

AVAILABLE FOR SALE
18.64± ACRES | PRIME REGIONAL COMMERCIAL DEVELOPMENT LAND

W. CAMERON AVENUE & STONEBROOK STREET
VISALIA, CA

SITE ➤

18.64± ACRES

CAMERON AVENUE

For information, please contact:

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W. CAMERON AVENUE AND STONEBROOK STREET

VISALIA, CA

PROPERTY INFORMATION

Lot Size: 18.64± acres
Zoning: C-MU (*Commercial Mixed-Use*)
APNs: 122-340-002 (*Tulare County*)

PROPERTY DESCRIPTION

Prime Regional Commercial Development Land. Adjacent to Costco and major retail development including La-Z-Boy, Bob's Furniture, Sportsman's Warehouse and others.

Preliminary approval of potential 408± unit multi-family complex or mixed use opportunities. The Bridge over Cameron Creek is completed, providing an extension of Stonebrook Street through to Cameron

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2031 Projection	9,875	71,270	163,069
	2026 Estimate	9,727	70,263	158,410
	Growth 2026-2031	1.52%	1.43%	2.94%
HOUSEHOLD	2031 Projection	3,465	25,471	53,712
	2026 Estimate	3,402	25,065	52,211
	2026 Est. Average HH Income	\$108,972	\$108,360	\$118,446

Source: Claritas, LLC 2026



TRAFFIC COUNTS

(Within a One Mile Radius)

21,243± ADT

Avenue 280 & Stonebrook Street (East)

14,236± ADT

Cameron Avenue & Stonebrook Street (East)

Source: KalibrateTrafficMetrix

\$12,000,000
PURCHASE PRICE



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