

FOR LEASE > MOONEY BLVD. - MULTI-TENANT RETAIL BUILDING



SWC Mooney Blvd. & Whitendale Ave.

VISALIA, CALIFORNIA



New ±11,000 SF Retail Building

Property Summary

- > Location: SWC Mooney Blvd. & Whitendale Avenue
- > Available: 1,500 SF
- > Asking Rent: \$3.00 PSF, NNN (NNN estimate \$0.42 psf/mo)
- > Demographics:

	<u>Population</u>	<u>Avg. HH Income</u>
1 Mile:	16,546	\$81,116
2 Miles:	53,445	\$70,356
3 Miles:	96,301	\$69,973
5 Miles:	133,863	\$73,088
- > Traffic Counts:

Mooney Blvd -	36,000 ADT
Whitendale Ave -	16,500 ADT
Total -	52,500 ADT



- ±11,000 SF Retail Building
- Excellent Visalia Retail Location
- Located within dense residential area
- Impressive daytime and work population
- Prime retail space in thriving center
- Key Mooney Blvd. intersection
- Largest city between Fresno & Bakersfield
- ±528,000 People within Trade Area

AGENT: TED FELLNER
559 256 2435
FRESNO, CA
ted.fellner@colliers.com
BRE #00977465

COLLIERS INTERNATIONAL
7485 N. Palm Avenue #110
Fresno, CA 93711
www.colliers.com/fresno

For Lease > Multi-Tenant Retail Building

SWC MOONEY BLVD. & WHITENDALE AVENUE, VISALIA, CA

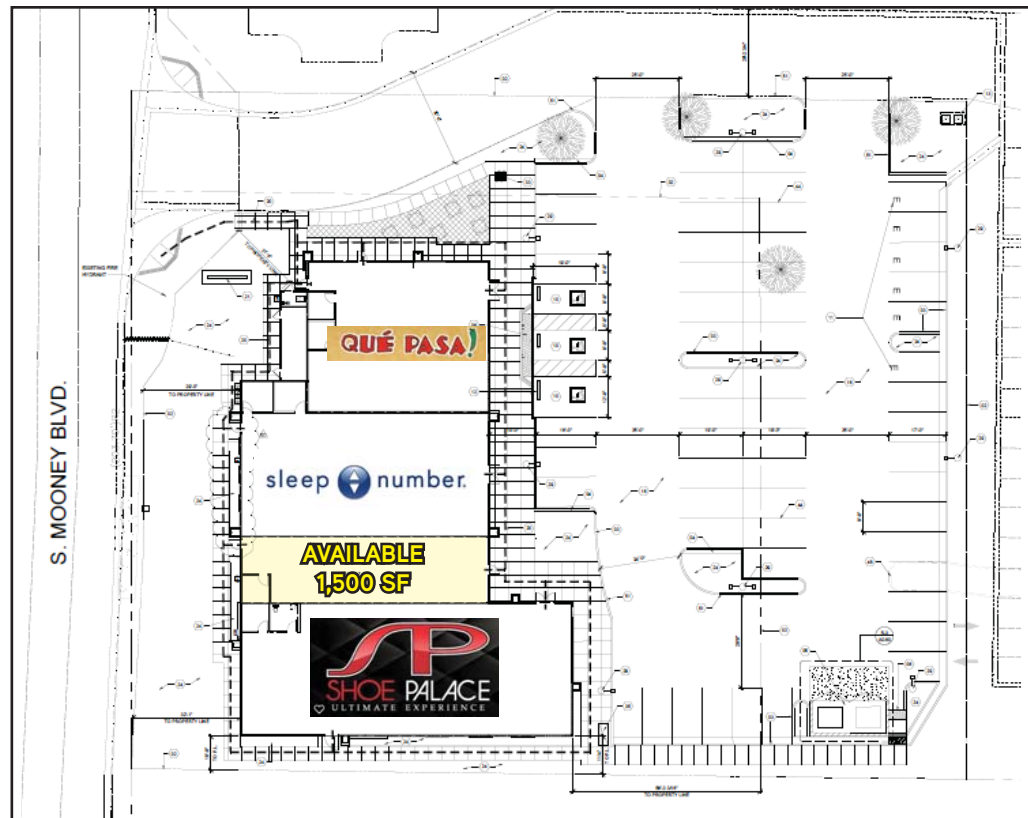
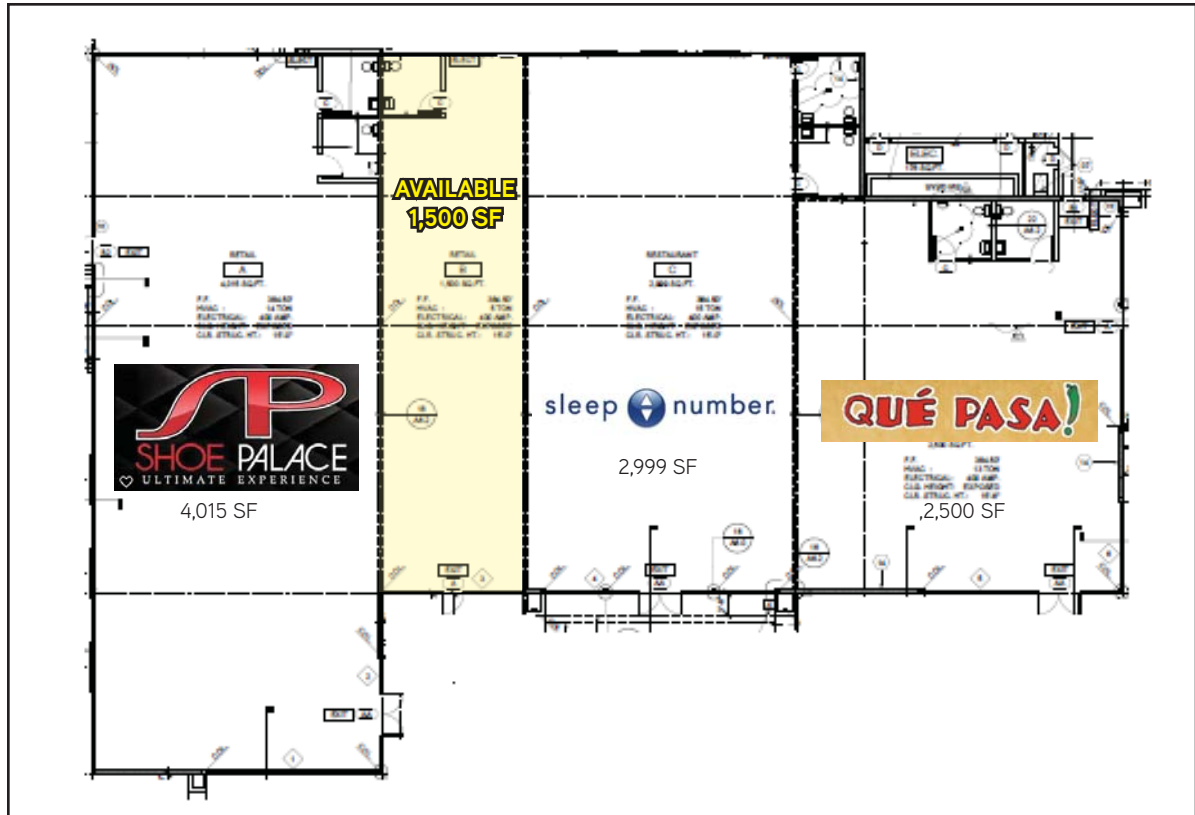


Farmers Village is a regional power center development located in the middle of Mooney Boulevard (Highway 63). As the largest city between Fresno and Bakersfield, the City of Visalia serves as a regional trading area for an estimated 528,000 people living within the Tulare, Kings, southern Fresno and northern Kern Counties. Visalia's urban growth boundary encompasses approximately 117,000 residents within a 28-square mile area. Consistent with growth trends elsewhere in the Central Valley, the city of Visalia has attracted significant residential growth during the past decade as residents of the Bay Area and Southern California look to take advantage of the low cost of living, attractive housing market and diverse employment base.



For Lease > Multi-Tenant Retail Building

SWC MOONEY BLVD. & WHITENDALE AVENUE, VISALIA, CA



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2014. All rights reserved

