

# MAJOR B AT THE GROVE SOUTH AT PACKWOOD CREEK | CAMERON AVE., VISALIA, CA 93277

## Executive Summary



### SALE PRICE

**\$570,580**

### OFFERING SUMMARY

Available SF:

Lot Size: 0.87 Acres

Building Size: 12,500 SF

Price / SF: \$45.65

### PROPERTY OVERVIEW

An approximately 38,038sf major retail parcel with ability to construct a 12,500sf building in a brand new center anchored by Costco and Sportsman's Warehouse. This parcel can be combined with parcels 45 and 47 (C1 & C2) to build 20,600sf

### PROPERTY HIGHLIGHTS

- Flexible retail site
- Adjacent to Costco, and other majors in The Grove South at Packwood Creek Center
- ready to build 12,600sf
- off Mooney Blvd
- high traffic area

**MARTY ZEEB SIOR**  
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Commercial Real Estate

FOR SALE

CAMERON ST

LAZY  
BOY

COSTCO

LOWES

MAJOR B

MINOR B AT THE GROVE SOUTH AT PACKWOOD CREEK

BC35  
FURNITURE

CAMERON AVE., VISALIA, CA 93277

SPORTSMAN'S  
WAREHOUSE

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## Property Summary



### PROPERTY DESCRIPTION

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### PROPERTY HIGHLIGHTS

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### OFFERING SUMMARY

Sale Price:	\$570,580
Lot Size:	38,038 SF
Building Size:	12,500 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,723	40,091	79,511
Total Population	4,892	120,725	252,183
Average HH Income	\$76,506	\$65,184	\$64,995

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## Retailer Map



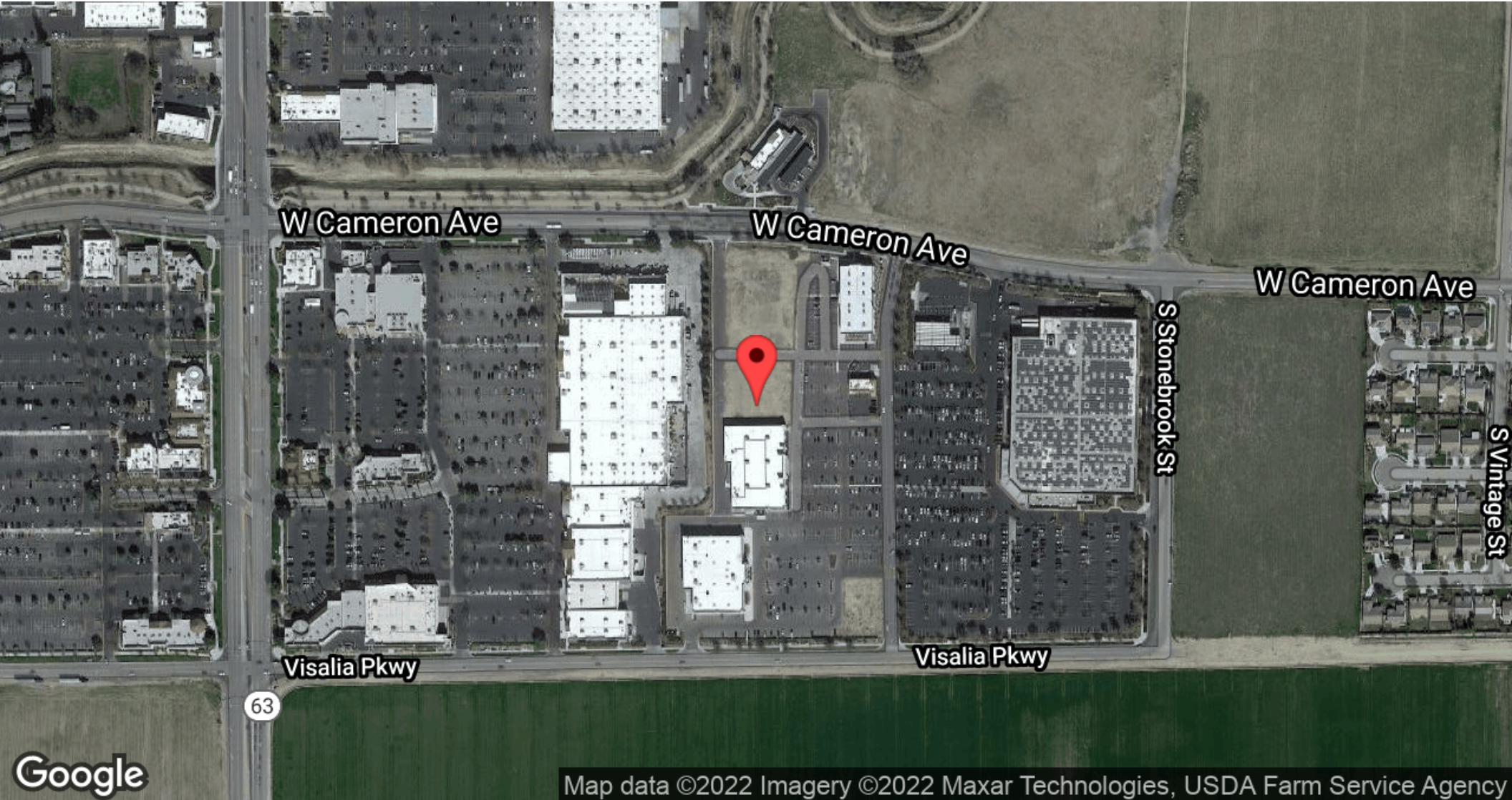
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Location Map



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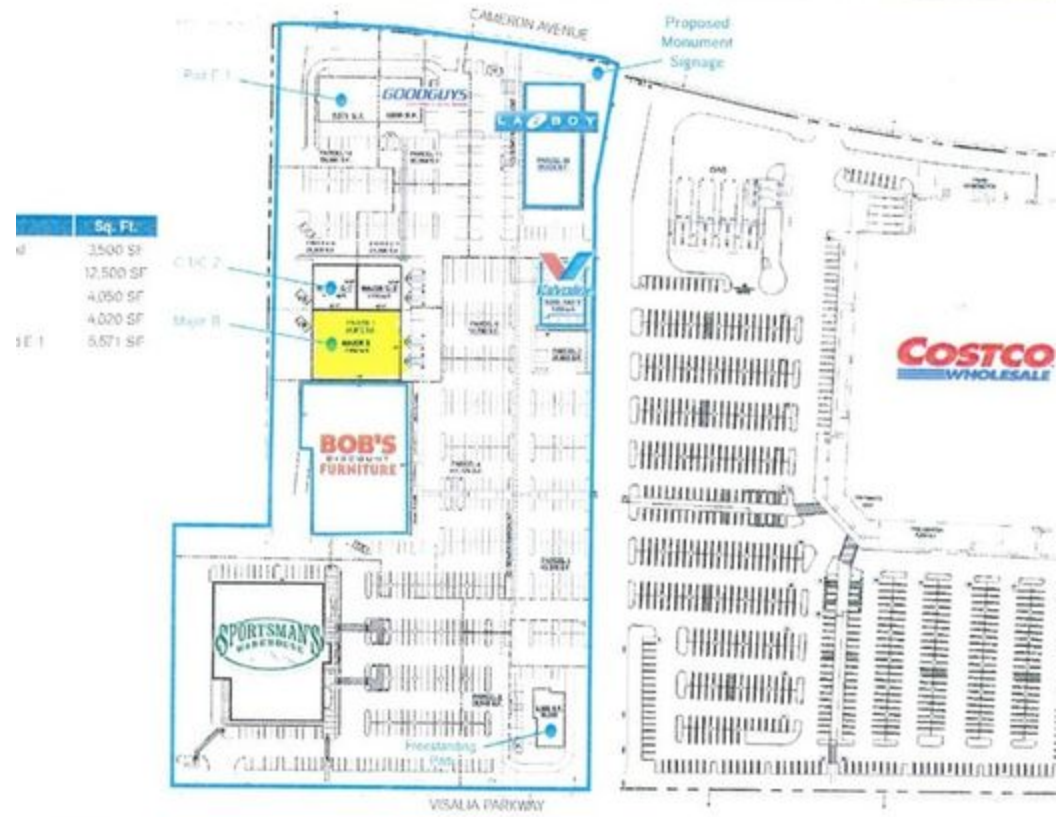
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Additional Photos



## NEW CENTER ANCHORED BY COSTCO & SPORTSMAN'S WAREHOUSE AT THE GROVE SOUTH AT PACKWOOD CREEK FOR LEASE Money Blvd on Cameron Ave - Visalia, CA 93277



In understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been prepared by the investor is encouraged to have his CPA, and/or Financial Advisor make an independent projection. ©2020 Petal California. All rights reserved.

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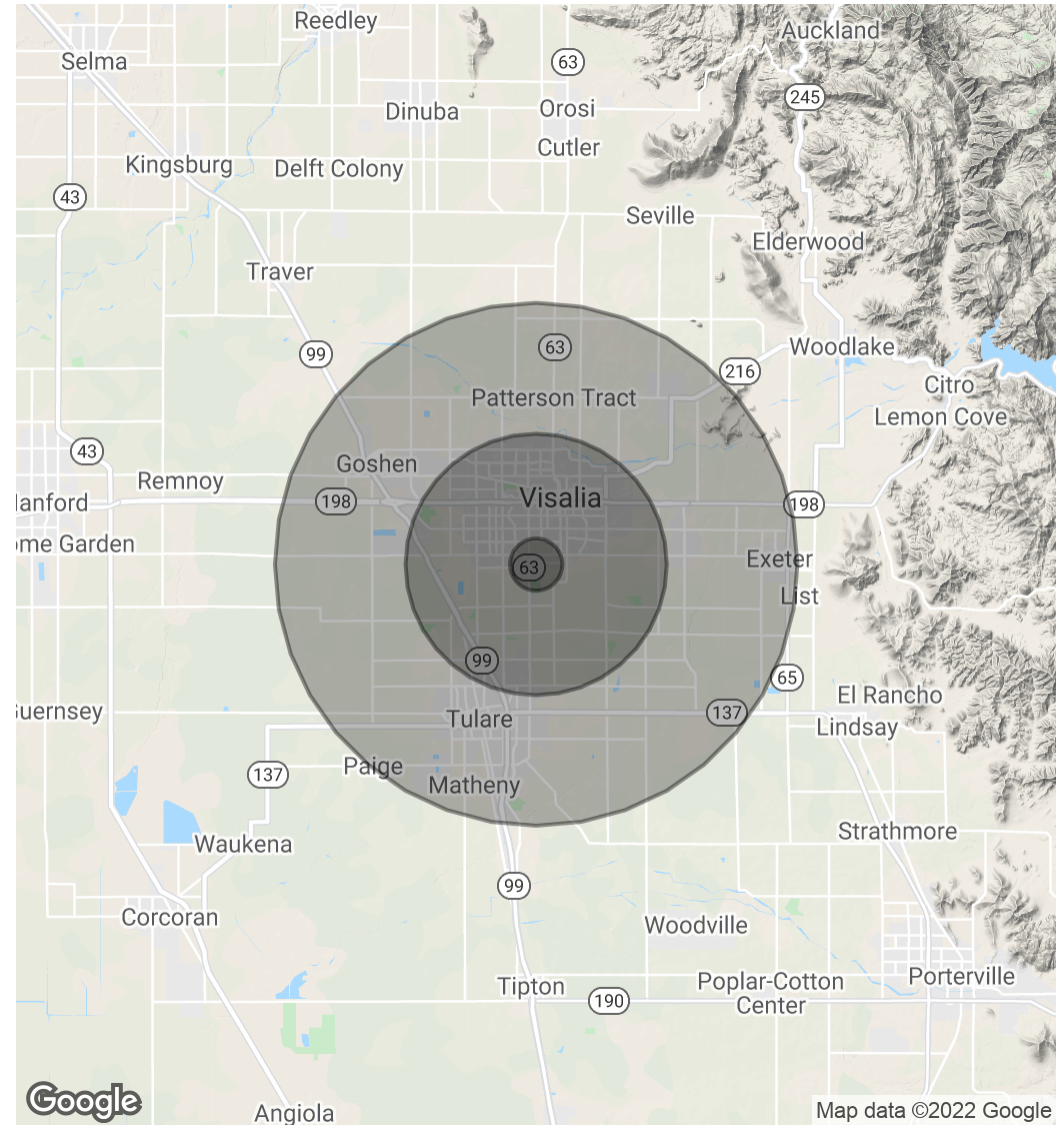


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## Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,892	120,725	252,183
Average Age	36.3	32.0	31.0
Average Age (Male)	34.9	31.1	30.3
Average Age (Female)	38.3	33.7	32.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,723	40,091	79,511
# of Persons per HH	2.8	3.0	3.2
Average HH Income	\$76,506	\$65,184	\$64,995
Average House Value	\$318,324	\$270,873	\$275,172

\* Demographic data derived from 2010 US Census



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