

RETAIL SPACE
AVAILABLE »

Sequoia Mall



Featuring:

**BED BATH &
BEYOND**

HOBBY LOBBY
EVERY DAY

Marshalls

IN-SHAPE
HEALTH CLUBS

REGAL
ENTERTAINMENT
GROUP

sears



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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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Sequoia Mall

Site Plan



- | | | | |
|--------------------------|--------------------------|--------------------------|---------------------------|
| 1. In-Shape Health Clubs | 10. Don Roberto Jewelers | 19. Available ± 1,095 SF | 28. Available ± 350 SF |
| 2. Available ± 40,000 SF | 11. Available ± 1,858 SF | 20. Available ± 752 SF | 29. Available ± 350 SF |
| 3. Regal Cinema | 12. Available ± 2,526 SF | 21. Available ± 1,135 SF | 30. Available ± 700 SF |
| 4. Available ± 3,546 SF | 13. Available ± 2,500 SF | 22. Available ± 9,500 SF | 31. Available ± 22,464 SF |
| 5. Available ± 2,000 SF | 14. Available ± 2,700 SF | 23. Available ± 700 SF | 32. Bed Bath & Beyond |
| 6. Available ± 2,200 SF | 15. Available ± 3,500 SF | 24. Available ± 4,774 SF | 33. Blush Boutique |
| 7. Available ± 2,211 SF | 16. Available ± 2,593 SF | 25. Available ± 1,350 SF | 34. Marshalls |
| 8. Available ± 1,474 SF | 17. Available ± 766 SF | 26. Los Perez Restaurant | 35. Buildable Pad |
| 9. Available ± 2,500 SF | 18. Visalia's MMA Gear | 27. KC Noodle and Rice | 36. Buildable Pad |



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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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