RETAIL SPACE AVAILABLE >> Sequoia Mall





COMMERCIAL

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Property Facts & Figures

Location: Northwest corner of Mooney Boulevard (State Route 63) and Caldwell

Avenue in Visalia, California.

Total Building Area: \pm 400,789 Square Feet

Site area: \pm 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: 1 Mile 3 Mile 5 Mile <u> 10 Mile</u> 10,393 132,760 234,735 **Population** 72,920 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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Site Plan



- In-Shape Health Clubs 1.
- Available \pm 40,000 SF
- Regal Cinema
- Available ± 3,546 SF
- 5. Available ± 2,000 SF
- Available \pm 2,200 SF
- Available ± 2,211 SF
- Available ± 1,474 SF
- Available $\pm 2.500 \text{ SF}$

- **Don Roberto Jewelers**
- Available ± 1,858 SF
- Available ± 2,526 SF
- 13. Available \pm 2,500 SF
- 14. Available \pm 2,700 SF
- 15. Available \pm 3,500 SF
- Available ± 2,593 SF
- 17. Available \pm 766 SF
- 18. Visalia's MMA Gear

- 19. Available \pm 1,095 SF
- Available ± 752 SF
- Available ± 1,135 SF
- 22. Available \pm 9,500 SF
- Available ± 700 SF
- Available \pm 4,774 SF
- Available \pm 1,350 SF
- 26. Los Perez Restaurant
- 27. KC Noodle and Rice

- 28. Available \pm 350 SF
- 29. Available \pm 350 SF
- 30. Available \pm 700 SF
- 31. Available \pm 22,464 SF
- 32. Bed Bath & Beyond
- 33. Blush Boutique
- Marshalls
- **Buildable Pad**
- Buildable Pad



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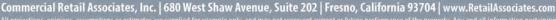
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The Trade Area:

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.

<u>City of Visalia Demographic Study</u>

| 2000 Total Population | 96,41 |
|-----------------------|---------|
| 2010 Total Population | 124,45 |
| 2013 Total Population | 130,570 |
| 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 & Neighboring Retailers









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