

FOR LEASE > AVAILABLE NEW CONSTRUCTION - MODERN ARCHITECTURE

2032 S. Mooney Blvd.

SEC MOONEY BLVD. & WALNUT AVE., VISALIA, CALIFORNIA



North Elevation

PROPERTY SUMMARY > For Lease

- > Location: Located on the SEC of Mooney Boulevard and Walnut Avenue in Visalia, California across from the Visalia Mall
- > Building Space: Approximately 8,711 square feet
Tenant A: 2,260 SF available
Tenant B: 2,426 SF available
Tenant C: 4,025 SF available
- > Traffic Counts: Walnut Avenue: 15,532 ADT
Mooney Blvd.: 31,073 ADT
Total Exposure: 46,605 ADT
Source: City of Visalia, 2015

> Demographics:	Population	Avg. HH Income	Total Households
1 Mile:	16,334	\$76,452	6,021
3 Miles:	105,965	\$69,363	36,352
5 Miles:	136,206	\$71,945	45,782

Source: Alteryx, 2015

- *High Visibility Location (Existing Weatherby's)*
- *New Construction*
- *Adjacent to Regional Mall and Community Center*
- *High Traffic Intersection*
- *Dense Population Base*
- *High Daytime Population*

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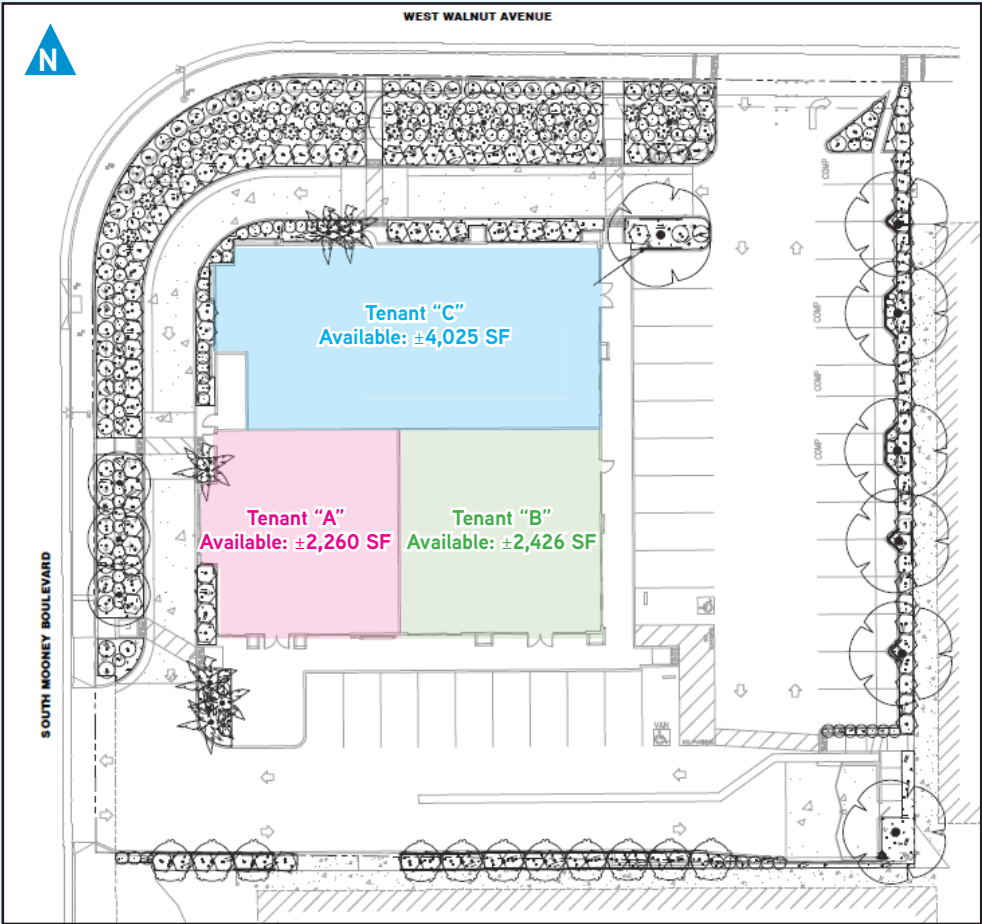
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FOR LEASE > Property Site Plan

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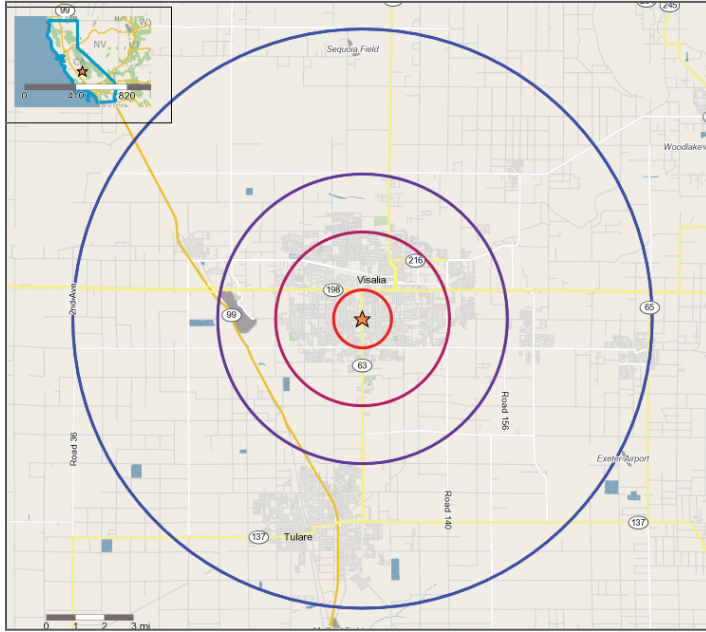


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FOR LEASE > Property Demographic Summary

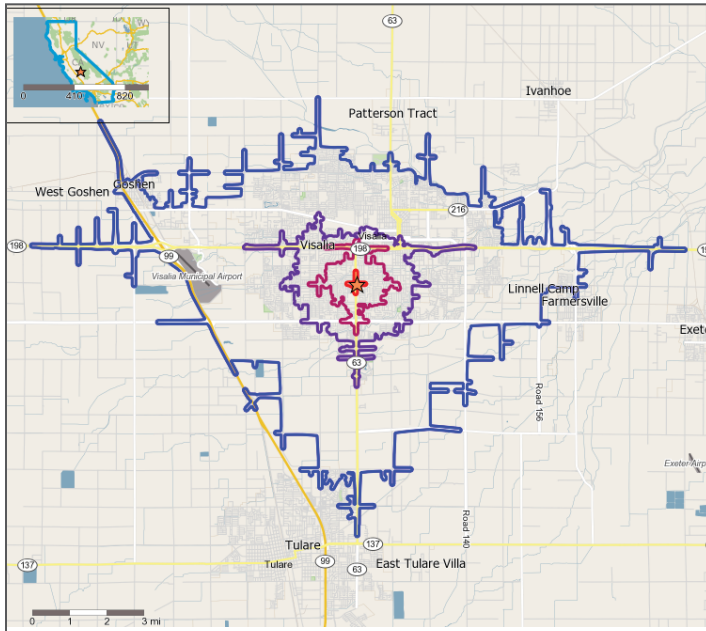
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2016 Estimated Radius Ring Demographics

	1 Mile	3 Miles	5 Miles	10 Miles
Population	16,334	105,965	136,206	241,066
Population Growth 5-yr Projection	1.2%	6.7%	8.7%	7.7%
Median Age	36.5	32.6	32.2	31.2
Avg. HH Income	\$76,452	\$69,363	\$71,945	\$65,497
Median HH Income	\$57,797	\$49,618	\$51,607	\$46,627
HH with Income Over \$50,000	21.5%	19.1%	19.4%	19.3%
HH with Income Over \$75,000	14.2%	11.1%	11.3%	10.7%
Population College Educated or Higher	10,668	64,611	82,114	141,741
Daytime Population (Employees)	6,480	34,613	43,532	67,370
Business Establishments	700	3,576	4,394	6,780

Source: Alteryx, 2015



2016 Estimated Drive Time Demographics (In Minutes)

	1 Min.	3 Min.	5 Min.	10 Min
Population	139	11,203	39,560	136,945
Population Growth 5-yr Projection	1.2%	1.3%	1.7%	9.0%
Median Age	30.4	35.6	34.9	32.0
Avg. HH Income	\$63,401	\$72,711	\$68,557	\$71,298
Median HH Income	\$47,443	\$55,666	\$50,330	\$51,322
HH with Income Over \$50,000	18.8%	21.8%	19.1%	19.5%
HH with Income Over \$75,000	13.5%	13.7%	12.1%	11.2%
Population College Educated or Higher	81	7,237	25,373	82,341
Daytime Population (Employees)	143	5,893	18,431	44,310
Business Establishments	20	604	1,918	4,443

Source: Alteryx, 2015

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FOR LEASE > Aerial

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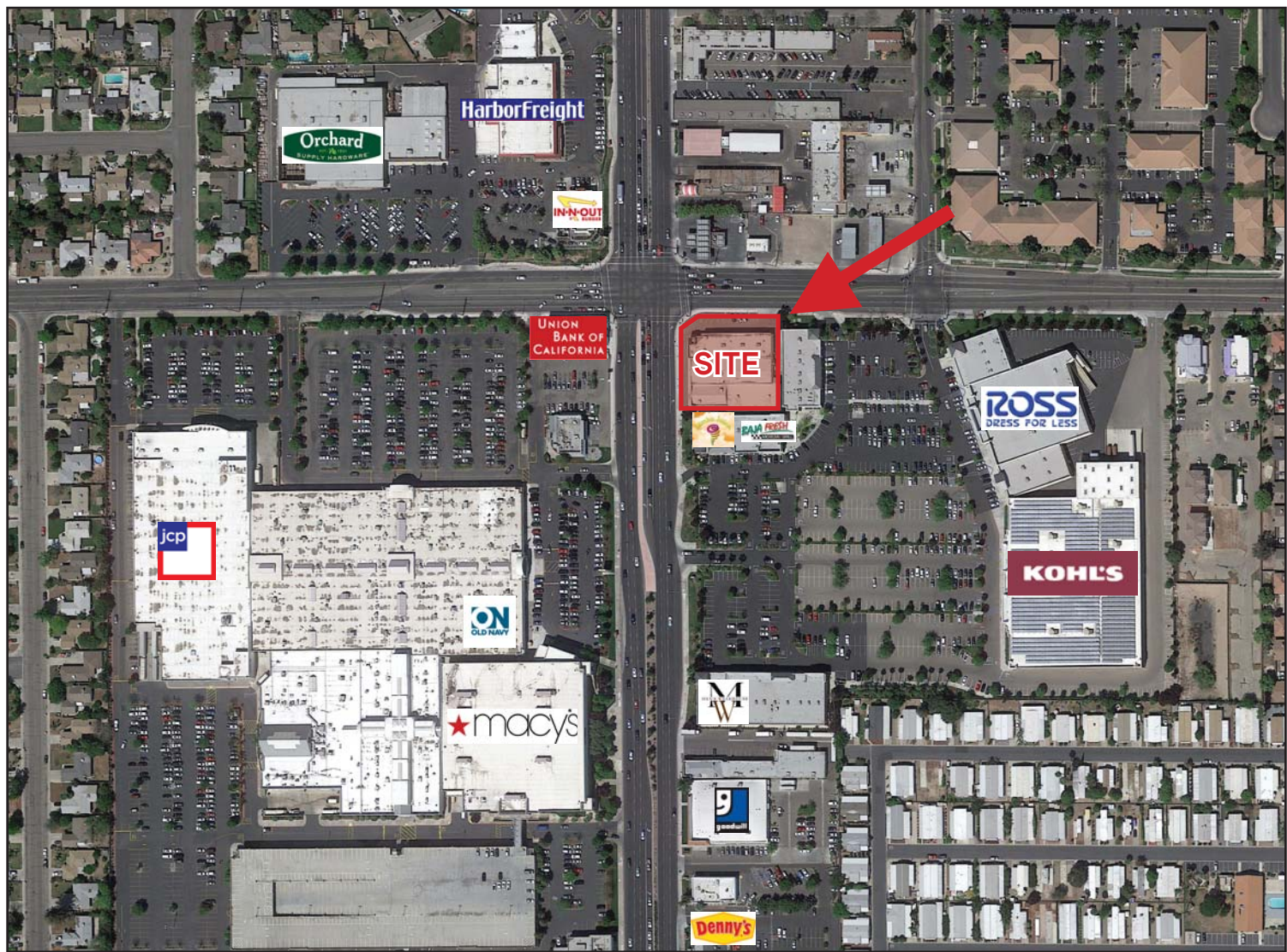


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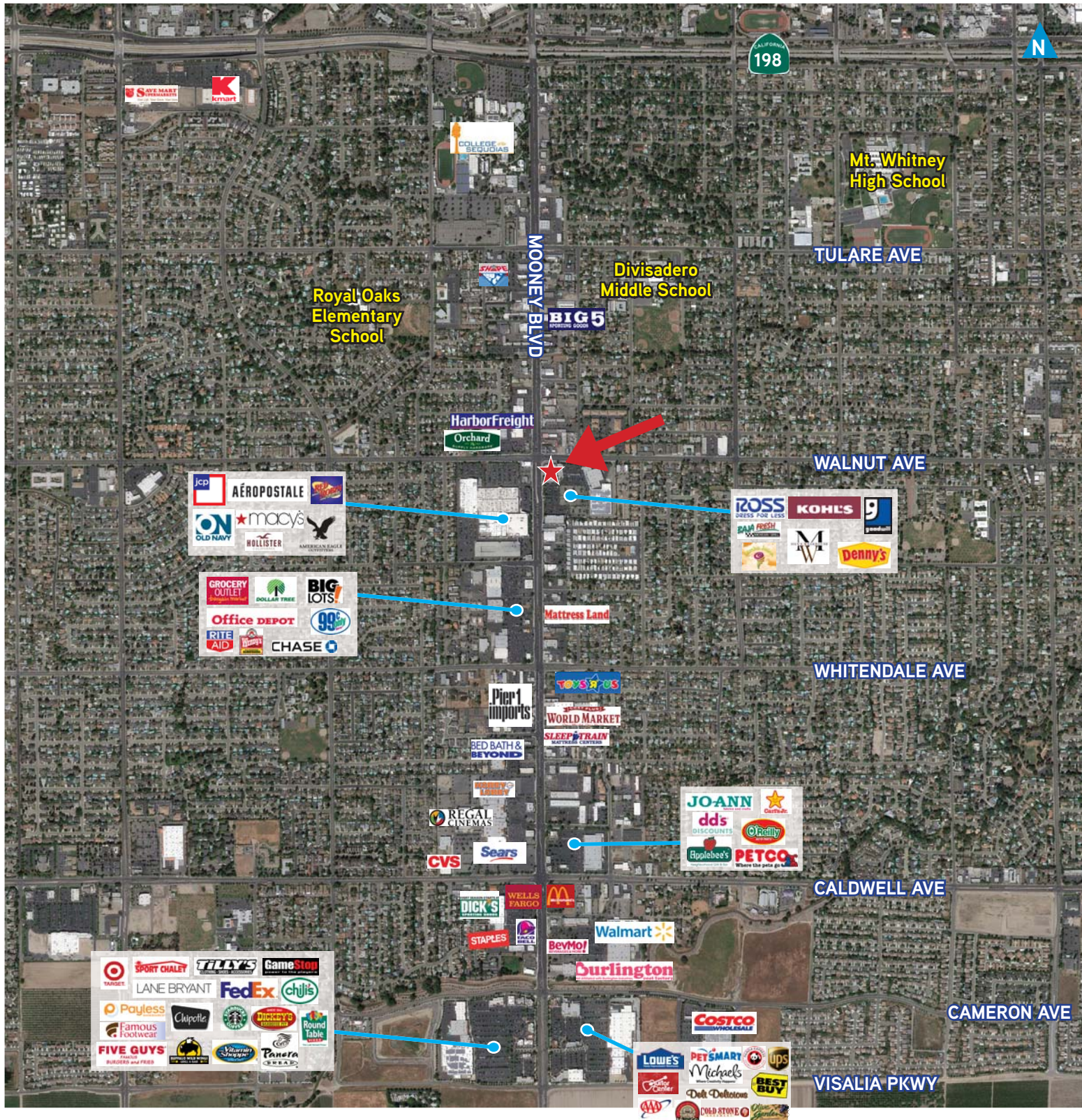


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