

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

1635-1639 W. CAMERON AVENUE
VISALIA, CA



SITE

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
Major B: 122-420-021 (<i>Tulare County</i>)	37,959± SF	15,300± 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



\$866,362
ASKING PRICE

1635 - 1639 W. CAMERON AVENUE
VISALIA, CA

**SITE
PARCELS**



MAJOR B PARCEL
37,969± SF

1635 - 1639 W. CAMERON AVENUE
VISALIA, CA

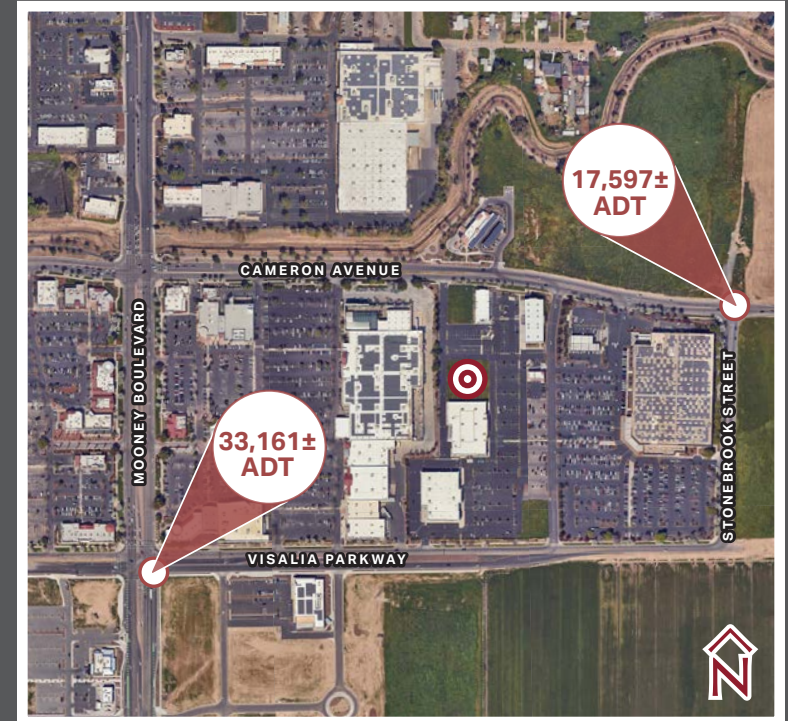
AREA
DEMOGRAPHICS

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)

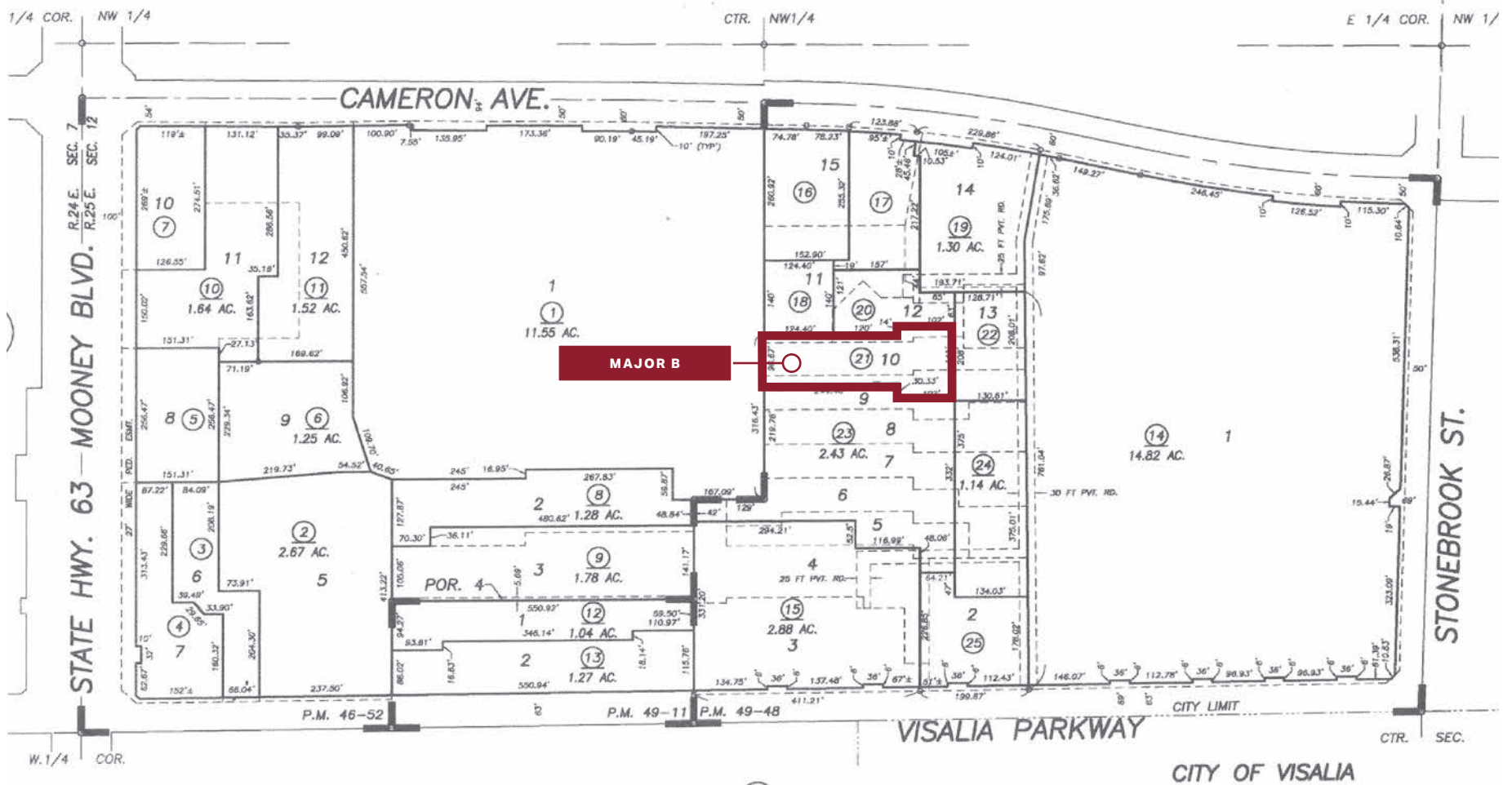
17,597± ADT

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

Valvoline

LA Z BOY

GOODGUYS
TIRE TUBE & AUTO CARE

BOB'S
DISCOUNT
FURNITURE

SPORTSMAN'S
WAREHOUSE

SITE ➤

MAJOR B
15,300±SF BUIDABLE

ALSO AVAILABLE

ALSO AVAILABLE

ALSO AVAILABLE

CAMERON AVENUE

2015

1635 - 1639 W. CAMERON AVENUE
VISALIA, CA

COMPETITION
MAP



CALDWELL AVENUE

CAMERON AVENUE

VISALIA PARKWAY

MOONEY BOULEVARD

HOBBY LOBBY

Jessie Mae's

Carl's Jr.

Applebee's

Smart & Final

SPROUTS

STARBUCKS

Cane's

dds DISCOUNTS

DICK'S SPORTING GOODS

STAPLES

five BELOW

TACO BELL

McDonald's

McDonald's

Walmart

BevMo!

Burlington

DOLLAR TREE

SURF THRU EXPRESS CAR WASH

Chili's

BEST BUY

TARGET

BUFFALO WILD WINGS

Starbucks

OUTBACK STEAK HOUSE

BOOT BARN

GOODEGUYS

LA BOY

LOWE'S

Target < SITE

PET SMART

BOB'S DISCOUNT FURNITURE

Valvoline

COSTCO WHOLESALE

Michaels

SPORTSMAN'S PERSONAL CARE

UPS

TEXAS ROADHOUSE

Dutch Bros

ALDI





CALDWELL AVENUE

CAMERON AVENUE

MOONEY BOULEVARD

VISALIA PARKWAY

◉ ◀ SITE

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