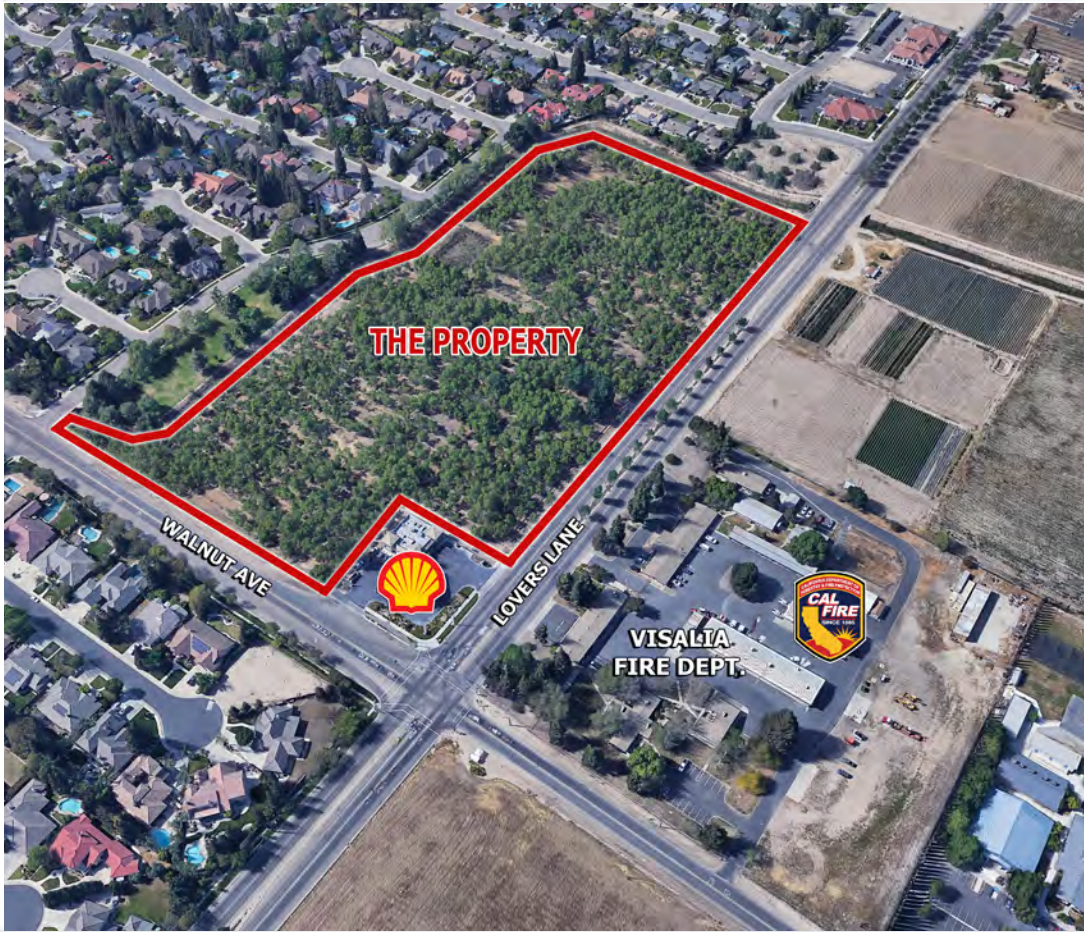


FOR SALE | NEIGHBORHOOD COMMERCIAL & MULTI-FAMILY LAND | VISALIA, CA



Location: NWC of Lovers Lane & Walnut Avenue
Visalia, California

Availability: APN 100-360-032
±6.72 Acres
Zoning: MF (Multi-Family Residential 3,000 SF Min. Site Area per Dwelling Unit)
General Plan: RMD (Residential Medium Density)

APN 100-370-025
±8.87 Acres
Zoning: CN (Neighborhood Commercial)
General Plan: CN (Commercial Neighborhood)

Pricing: Please inquire with broker.

Demographics:	1 Mile	2 Mile	3 Mile	5 Mile
2000 Census Pop.	6,186	20,244	52,098	103,929
2017 Est. Pop.	10,766	29,840	66,414	136,174
2022 Proj. Pop.	10,990	30,698	68,283	139,867
Avg HH Income	\$78,274	\$70,183	\$68,468	\$71,766

Traffic Counts: Walnut Avenue ± 9,000 ADT
Lovers Lane ± 17,000 ADT
Source: REgisOnline

- Property Features:**
- Prominent east Visalia location
 - Signalized intersection
 - Rapidly growing submarket
 - Very underserved retail location



COMMERCIAL | RETAIL
ASSOCIATES

PHONE 559/650.1300 FAX 559/650.1311

680 West Shaw Avenue, Suite 202 | Fresno, California 93704
www.RetailAssociates.com

For further information, please contact:

Shane Anderson
Direct Line: 559/650.1305
sanderson@retailassociates.com

BRE License #01422414

Doug Cords
Direct Line: 559/650.1307
dcords@retailassociates.com

BRE License #011264420

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereon. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Bureau of Real Estate License 01121565.



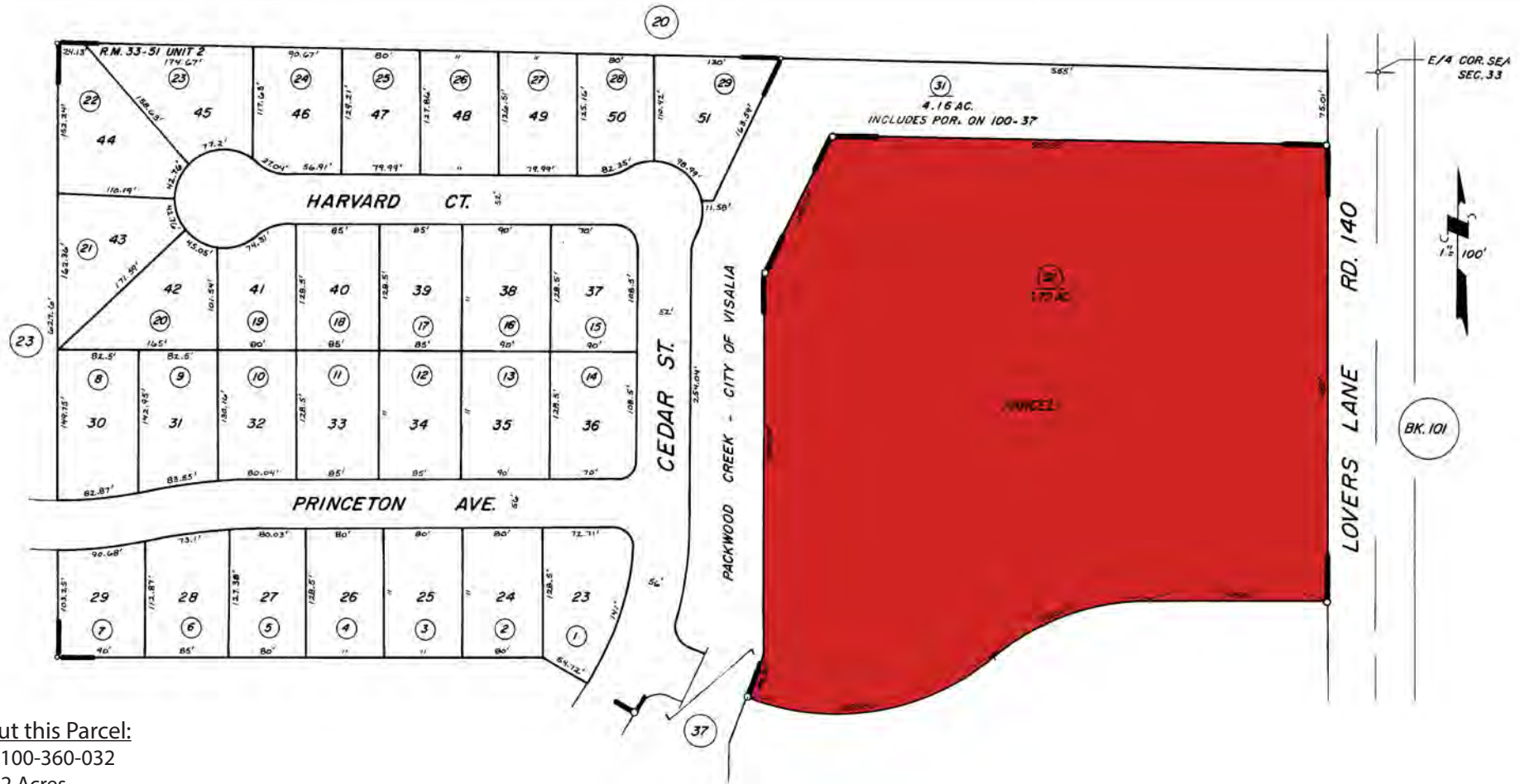
FOR SALE | NEIGHBORHOOD COMMERCIAL & MULTI-FAMILY LAND | VISALIA, CA



FOR SALE | NEIGHBORHOOD COMMERCIAL & MULTI-FAMILY LAND | VISALIA, CA



FOR SALE | NEIGHBORHOOD COMMERCIAL & MULTI-FAMILY LAND | VISALIA, CA



About this Parcel:

APN 100-360-032

± 6.72 Acres

Zoning: MF (Multi-Family Residential 3,000 SF Min. Site Area per Dwelling Unit)

General Plan: RMD (Residential Medium Density)



For further information, please contact:

Shane Anderson

Direct Line: 559/650.1305
sanderson@retailassociates.com

BRE License #01422414

Doug Cords

Direct Line: 559/650.1307
dcords@retailassociates.com

BRE License #011264420

680 West Shaw Avenue, Suite 202 | Fresno, California 93704
www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Bureau of Real Estate License 01121565.



FOR SALE | NEIGHBORHOOD COMMERCIAL & MULTI-FAMILY LAND | VISALIA, CA



About this Parcel:

APN 100-370-025

± 8.87 acres

Zoning: CN (Neighborhood Commercial)

General Plan: CN (Commercial Neighborhood)

For further information, please contact:

Shane Anderson

Direct Line: 559/650.1305

sanderson@retailassociates.com

BRE License #01422414

Doug Cords

Direct Line: 559/650.1307

dcords@retailassociates.com

BRE License #011264420



COMMERCIAL RETAIL ASSOCIATES

680 West Shaw Avenue, Suite 202 | Fresno, California 93704
www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Bureau of Real Estate License 01121565.



FOR SALE | NEIGHBORHOOD COMMERCIAL & MULTI-FAMILY LAND | VISALIA, CA

