

AVAILABLE FOR LEASE
1102-1116 W. VISALIA ROAD

CITRUS PLAZA SHOPPING CENTER

EXETER, CA



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Independently Owned and Operated | Corporate License #00020875

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CITRUS PLAZA SHOPPING CENTER

EXETER, CA

PROPERTY

INFORMATION

Available Space: 1,380± SF

PROPERTY DESCRIPTION

Citrus Plaza is located at the southwest corner of Visalia Rd. and Belmont Rd., the main commercial intersection in Exeter, CA. Citrus Plaza has a great tenant mix from medical users to restaurants and is a great neighborhood shopping center in the Exeter community.

HIGHLIGHTS

- “Main and Main” location
- Great retail / medical / restaurant tenant mix
- High traffic and visibility location
- Monument signage available



Contact Agent
FOR LEASE RATE

CITRUS PLAZA SHOPPING CENTER

EXETER, CA

AREA DEMOGRAPHICS

LOCATION DESCRIPTION

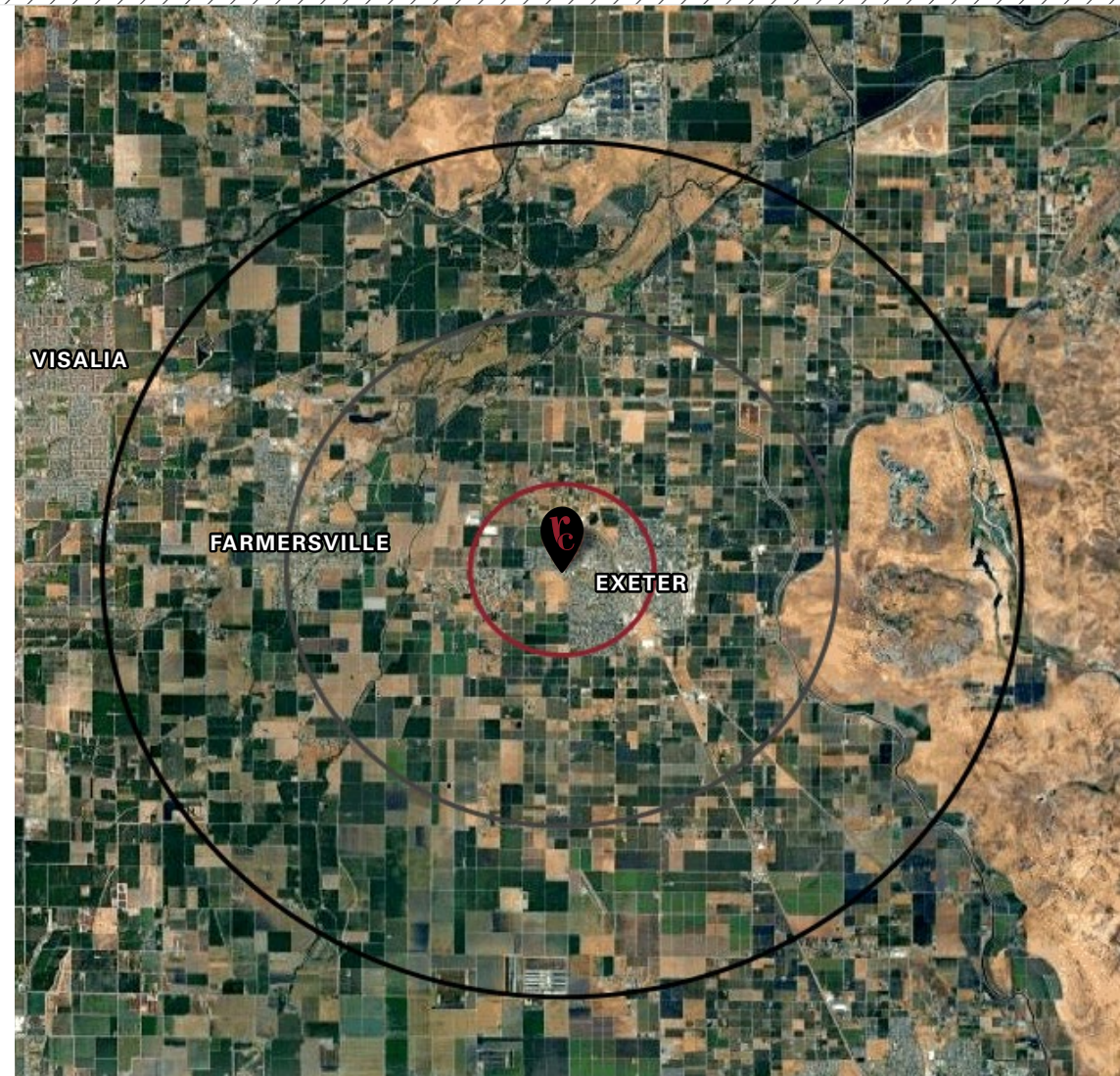
Citrus Plaza is located at the main commercial intersection in the Exeter community. Across the street from the only major grocery store in Exeter, Citrus Plaza is at the hub of shopping, daily needs and dining activity in this community.

POPULATION

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2031 Projection	8,443	17,025	28,041
2026 Estimate	8,398	16,992	27,888
Growth 2026-2031	0.53%	0.19%	0.55%
Growth 2020-2026	25.10%	0.68%	-6.15%
2031 Projection	2,893	5,589	8,699
2026 Estimate	2,864	5,541	8,608
Growth 2026-2031	1.02%	0.87%	1.06%
Growth 2020-2026	25.04%	2.57%	-5.89%
2026 Est. Average HH Income	\$112,587	\$103,966	\$101,487

Source: Claritas 2026

HOUSEHOLD



TRAFFIC COUNTS

13,954± ADT

Source: Kalibrate TrafficMetrix 2026

Visalia Road at Belmont Road
(Intersection)

PLAN



CITRUS PLAZA SHOPPING CENTER

EXETER, CA

AERIAL
MAP



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