

FORMER  
**Auto  
Zone**

# FOR LEASE

## Freestanding Retail Building



**Location:** NEC of Dinuba Blvd (State Route 63) & Houston Ave  
Visalia, California

**Address:** 428 West Houston Avenue

**APN:** 091-151-038 (County of Tulare)

**Building Size:** ±4,000 square feet

**Parcel Size:** ±28,431 square feet

**Zoning:** C-MU (Mixed Use Commercial, City of Visalia)

**Year Built:** 1990

**Traffic Counts:** Dinuba Blvd ±14,300 ADT  
Houston Ave ±11,712 ADT

*Source: Caltrans (2017), City of Visalia (2014)*

<b>Demographics:</b>	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<b>Population</b>	21,750	55,448	102,368	143,421
<b>Avg HH Income</b>	\$45,370	\$60,045	\$69,642	\$76,454

### Property Features:

- Former AutoZone (AutoZone relocated across the street and opened a hub store)
- Prime hard corner located at fully signalized intersection
- Immediate availability



COMMERCIAL | RETAIL  
ASSOCIATES

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For further information, please contact:

## Doug Cords

**Direct Line: 559/650.1307**

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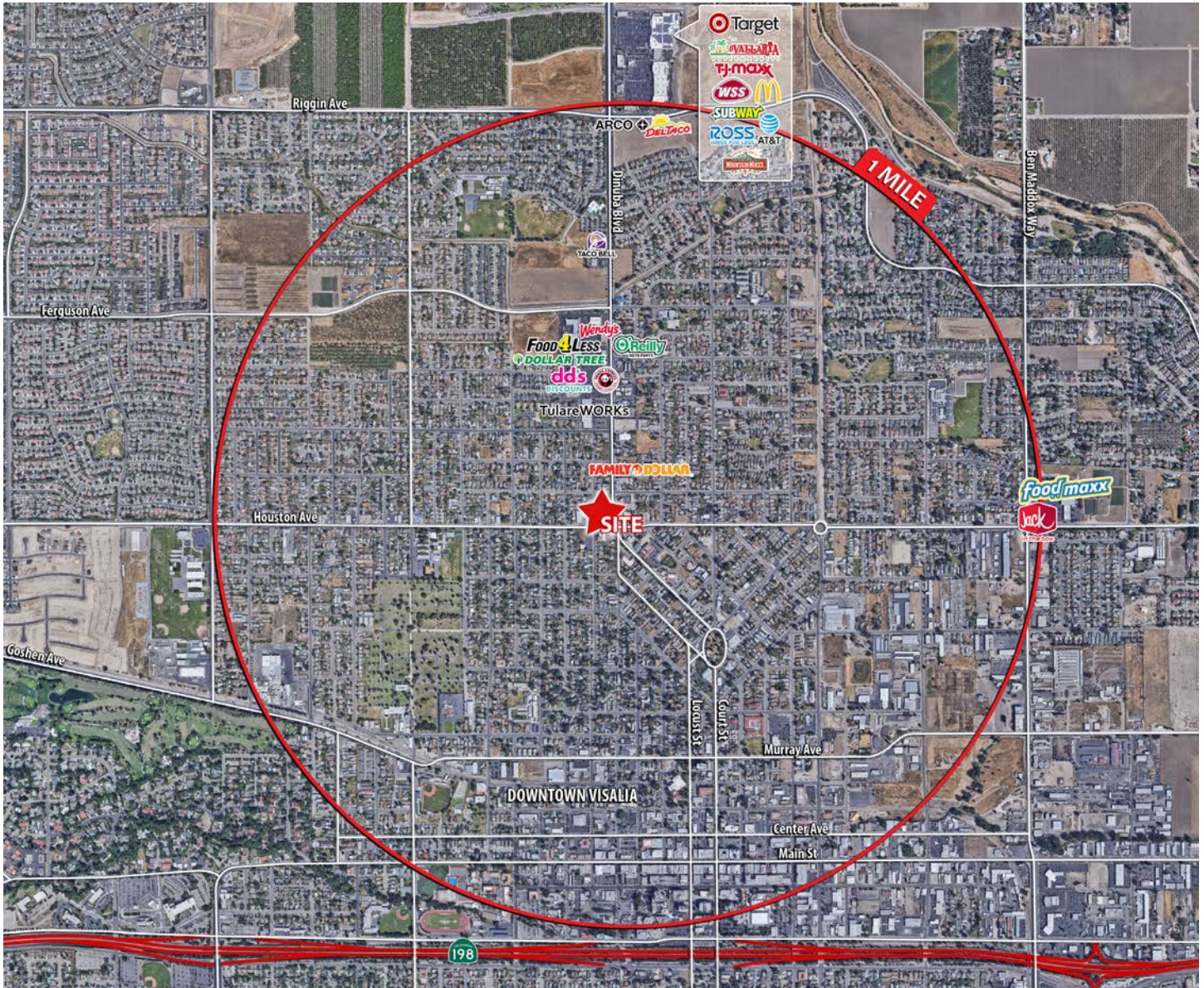




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## Area Overview



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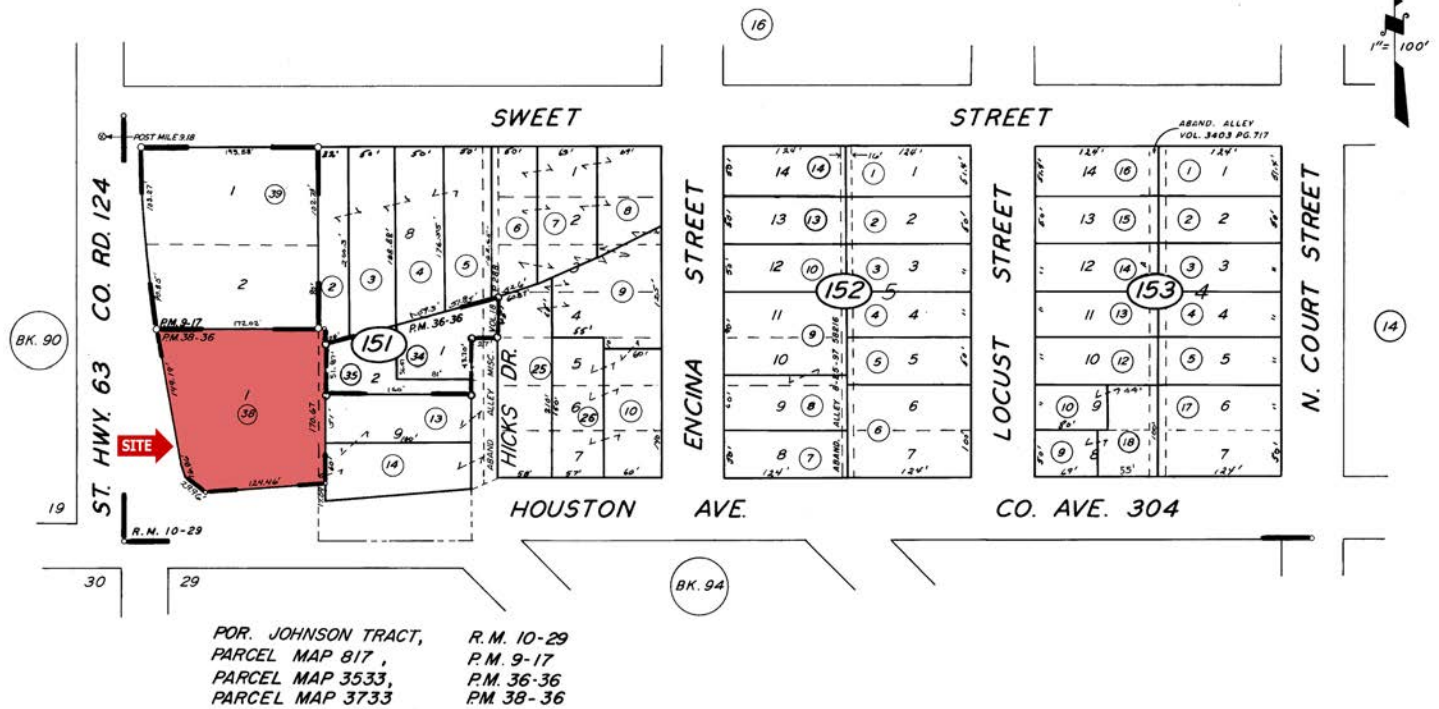






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## Parcel Map



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