

FOR LEASE

MARY'S VINEYARD SHOPPING CENTER



SEC of Ben Maddox Way & Noble Avenue at Hwy 198 | Visalia, CA

Property Features:

- Established Neighborhood Shopping Center
- Anchored by Save Mart and CVS Pharmacy
- Adjacent to Walmart

Traffic Counts:

Ben Maddox Way	15,000 ADT
Noble Avenue	12,000 ADT
Highway 198	36,000 ADT
Total	63,000 ADT

Source: REgisOnline

Space Available:

- ± 985 SF (Pad)
- ± 1,308 SF (In-Line)
- ± 900 SF (In-Line)
- ± 6,000 SF (Freestanding Pad)

Demographics:

	1 Mile	2 Mile	3 Mile
Population	11,841	57,384	89,333
Households	4,296	19,252	29,944
Avg HH Income	\$55,087	\$62,150	\$67,004

Lease Rate:

Call Agent for Details



COMMERCIAL | RETAIL ASSOCIATES

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For more information, please contact:

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1305	Sempra Energy	1447	Tasty Donuts	1637	Cricket
1309	Available ±985 SF	1509	Masaru's	1643	Cigarettes
1331	Crystal Barn	1525	Package Depot	1649	Clothing Store
1345	Country Waffles	1541	Port of Subs	1655	Money Mart
1349	Starbucks	1557	Dollar Tree	1661	Fiesta Auto Insurance
1355	Available ±6,000 SF - Pad	1601	Galante Gallery	1667	Renew Massage
1407	Safe 1 Credit Union	1607	Available ±1,308 SF	1673	Agua Pura
1415	M&M Laundries	1613	Goodies	1679	Happiness Nails
1423	Thai Basil	STC	Police Substation	1691	Round Table
1431	Supercuts	1625	Available ±900 SF (May 1st)		
1439	Little Caesar's	1631	Eyebrow Shaping		



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