

RETAIL SPACE
AVAILABLE »

Sequoia Mall



Featuring:

**BED BATH &
BEYOND**

HOBBY LOBBY
EVERY DAY

Marshalls **Luv 2 Play**

**REGAL
ENTERTAINMENT
GROUP**

sears



COMMERCIAL

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Sequoia Mall



Property Facts & Figures

Location: Northwest corner of Mooney Boulevard (State Route 63) and Caldwell Avenue in Visalia, California.

Total Building Area: ± 400,789 Square Feet

Site area: ± 24.31 Acres

Zoning: CR (Regional Retail Commercial, City of Visalia)

Traffic Counts:

Mooney Boulevard:	30,349 ADT (2012)
Caldwell Avenue:	18,758 ADT (2010)
Total:	49,107 Average Daily Traffic

Source: City of Visalia, Caltrans

Demographics:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
Population	10,393	72,920	132,760	234,735
Average Household Income	\$71,848	\$70,132	\$72,271	\$66,914
Annual Population Growth (2000-2011)	0.7%	1.7%	3.1%	2.6%



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Visalia Major Retail Competition



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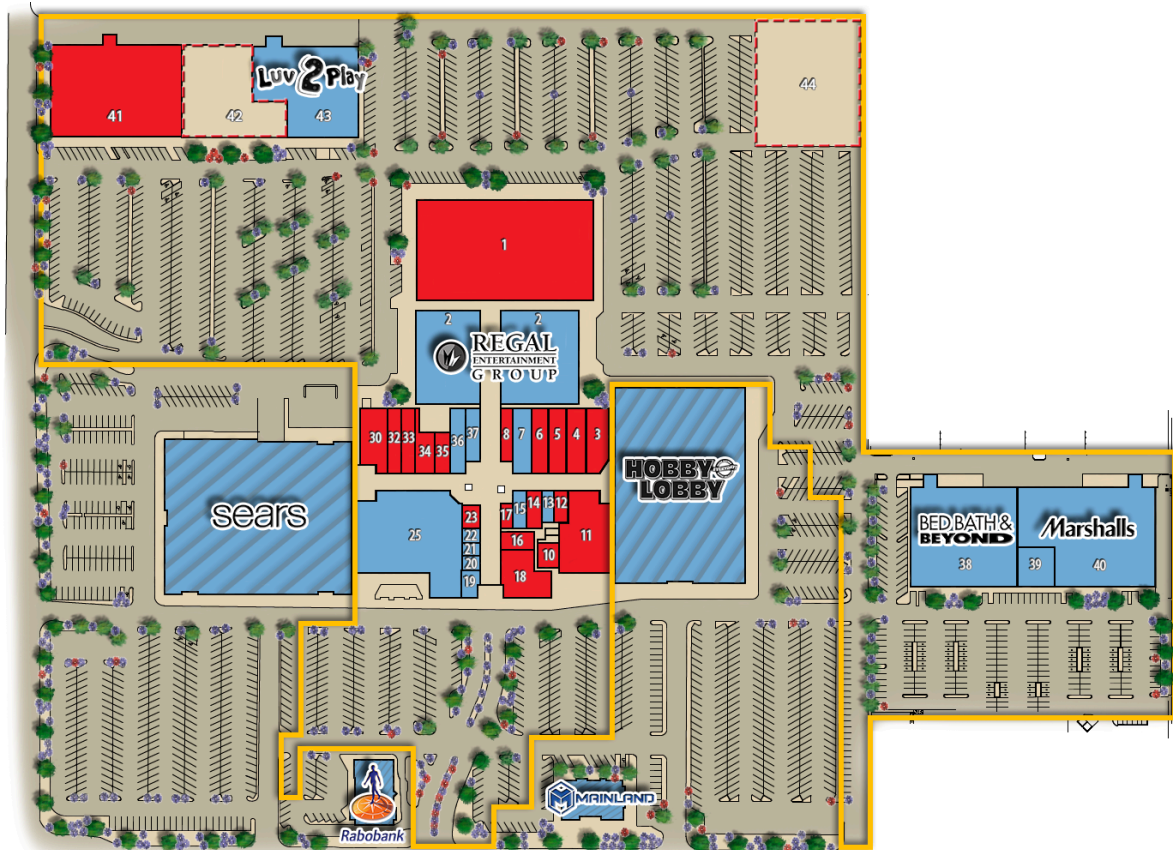
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Site Plan



- | | | | |
|--------------------------|-------------------------------|--------------------------|---------------------------|
| 1. Available ± 40,000 SF | 12. Available ± 1,135 SF | 22. Easton's | 38. Bed Bath & Beyond |
| 2. Regal Cinema | 13. Eyebrow Shaping | 23. Available ± 700 SF | 39. Blush Boutique |
| 3. Available ± 2,593 SF | 14. Available ± 1,095 SF | 25. Serrano's Furniture | 40. Marshalls |
| 4. Available ± 3,500 SF | 15. Visalia's MMA Gear | 30. Available ± 3,546 SF | 41. Available ± 26,259 SF |
| 5. Available ± 2,700 SF | 16. Available ± 1,350 SF | 32. Available ± 2,000 SF | 42. Buildable Pad |
| 6. Available ± 2,500 SF | 17. Available ± 766 SF | 33. Available ± 2,200 SF | 43. Luv 2 Play |
| 7. Skillful Hands | 18. Available ± 4,774 SF | 34. Available ± 2,211 SF | 44. Buildable Pad |
| 8. Available ± 1,858 SF | 19. Los Perez Restaurant | 35. Available ± 1,474 SF | |
| 10. Management Office | 20. KC Noodle and Rice | 36. The Arcade | |
| 11. Available ± 9,500 SF | 21. KC Noodle and Rice - Boba | 37. Don Roberto Jewelers | |



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The Trade Area:

Visalia draws shoppers from a polygon roughly 45 miles wide and 20 miles in either direction to the north and south of the city. It includes the outlying towns of Porterville, Dinuba, Hanford, Lemoore, Tulare, and Kingsburg, reaching as far north as the edge of Selma, at the mid-way point between Visalia and Fresno.

City of Visalia Demographic Study

2000 Total Population	96,415
2010 Total Population	124,457
2013 Total Population	130,576
2018 Proj. Population	137,642

2000 Households	32,533
2010 Households	41,356
2013 Households	41,733
2018 Households	44,069



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Sequoia Mall

Sequoia Mall & Neighboring Retailers



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