

3640 S. MOONEY #A | VISALIA, CA 93277

Executive Summary



LEASE RATE

\$1.35 SF/MONTH

OFFERING SUMMARY

Available SF:	1,224 SF
Lease Rate:	\$1.35 SF/month (MG)
Lot Size:	0 Acres
Building Size:	1,224 SF
Zoning:	Commercial Regional

PROPERTY OVERVIEW

Can't beat the rent rate or the Mooney Blvd address! Suite A is located next to (east) of McDonald's drive-thru lane. High visibility with a built-in captive audience. Hard to find, reasonably priced, small in-line space near the busiest retail intersection in Tulare County (Mooney & Caldwell). Suitable for retail or office. No NNN fees- gross lease!

PROPERTY HIGHLIGHTS

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Location Maps



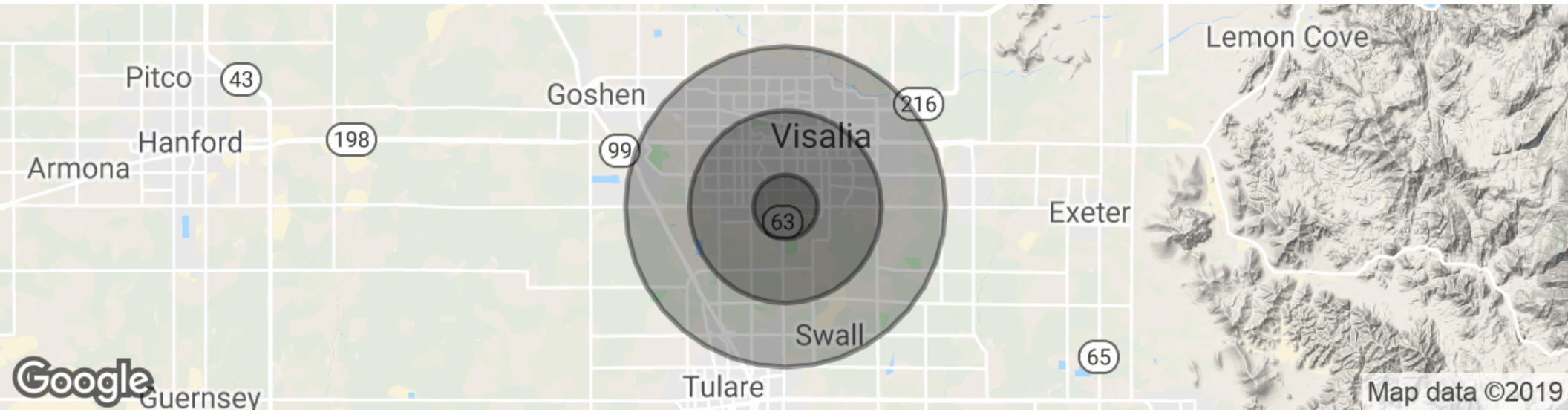
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,658	70,318	126,630
Median age	37.6	33.9	32.1
Median age (Male)	37.4	32.9	31.3
Median age (Female)	38.5	35.5	33.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,177	24,910	42,112
# of persons per HH	2.7	2.8	3.0
Average HH income	\$74,568	\$63,863	\$67,371
Average house value	\$302,509	\$282,974	\$274,274

* Demographic data derived from 2010 US Census

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