

DELIVERABLE NOW! AT SEQUOIA MALL ENTRANCE TO BED BATH & BEYOND AND MARSHALLS
4,150± SF RETAIL SPACE FOR SALE OR LEASE
3221 S. Mooney Blvd. (State Hwy 63) · Visalia, CA 93277



★ **95,850± ADT Signalized Intersection**
★ **Busy Mooney Blvd Retail Corridor**

★ **Anchored by Bed Bath & Beyond, Marshalls, Hobby Lobby, Regal Cinemas and more!**



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2022 DEMOGRAPHICS

	<u>3 MILES</u>	<u>5 MILES</u>	<u>10 MILES</u>	<u>25 MILES</u>
Population	83,947	143,930	251,979	620,013
Avg Household Income	\$93,379	\$98,489	\$90,398	\$82,061
Daytime Population	110,627	151,847	248,771	597,038

2021 TRAFFIC COUNTS

	<u>VOLUME</u>
Mooney Blvd	54,725
Caldwell Ave	41,122
Total ADT	95,847 Avg Daily Traffic

Sources: Claritas LLC, Kalibrate TrafficMetrix



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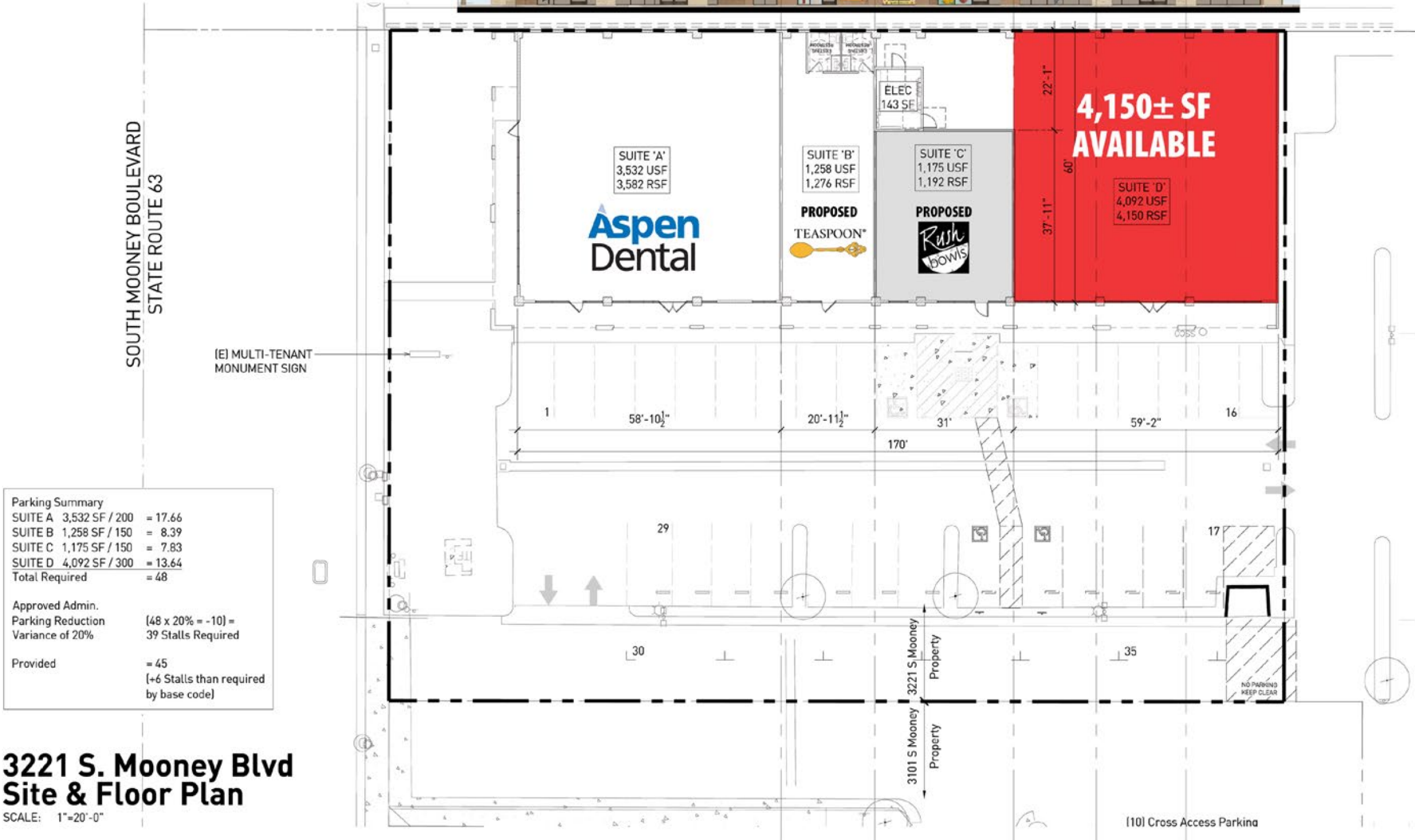
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3221 S. Mooney Blvd Site & Floor Plan

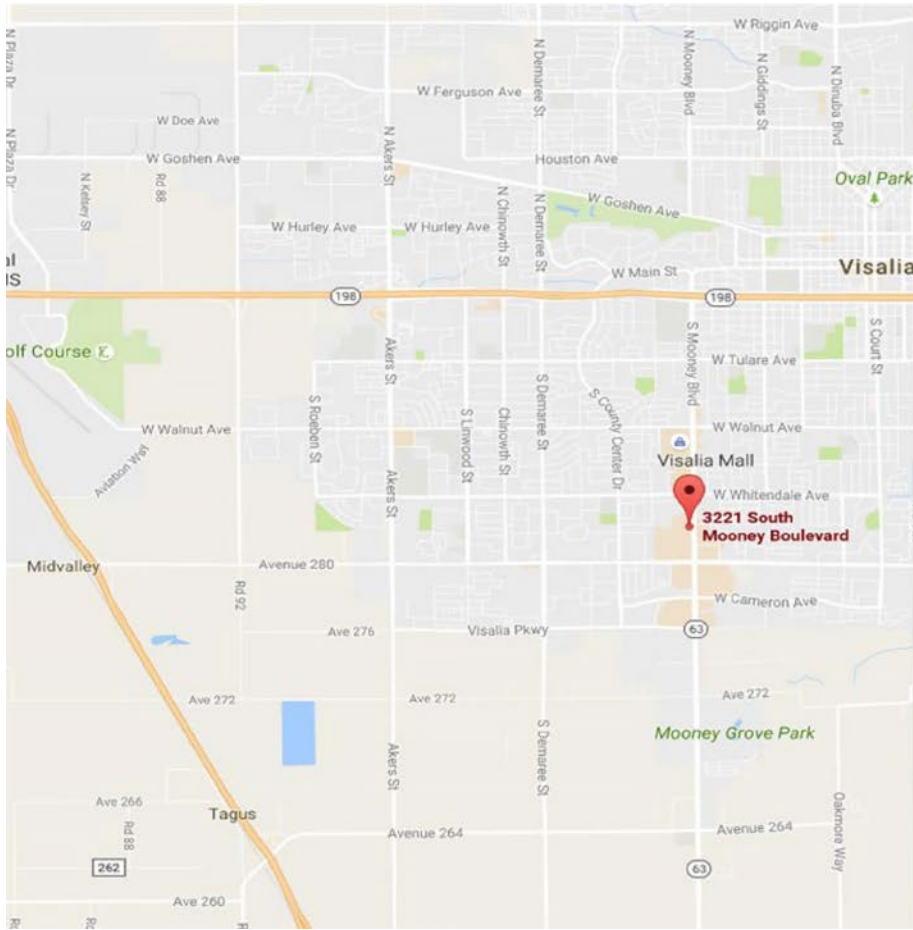
SCALE: 1"=20'-0"

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LOCATION MAP



RETAIL PROXIMITY MAP - MOONEY BLVD



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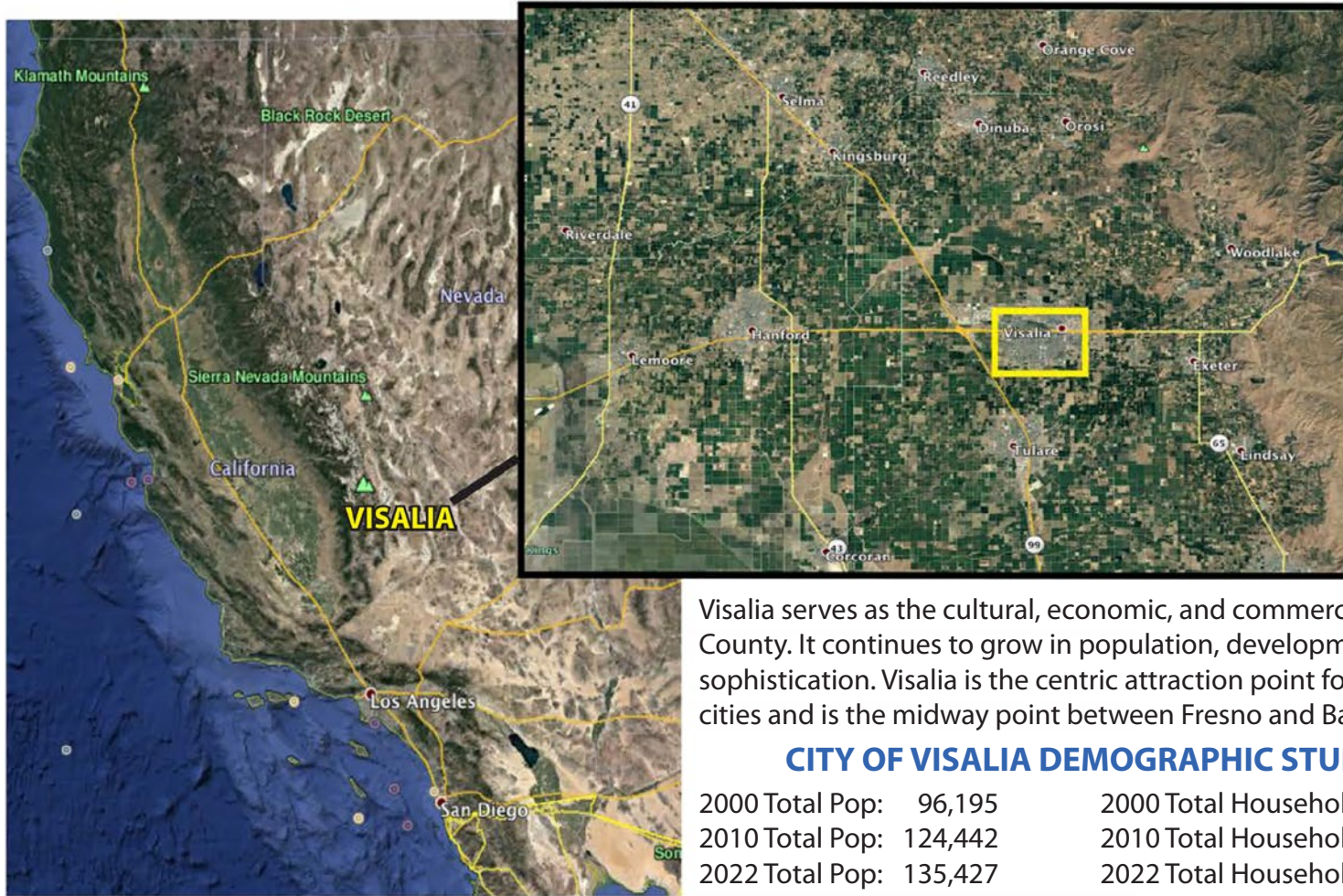
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Visalia serves as the cultural, economic, and commercial hub of Tulare County. It continues to grow in population, development, diversity, and sophistication. Visalia is the centric attraction point for all neighboring cities and is the midway point between Fresno and Bakersfield.

CITY OF VISALIA DEMOGRAPHIC STUDY

2000 Total Pop: 96,195	2000 Total Households: 32,489
2010 Total Pop: 124,442	2010 Total Households: 43,839
2022 Total Pop: 135,427	2022 Total Households: 44,282



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