Mooney Boulevard at  
Visalia Parkway Street  
(South bound and East bound)

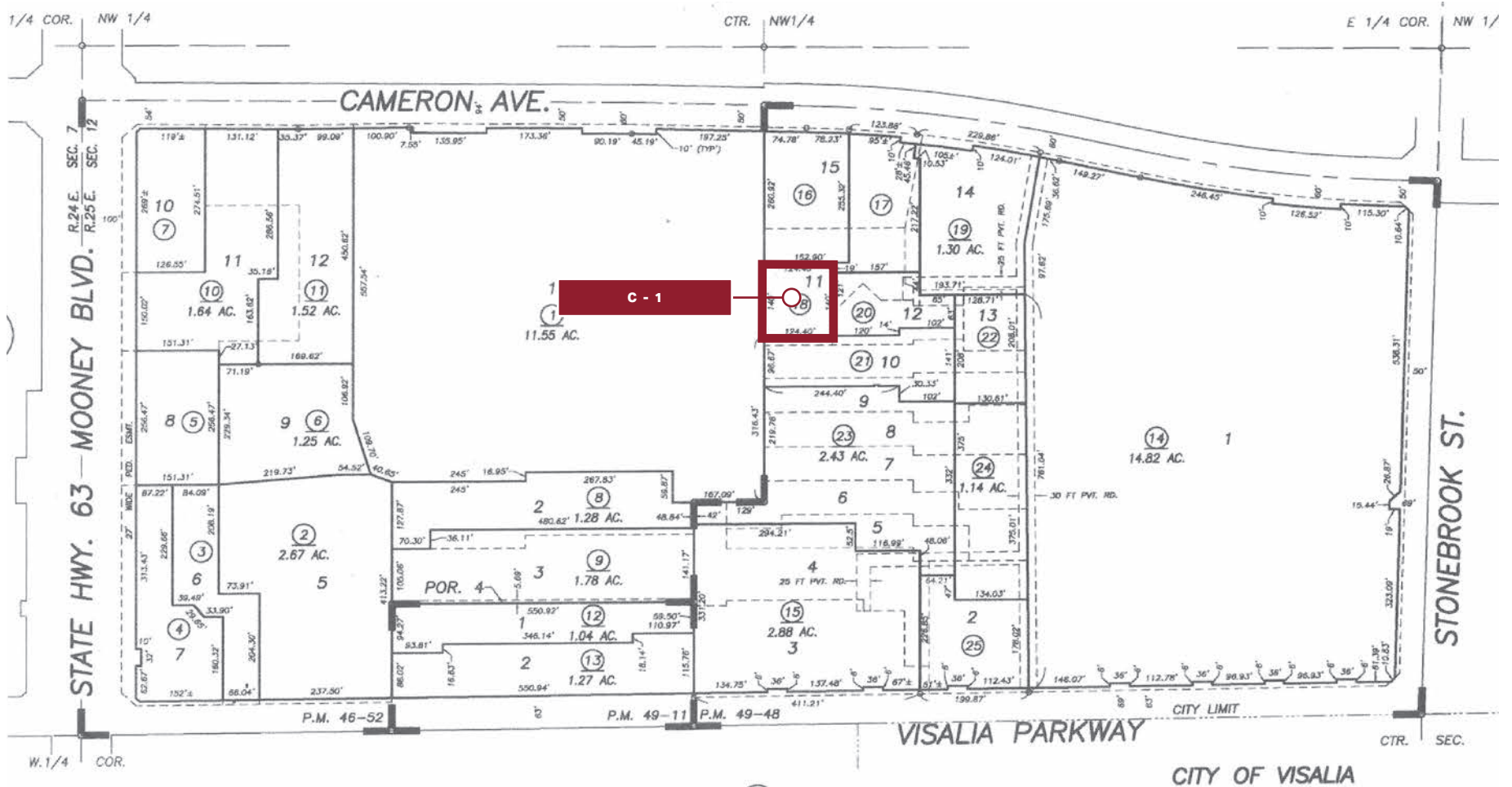
**17,597± ADT**

Stonebrook at Cameron Avenue  
(South bound and East bound)

Source: Kalibrate TrafficMetrix 2024

1635 - 1639 W. CAMERON AVENUE  
VISALIA, CA

APN  
MAP



1635 - 1639 W. CAMERON AVENUE  
VISALIA, CA

PROPERTY  
IMAGE



VISALIA PARKWAY

**COSTCO**  
WHOLESALE

**Valvoline**

**LA Z BOY**

**GOODGUYS**  
TIRE SERVICE & AUTO CARE

**BOB'S**  
DISCOUNT  
FURNITURE

**SPORTSMAN'S**  
WAREHOUSE

ALSO AVAILABLE

ALSO AVAILABLE

C-1  
6,120±SF

**SITE**

ALSO AVAILABLE

CAMERON AVENUE

1635 - 1639 W. CAMERON AVENUE  
VISALIA, CA

COMPETITION  
MAP



CALDWELL AVENUE

MOONEY BOULEVARD

CAMERON AVENUE

VISALIA PARKWAY

HOBBY LOBBY

Jockey  
Mitts

Carl's Jr.

Applebee's

Smart & Final

SPROUTS  
FOOD STORES

STARBUCKS

Cane's

dds  
DISCOUNTS

DICK'S  
SPORTING GOODS

STAPLES

five  
BEL'W

TACO  
BELL

McDonald's

McDonald's  
RESTAURANT

Walmart

BevMo!

Burlington

DOLLAR TREE

SURF THRU  
EXPRESS CAR WASH

pepper  
's

BEST  
BUY

TARGET

BUFFALO  
WILD WINGS

STARBUCKS

OUTBACK  
STEAKHOUSE

BOOT  
BARN

GOODEGUYS

LA BOY

LOWE'S

Target < SITE

PET SMART

BOB'S  
DISCOUNT  
FURNITURE

Valvoline

COSTCO  
WHOLESALE

Michaels

SPORTSMAN'S  
PRESIDENT'S

ups

ALDI

TEXAS  
BROTHERS

Dutch Bros





CALDWELL AVENUE

CAMERON AVENUE

VISALIA PARKWAY

MOONEY BOULEVARD

◉ ◀ SITE

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