

# 9,888± SF FREESTANDING · RECESSED LOADING DOCK COMMERCIAL BUILDING FOR SALE OR LEASE

1000 N. Mooney Blvd · Tulare, CA 93274 · SEC Prosperity & Mooney



- Across from Super Target Anchored Center
- Adjacent to Arco AM/PM & Derrel's Mini Storage
- 25,263 Avg Daily Traffic Intersection
- Ample Parking Stalls Available



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## Property Description:

The subject property at 1000 N. Mooney Blvd. offers a freestanding 9,888± SF building with a recessed loading dock on 2.56± acres. The subject property is strategically located on the north end of town along Mooney Blvd, the main arterial that directly connects Tulare with Visalia, CA.

## Location Description:

The subject is located immediately across from Super Target. Other retailers in the immediate area include Tractor Supply, AT&T, Rabobank, FedEx, GNC, and Sprint.

**Parcel Numbers & Land Size:** 172-010-034; 2.56± ac

**Building Size:** 9,888± SF

**Sale Price:** \$1.6M

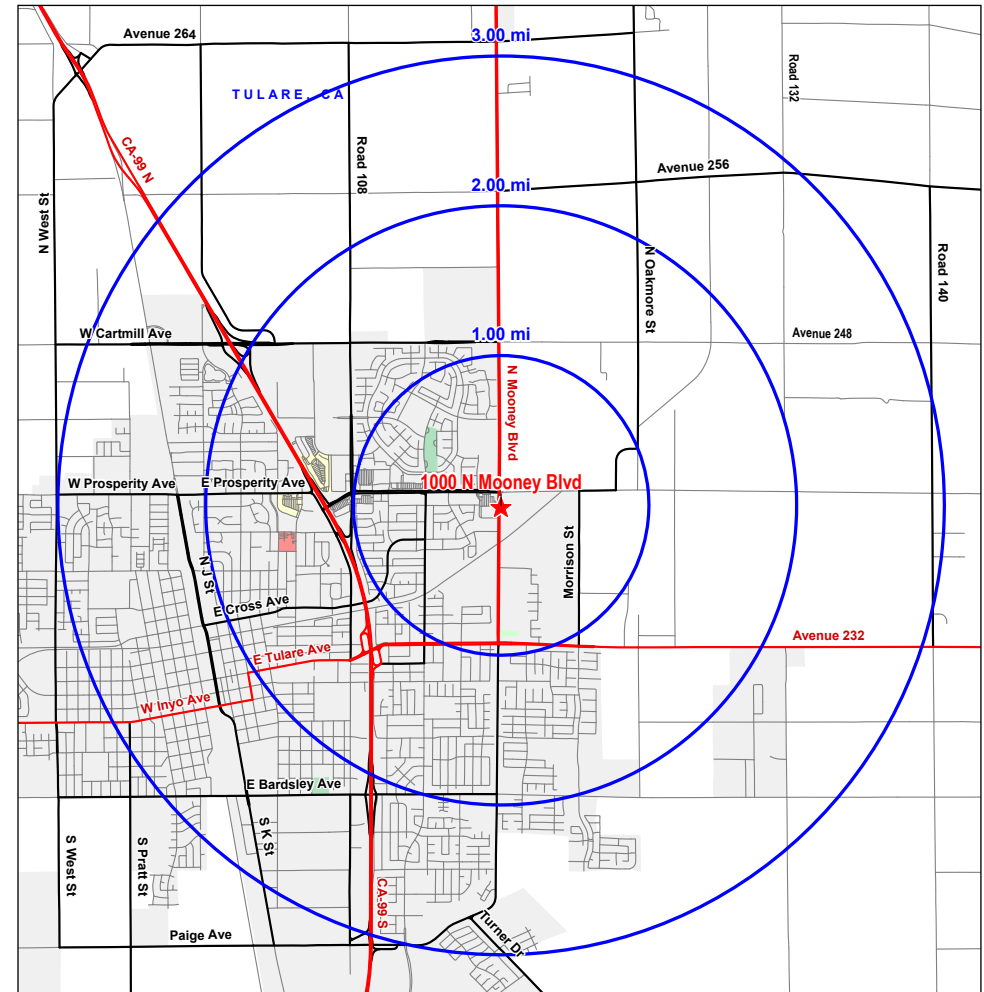
## 2018 Demographics:

	1 Mile	2 Miles	3 Miles
Total Population:	17,678	65,689	111,285
Total Households:	5,109	20,415	35,941
Avg. HH Income:	\$67,115	\$69,336	\$74,196
Daytime Population:	19,145	74,464	117,590

## 2018 Traffic Counts:

Prosperity Ave:	10,055 ADT
Mooney Blvd (Hwy 63):	15,208 ADT
Total:	25,263 Avg Daily Traffic

Sources: AnySite, Kalibrate TrafficMetrix



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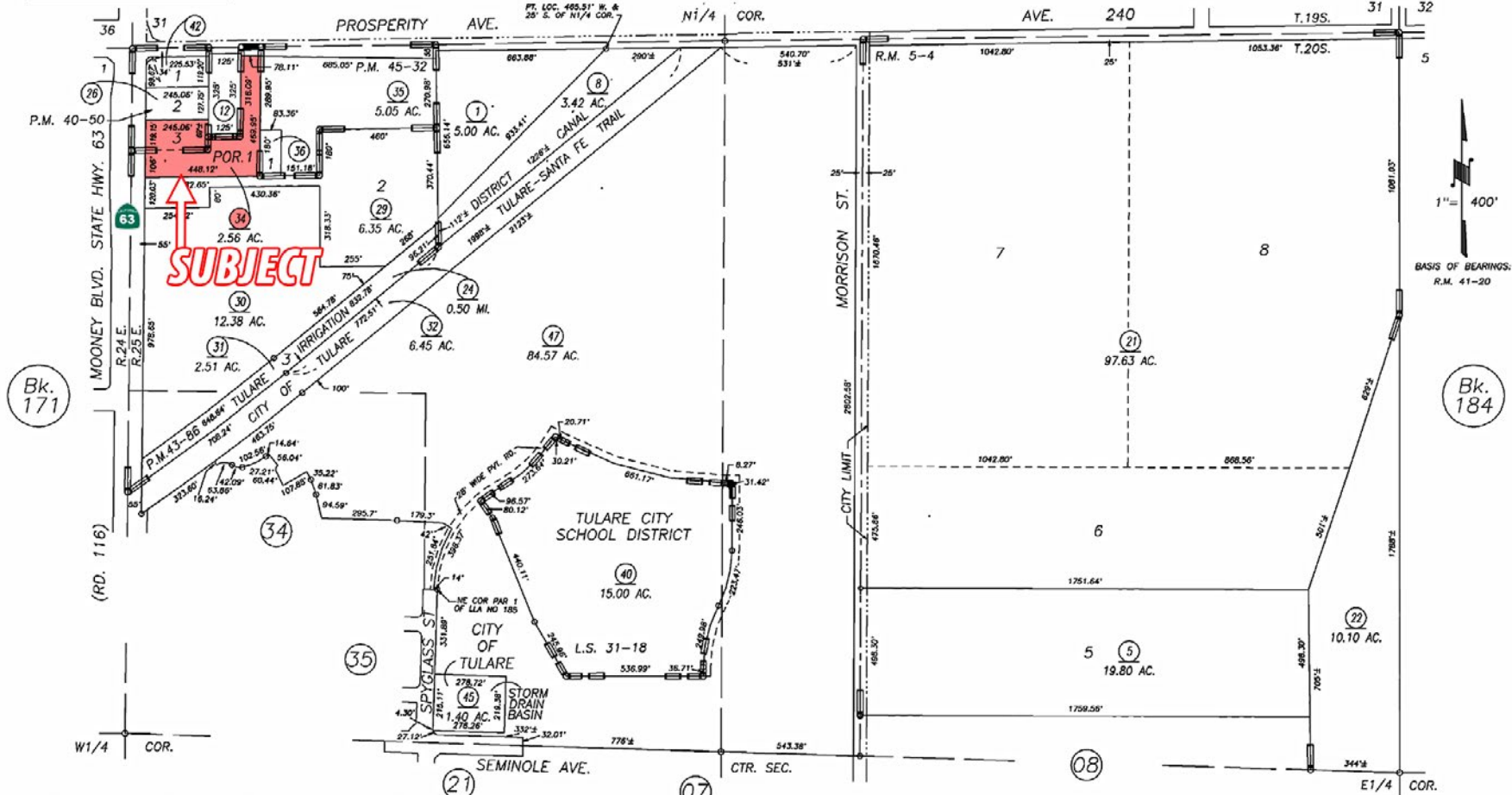
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N1/2 SEC.6, T.20S., R.25E., M.D.B.&M.

Tax Area Codes 172-01

149-001 005-017  
149-003 005-064  
005-080 005-089

**DISCLAIMER**  
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES, AND NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION SHOWN HEREON. R & T CODE SEC. 327, 408.3, ETC.



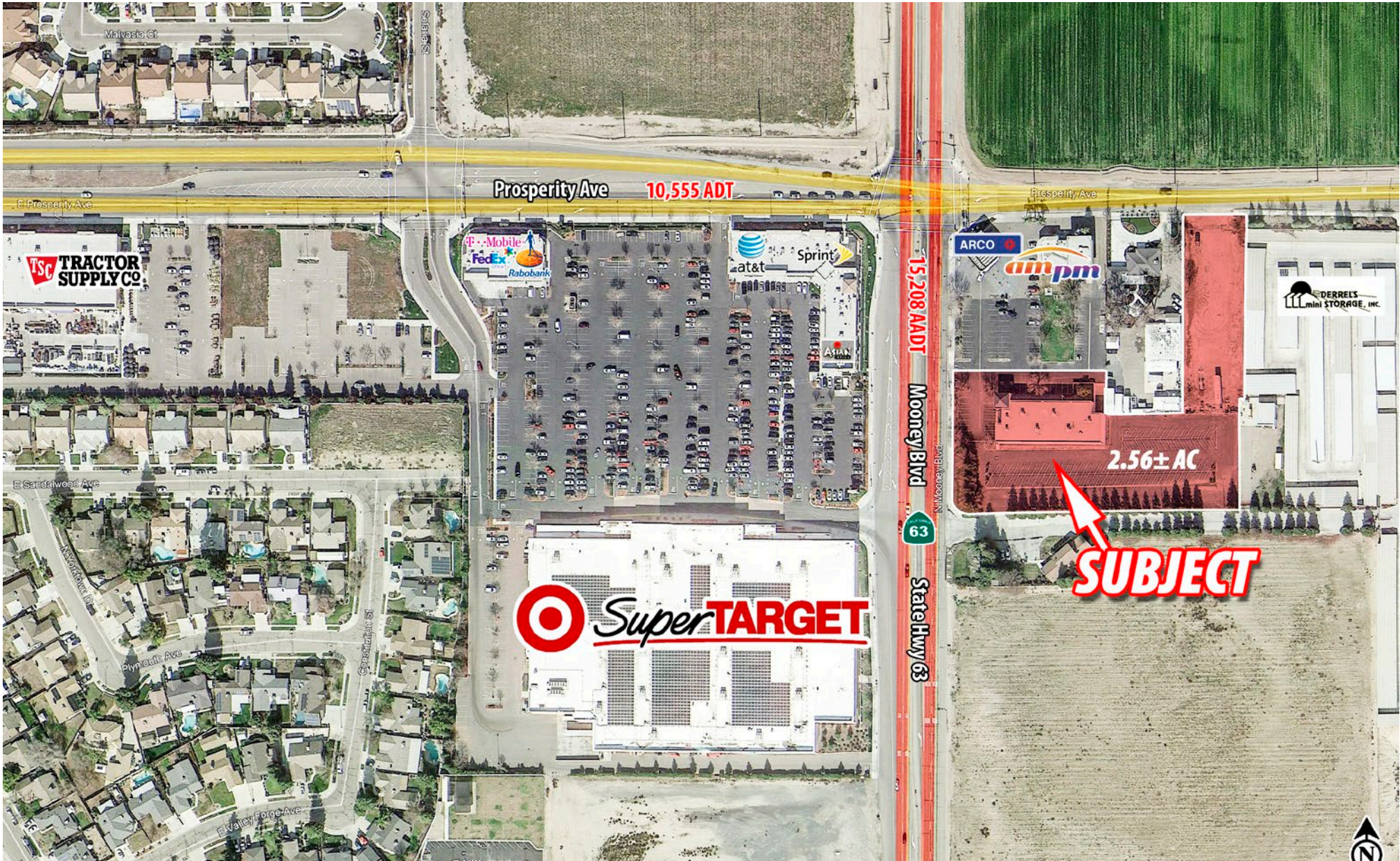
POR. THOMAS TWADDEL'S SUB., R.M. 5-4  
 POR. RECORD OF SURVEY, L.S. 8-24 (SEC. 6)  
 PARCEL MAP NO. 3946, P.M. 40-50  
 PARCEL MAP NO. 4282, P.M. 43-86  
 PARCEL MAP NO. 4427, P.M. 45-32  
 RECORD OF SURVEY, L.S. 31-18

VICINITY OF TULARE  
 ASSESSOR'S MAPS BK. 172 , PG.01  
 COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles ① ⑫③  
 Assessor's Block Numbers Shown in Ellipses (150) (171) (184)

2015-0066938	12/01/2015	ARL
REVISION	DATE	TECH

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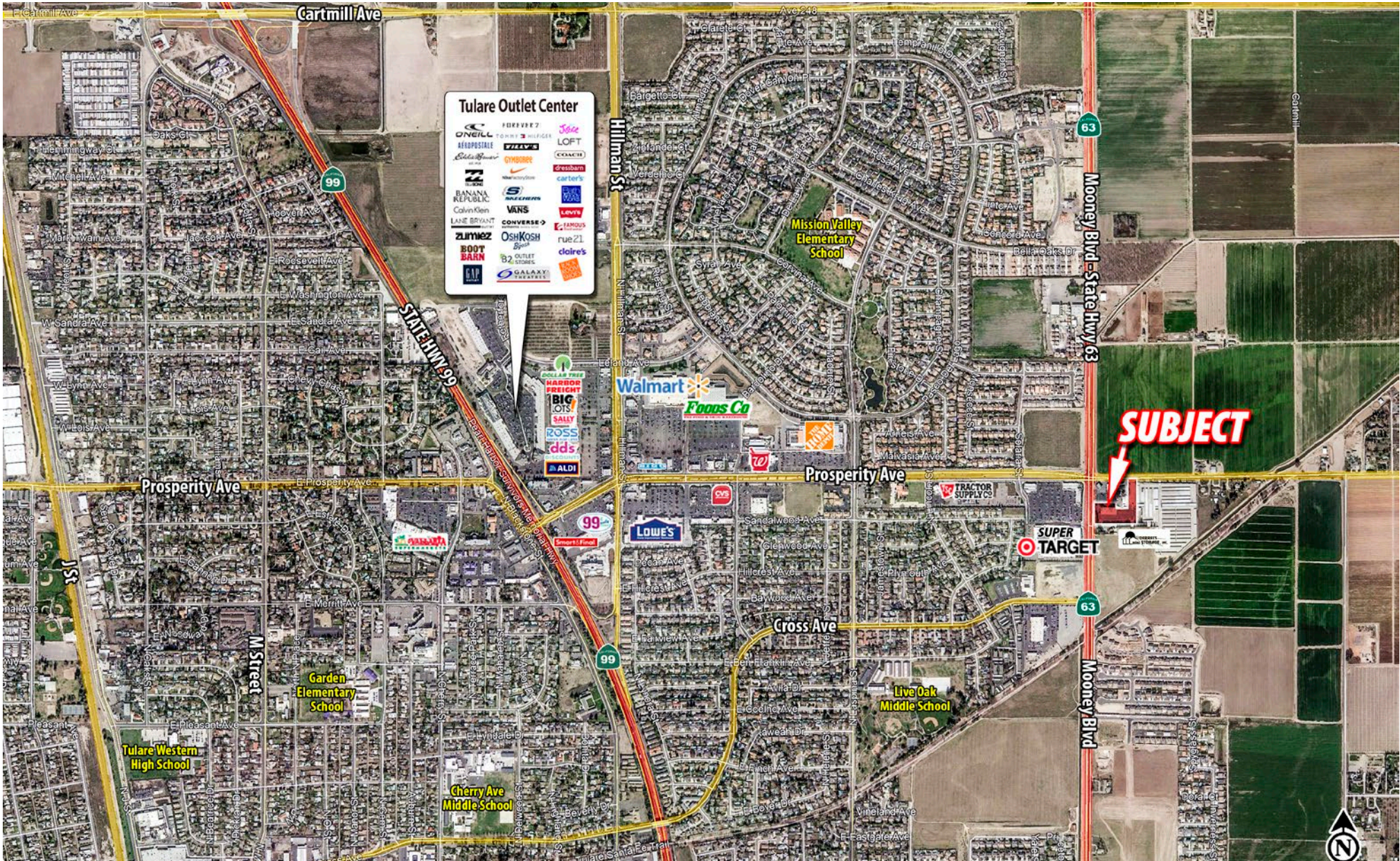


This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or Financial Advisor make an independent projection. ©2019 Retail California. All rights reserved.

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Retail California CRE  
Updated Summary Report



1000 N Mooney Blvd  
1000 N Mooney Blvd Visalia, CA 93291

10 June 2019

Coordinates Longitude: -119.314100  
Latitude: 36.338331

	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
<b>Population Trend</b>			
2000 Total Population	13,462	48,307	84,124
2010 Total Population	15,742	58,948	101,379
2018 Total Population	17,678	65,689	111,285
2023 Total Population	19,103	69,829	116,571
<b>Households Trend</b>			
2000 Total Households	3,864	15,449	28,167
2010 Total Households	4,511	18,608	33,580
2018 Total Households	5,109	20,415	35,941
2023 Total Households	5,502	21,572	37,398
<b>Population Change Trend</b>			
2000 to 2010 Population Change	16.9%	22.0%	20.5%
2000 to 2018 Population Change	31.3%	36.0%	32.3%
2010 to 2023 Population Change	21.4%	18.5%	15.0%
2018 to 2023 Population Change	8.1%	6.3%	4.7%
<b>Household Change Trend</b>			
2000 to 2010 Household Change	16.7%	20.4%	19.2%
2000 to 2018 Household Change	32.2%	32.1%	27.6%
2010 to 2023 Household Change	22.0%	15.9%	11.4%
2018 to 2023 Household Change	7.7%	5.7%	4.1%
<b>2018 Race</b>			
White alone	63.3%	67.9%	71.8%
Black or African American alone	1.7%	2.5%	2.3%
American Indian and Alaska Native alone	2.2%	2.2%	2.1%
Asian alone	7.5%	5.9%	5.1%
Native Hawaiian and OPI alone	0.2%	0.2%	0.2%
Some Other Race alone	23.2%	19.0%	16.3%
Two or More Races	1.9%	2.3%	2.2%
<b>2018 Income</b>			
Per Capita Income	\$20,076	\$21,771	\$24,206
Household Income: Median	\$42,637	\$47,360	\$52,699
Household Income: Average	\$67,115	\$69,336	\$74,196
Less than \$10,000	11.7%	9.3%	7.0%

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\$10,000 to \$14,999	7.9%	7.4%	6.5%
\$15,000 to \$19,999	4.5%	5.6%	5.1%
\$20,000 to \$24,999	6.8%	6.5%	6.3%
\$25,000 to \$29,999	6.5%	4.8%	4.5%
\$30,000 to \$34,999	6.2%	5.6%	4.8%
\$35,000 to \$39,999	5.2%	4.9%	5.4%
\$40,000 to \$44,999	2.1%	3.6%	3.9%
\$45,000 to \$49,999	5.5%	4.9%	4.2%
\$50,000 to \$59,999	9.0%	8.7%	9.1%
\$60,000 to \$74,999	6.2%	7.2%	8.6%
\$75,000 to \$99,999	11.3%	10.8%	11.9%
\$100,000 to \$124,999	6.1%	7.9%	7.8%
\$125,000 to \$149,999	2.9%	4.3%	5.5%
\$150,000 to \$199,999	2.1%	4.0%	5.0%
\$200,000 or more	5.8%	4.5%	4.6%
Average household size	3.3	3.2	3.1
Total Daytime Population	19,145	74,464	117,590
Total Employee Population	7,427	32,206	47,841
Total Daytime at Home Population	11,718	42,258	69,749
Total Employee Population (% of Daytime Population)	38.8%	43.3%	40.7%
Total Daytime at Home Population (% of Daytime Population)	61.2%	56.7%	59.3%