

AVAILABLE FOR SALE

1.23± ACRES RETAIL LOT

1019 W. CALDWELL AVENUE

VISALIA, CALIFORNIA

For information, please contact:

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1019 WEST CALDWELL AVENUE
VISALIA, CA

PROPERTY
INFORMATION

Lot Size: 1.23± acres

Building: 2,350±SF House with shop

Property Type: Commercial Retail Lot

Zoning: CR *(Commercial Regional)*

APN: 126-080-002 *(Tulare County)*

PROPERTY DESCRIPTION

A unique commercial-zoned property featuring an existing residential building sitting on a spacious 1.23± acre lot. The property boasts prime positioning next to a newer shopping center zoned CR (Commercial Regional). The existing structure and massive lot size offer excellent potential for a garden office space or conversion into several types of business operations:

- Medical / Professional: Medical offices, banks, church or garden office suites.
- Retail & Services: Daycare center, restaurant, florist, dry cleaners, barber shop, salon, tanning center/day spa, radio or TV studio.
- Automotive: Automotive uses or tire sales

For additional information or to arrange a private tour, please contact the listing agent.



$715,000
PURCHASE PRICE

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	DEMOGRAPHICS	1 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
POPULATION	2031 Projection	10,868	164,282	276,446
	2026 Estimate	10,728	159,423	269,778
	Growth 2026-2031	1.30%	3.05%	2.47%
HOUSEHOLD	2031 Projection	3,802	53,840	87,210
	2026 Estimate	3,754	52,283	85,066
	2026 Est. Average HH Income	$114,269	$119,177	$113,365

Source: Claritas, LLC 2026



TRAFFIC COUNTS
(Within a One Mile Radius)

11,920± ADT East Caldwell Avenue

17,244± ADT West Caldwell Avenue

Source: *KalibrateTrafficMetrix*

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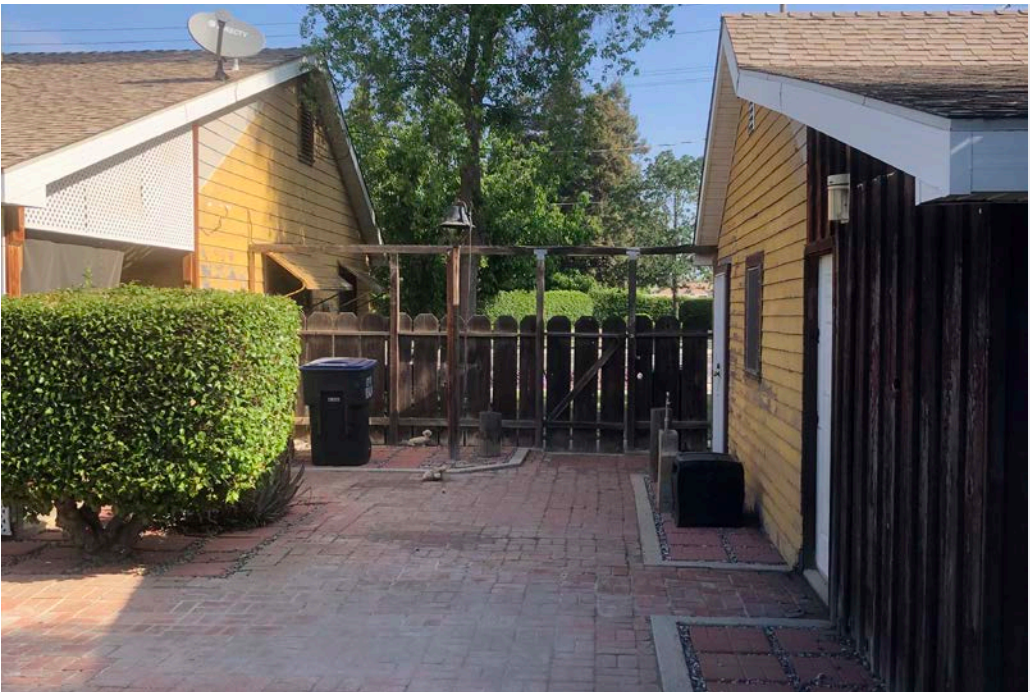




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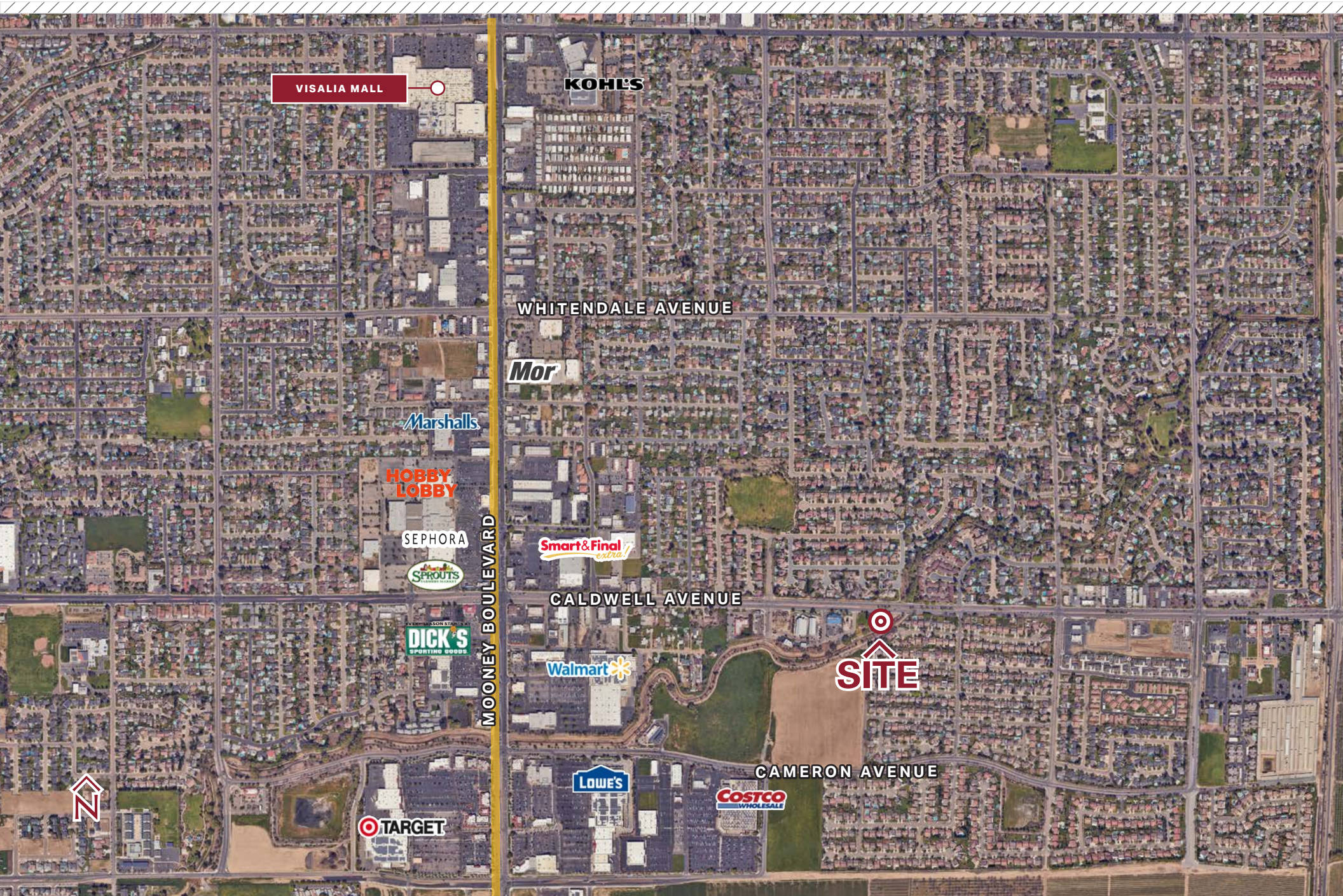






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PROPERTY
MAP



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