

AVAILABLE FOR SALE  
1.25± ACRES | RETAIL LOT

SWC MAIN STREET AND LIBERTY STREET  
VISALIA, CALIFORNIA

*For information, please contact:*

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**ZEEB**  
PEARSON COMMERCIAL

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**SWC MAIN STREET AND LIBERTY STREET**  
VISALIA, CA

**PROPERTY**  
INFORMATION

**Lot Size:** 1.25± acres (54,712±SF)  
**Property Type:** Development land  
**Zoning:** D-MU (Downtown Mixed-Use)  
**APN:** 094-235-007, 008, 010, 012, 013 and 017 (Tulare County)

**PROPERTY DESCRIPTION**

Prime Main Street development site available for sale. Approximately 1.25± acres located directly on an E. Main Street corner. This site is ideal for a multi-tenant development for retail, mixed-use or office projects. Visalia's vibrant downtown thrives with local restaurants, breweries, movie theater, and retail shopping.

*Call for more information.*

**LOCATION DESCRIPTION**

Located on the southwest corner of Main Street and Liberty Street in the heart of Visalia's downtown area.



**\$1,500,000**  
PURCHASE PRICE

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>POPULATION</b>	2031 Projection	12,919	113,210	169,267
	2026 Estimate	12,978	110,407	164,791
	Growth 2026-2031	-0.46%	2.54%	2.72%
<b>HOUSEHOLD</b>	2031 Households Projection	4,457	36,829	55,077
	2026 Est. Households by HH Income	4,457	35,930	53,625
	<b>2026 Average Household Income</b>	\$72,088	\$111,321	\$118,714

Source: Claritas, LLC 2026



**TRAFFIC COUNTS**  
(Within a One Mile Radius)

**7,000± ADT**

East Main Street (West)

**6,427± ADT**

East Main Street (East)



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