AVAILABLE FOR SALE

3 RETAIL PADS | VISALIA PAVILION

SWC CALDWELL AVENUE & DEMAREE STREET

VISALIA, CA



For information, please contact:

MARTIN ZEEB
SENIOR VICE PRESIDENT
t 559-625-2128
zeeb@aol.com
CA RE Lic. #00847045

CARTER MOONS
SALES ASSOCIATE
m 559-804-5718
cmoons@pearsonrealty.com
CA RE Lic. #02439153

ZEEB
PEARSON COMMERCIAL

Independently Owned and Operated | Corporate License #00020875 | **zeebre.com**
OFFICE: 3447 S. Demaree St., Visalia, CA 93277, t 559-625-2128
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SWC CALDWELL AVENUE & DEMAREE STREET
VISALIA, CA

PROPERTY
INFORMATION

Parcel 1 & 2:	3.189± acres - $1,390,000
Parcel 3:	1.06± acres - $215,000
Parcel 4:	0.85± acres - $215,000
Zoning:	C-MU *(Commercial Mixed Use)*
APN:	119-340-026, 119-730-013, 008, 009 *(Tulare County)*

PROPERTY DESCRIPTION

Commercial Pads For Sale! These pads are located in a bustling shopping center, Visalia Pavilion. The zoning of the land is Commercial Mixed Use, allowing a great variety of uses. Fully improved parking and established neighbors surround the pads with utilities located at the curb. Three pads available with sizes between 0.85 to 3.2± acres.

Visalia Pavilion is a 200,000± SF regional shopping center anchored by WinCo Foods. The center benefits from a broad trade area, strong co-tenancy, and excellent traffic counts, making it an established retail destination within the Visalia market. Located in the southern San Joaquin Valley of Central California, Visalia sits in one of the nation's most productive agricultural regions. Positioned at the base of the Sierra Nevada Mountains, the city also serves as a gateway to Sequoia and Kings Canyon National Parks.



$1,820,000
PURCHASE PRICE

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2031 Projection	15,213	70,276	160,071
	2026 Estimate	14,973	69,604	155,283
	Growth 2026-2031	1.60%	0.97%	3.08%
HOUSEHOLD	2031 Projection	5,275	25,000	52,764
	2026 Estimate	5,190	24,718	51,231
	2026 Est. Average HH Income	$116,157	$114,929	$120,043

Source: Claritas, LLC 2026



TRAFFIC COUNTS
(Within a One Mile Radius)

18,809± ADT West Caldwell Avenue

22,096± ADT South Demaree Street

Source: *KalibrateTrafficMetrix*



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