

# 3334 S MOONEY BLVD. | VISALIA, CA 93277

## Executive Summary



### LEASE RATE

**\$1.10 SF/MONTH**

### OFFERING SUMMARY

Available SF: 1,953 SF

Lease Rate: \$1.10 SF/month (NNN)

Lot Size: 0 Acres

Building Size: 1,953 SF

### PROPERTY OVERVIEW

Former staffing business office use, space has 4 offices, large bullpen, back storage/break area and restroom. Also has rear entry for deliveries. Plenty of parking. Call to see.

### PROPERTY HIGHLIGHTS

- High traffic Mooney Blvd. Location.
- Ample Parking.
- Available now.

### MARTY ZEEB SIOR

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**Commercial Real Estate**

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**Additional Photos**



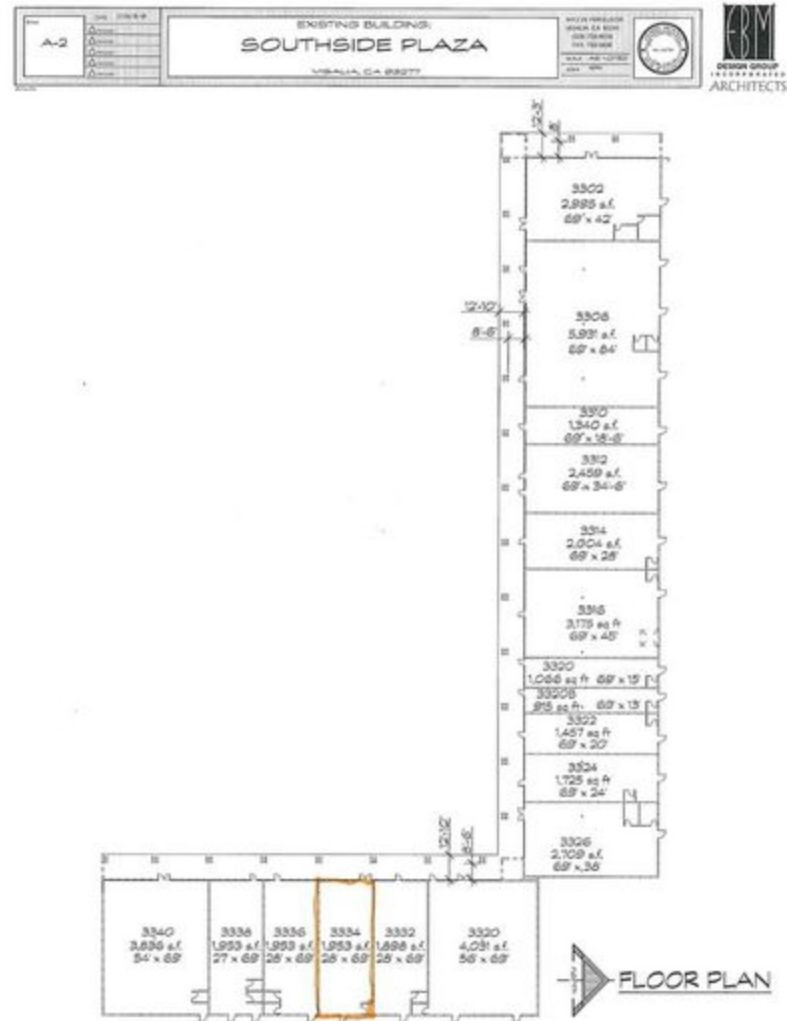
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Retailer Map

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This information is believed to be reliable, however broker makes no guarantee as to its current validity.

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Location Map



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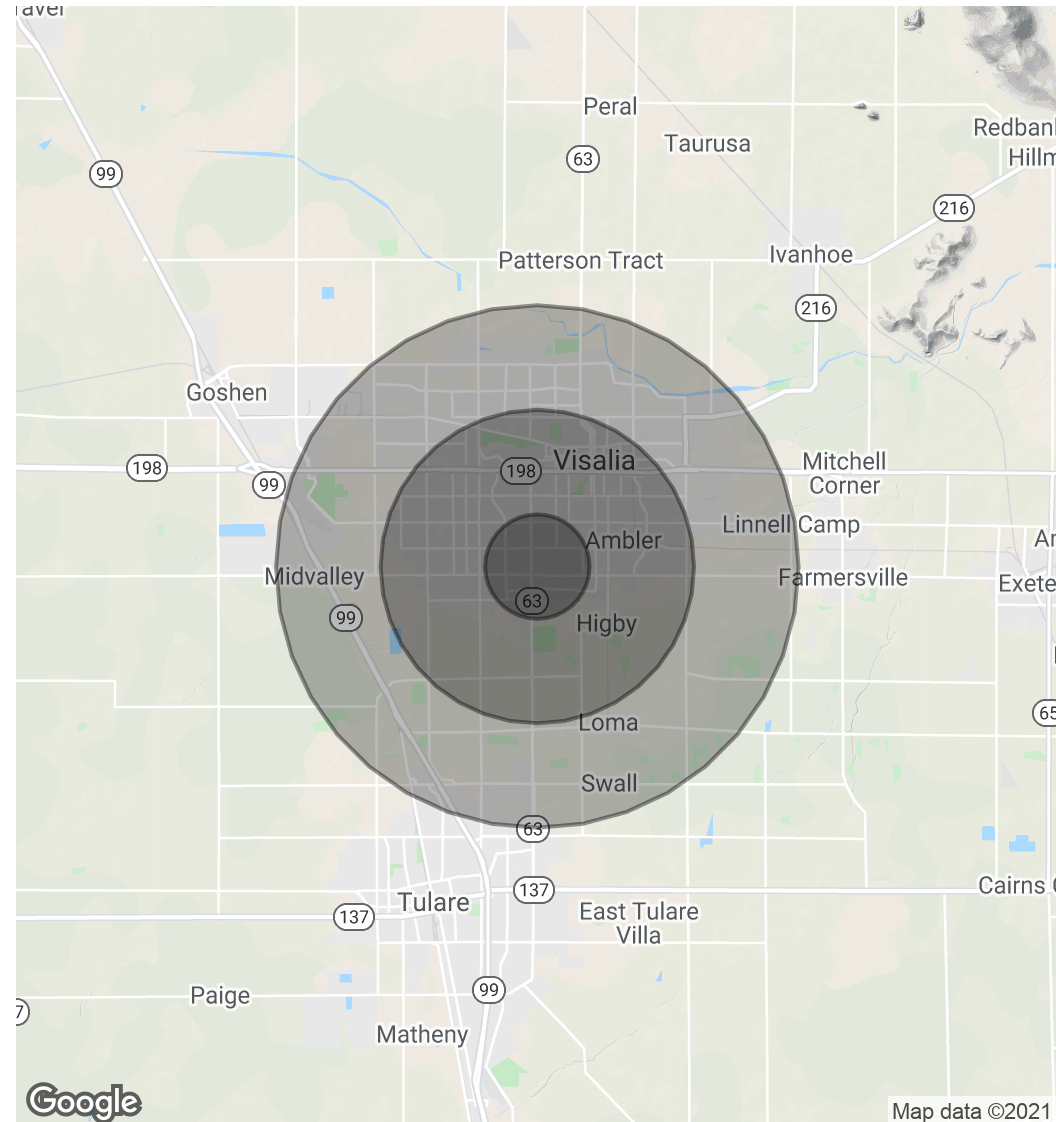
### Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,366	74,073	126,721
Average age	37.8	33.6	32.0
Average age (Male)	37.7	32.7	31.2
Average age (Female)	38.6	35.1	33.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,824	26,058	42,077
# of persons per HH	2.7	2.8	3.0
Average HH income	\$74,615	\$63,479	\$67,561
Average house value	\$299,349	\$281,054	\$275,586

*\* Demographic data derived from 2010 US Census*



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