

AVAILABLE FOR SALE
1.25± ACRES | RETAIL LOT

SWC MAIN STREET AND LIBERTY STREET
VISALIA, CALIFORNIA

SITE

LIBERTY STREET

MAIN STREET

For information, please contact:

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SWC MAIN STREET AND LIBERTY STREET

VISALIA, CA

PROPERTY INFORMATION

Lot Size: 1.25± acres (54,712±SF)
Property Type: Development land
Zoning: D-MU (Downtown Mixed-Use)
APN: 094-235-007, 008, 010, 012, 013 and 017 (Tulare County)

PROPERTY DESCRIPTION

Prime Main Street development site available for sale. Approximately 1.25± acres located directly on an E. Main Street corner. This site is ideal for a multi-tenant development for retail, mixed-use or office projects. Visalia's vibrant downtown thrives with local restaurants, breweries, movie theater, and retail shopping.

Call for more information.

LOCATION DESCRIPTION

Located on the southwest corner of Main Street and Liberty Street in the heart of Visalia's downtown area.



\$1,500,000

PURCHASE PRICE

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
DEMOGRAPHICS			
2031 Projection	12,919	113,210	169,267
2026 Estimate	12,978	110,407	164,791
Growth 2026-2031	-0.46%	2.54%	2.72%
POPULATION			
2031 Households Projection	4,457	36,829	55,077
2026 Est. Households by HH Income	4,457	35,930	53,625
HOUSEHOLD			
2026 Average Household Income	\$72,088	\$111,321	\$118,714

Source: Claritas, LLC 2026



TRAFFIC COUNTS
(Within a One Mile Radius)

7,000± ADT

East Main Street (West)

6,427± ADT

East Main Street (East)



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