

AVAILABLE FOR SALE
THE GROVE SOUTH AT PACKWOOD CREEK - PAD: C2

1635-1639 W. CAMERON AVENUE
VISALIA, CA

SITE ➤

For information, please contact:

MARTIN ZEEB, SIOR
SENIOR VICE PRESIDENT
t 559-625-2128
marty@zeebre.com
CA RE Lic. #00847045

ZEEB
PEARSON COMMERCIAL

Independently Owned and Operated | Corporate License #00020875 | zeebre.com

OFFICE: 3447 S. Demaree St., Visalia, CA 93277, t 559-625-2128

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

1635 - 1639 W. CAMERON AVENUE
VISALIA, CA

PROPERTY
INFORMATION

AVAILABILITY	SF	Buildable SF
Pad C-2: 122-420-020 (<i>Tulare County</i>)	22,574± SF	5,600± SF
Zoning: 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



\$317,098
ASKING PRICE

1635 - 1639 W. CAMERON AVENUE
VISALIA, CA

**SITE
PARCELS**



C-2 PARCEL
22,574± SF

1635 - 1639 W. CAMERON AVENUE
VISALIA, CA

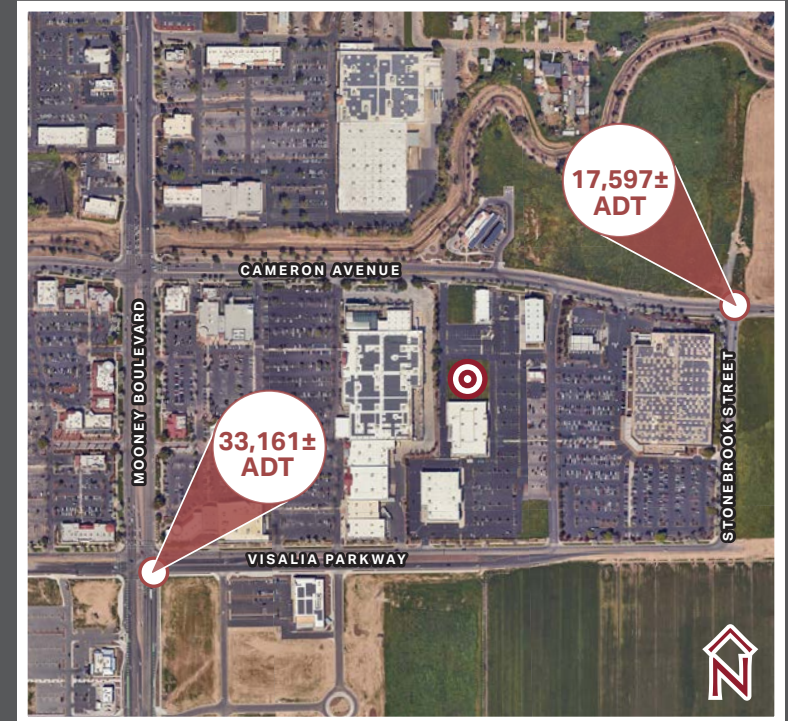
AREA
DEMOGRAPHICS

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
2023 Est. Average HH Income	\$89,600	\$101,100	\$94,800

Source: AlphaMap



TRAFFIC COUNTS

(Within a One Mile Radius)

33,161± ADT

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

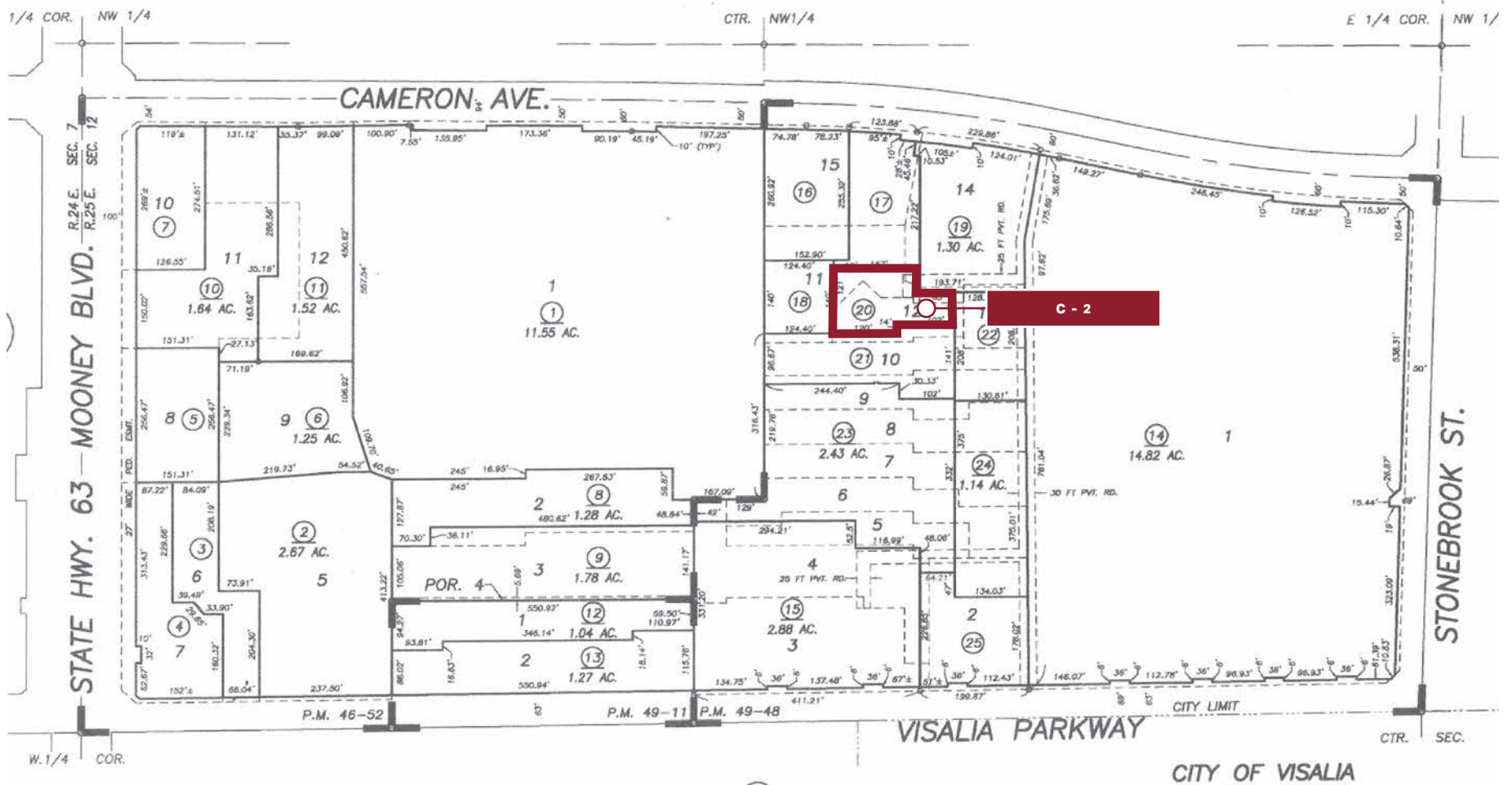
17,597± ADT

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

SPORTSMAN'S
WAREHOUSE

BOB'S
DISCOUNT
FURNITURE

Valvoline

LA Z BOY

SITE →

C-2
5,600±SF BUILDABLE

ALSO AVAILABLE

ALSO AVAILABLE

GOODGUYS
TOOL TRUCKS & AUTO SUPPLIES

ALSO AVAILABLE

CAMERON AVENUE

1635 - 1639 W. CAMERON AVENUE
VISALIA, CA

COMPETITION
MAP





CALDWELL AVENUE

CAMERON AVENUE

VISALIA PARKWAY

MOONEY BOULEVARD

◉ ◀ SITE

For information, please contact:

MARTIN ZEEB, SIOR
SENIOR VICE PRESIDENT
t 559-625-2128
marty@zeebre.com
CA RE Lic. #00847045



Independently Owned and Operated | Corporate License #00020875 | zeebre.com

OFFICE: 3447 S. Demaree St., Visalia, CA 93277, t 559-625-2128

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.