

Visalia Pavillion

3833-4015 W CALDWELL AVE, VISALIA, CA

AVAILABLE SPACE: 1,200 - 6,446 SF



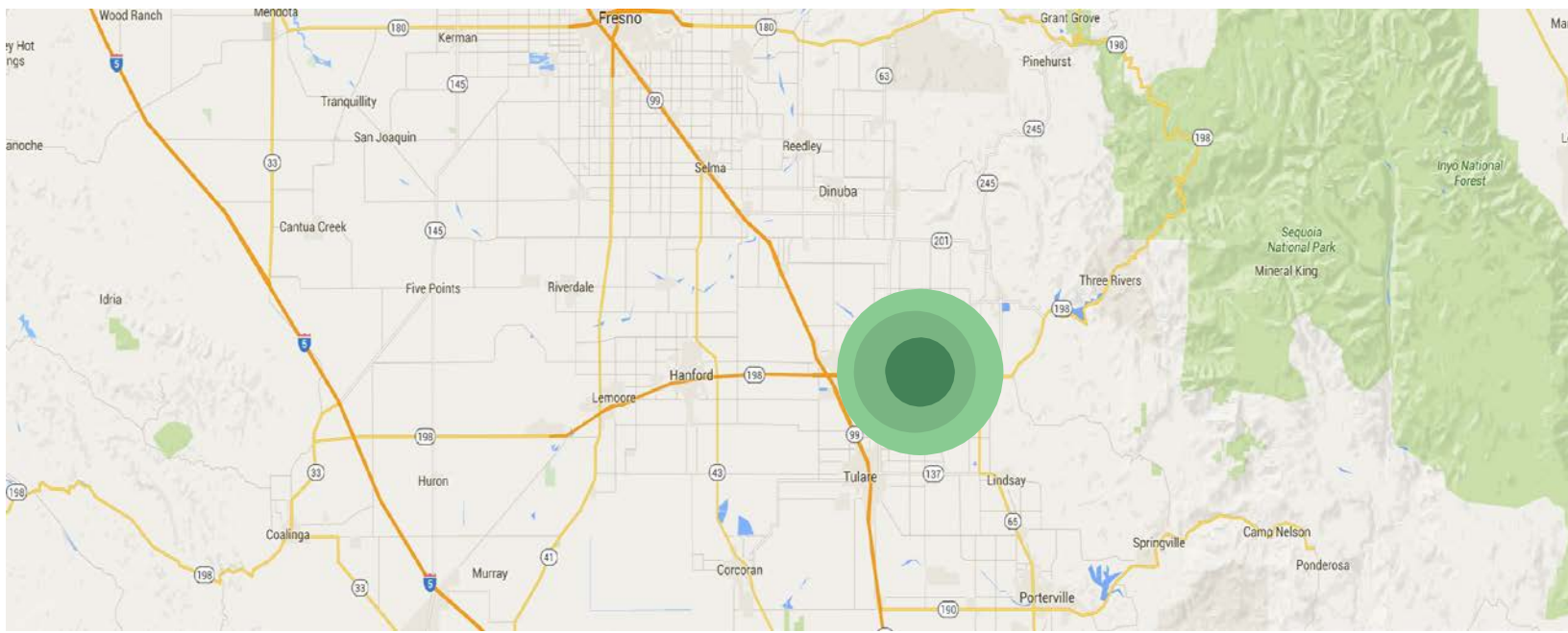
PROPERTY FEATURES:

- Located 40 miles south of Fresno & 70 miles north of Bakersfield.
- Neighboring tenants include Winco Foods, Starbucks, Home Depot and Target.
- The Property is located in a very dense neighborhood, which has over 130K people within a 5 mile radius. The retail vacancy is approximately 6.7% within a 5-mile radius.

DEMOGRAPHIC

	1-MILE	3-MILE	5-MILE
2014 Population (est.)	14,435	66,049	132,507
Annual Growth '10 - '14	5.31%	3.05%	3.61%
Median HH Income	\$51,764	\$51,268	\$51,641

Traffic Counts: Caldwell Ave - 21,052 VPD & Demaree St - 16,168 VPD



EXCLUSIVE BROKER:



Kevin Grossman
Commercial Retail Associates
O: 559.650.1306
kgrossman@retailassociates.com

Bryan Cifranic
Commercial Retail Associates O:
559.650.1316
bcifranic@retailassociates.com

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TENANT	SUITE	SF
Tahoe Joe's (Ground Lease)	A	6,852
Starbucks	B	1,701
Subway	C	1,400
Great Clips	D	1,000
T-Mobile	E	2,424
Papa Murphy's	H	1,050
Visalia Nails & Spa	I	1,802
Caldwell Pet Hospital	J	2,100
Cigarette Depot	K	1,225
Jade Chinese Restaurant	M	2,434
La Palapa Mexican Restaurant	N	2,500
Vacant	F & G	7,646 div.
Vacant	L	1,225



ANCHOR TENANTS:

