

# NORTH POINTE SHOPPING CENTER

1401-1500 Ben Maddox Way | Visalia, CA 93292



1401-1500 N. Ben Maddox Way | Visalia, CA

Property For Lease

1005 N Demaree Street  
Visalia, California 93291  
O | 559.754.3020  
F | 559.429.4016  
[www.mdgre.com](http://www.mdgre.com)

**GRAHAM** | & ASSOCIATES

to learn more, visit: [www.mdgre.com](http://www.mdgre.com)

Matt Graham  
Lic# 01804235

Michelle Felsted  
Lic# 01197216



## PROPERTY DETAILS

<b>Address</b>	1446 N. Ben Maddox Way   Visalia, CA
<b>Square Feet Available</b>	3,704 +/- Sq. Ft.
<b>Zoning</b>	CN
<b>Lease Rate</b>	\$1.00 Per Sq. Ft.
<b>Lease Type</b>	NNN   ~\$0.45 Per Sq. Ft.



### Additional Comments:

Retail space available for lease in the North Pointe Shopping Center in Northeast Visalia. This center is anchored by FoodMaxx, Rent and Me-N-Eds Pizzeria. Great opportunity for a large retail business. Ample parking - great visibility from busy Houston Ave and Ben Maddox Way. Please call for further details.



### Contact Broker:

Matt Graham Michelle Felsted  
Lic# 01804235 Lic# 01197216

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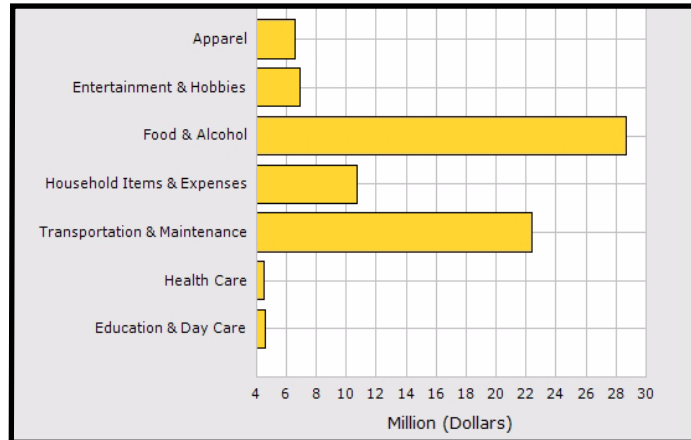
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## SITE PLAN



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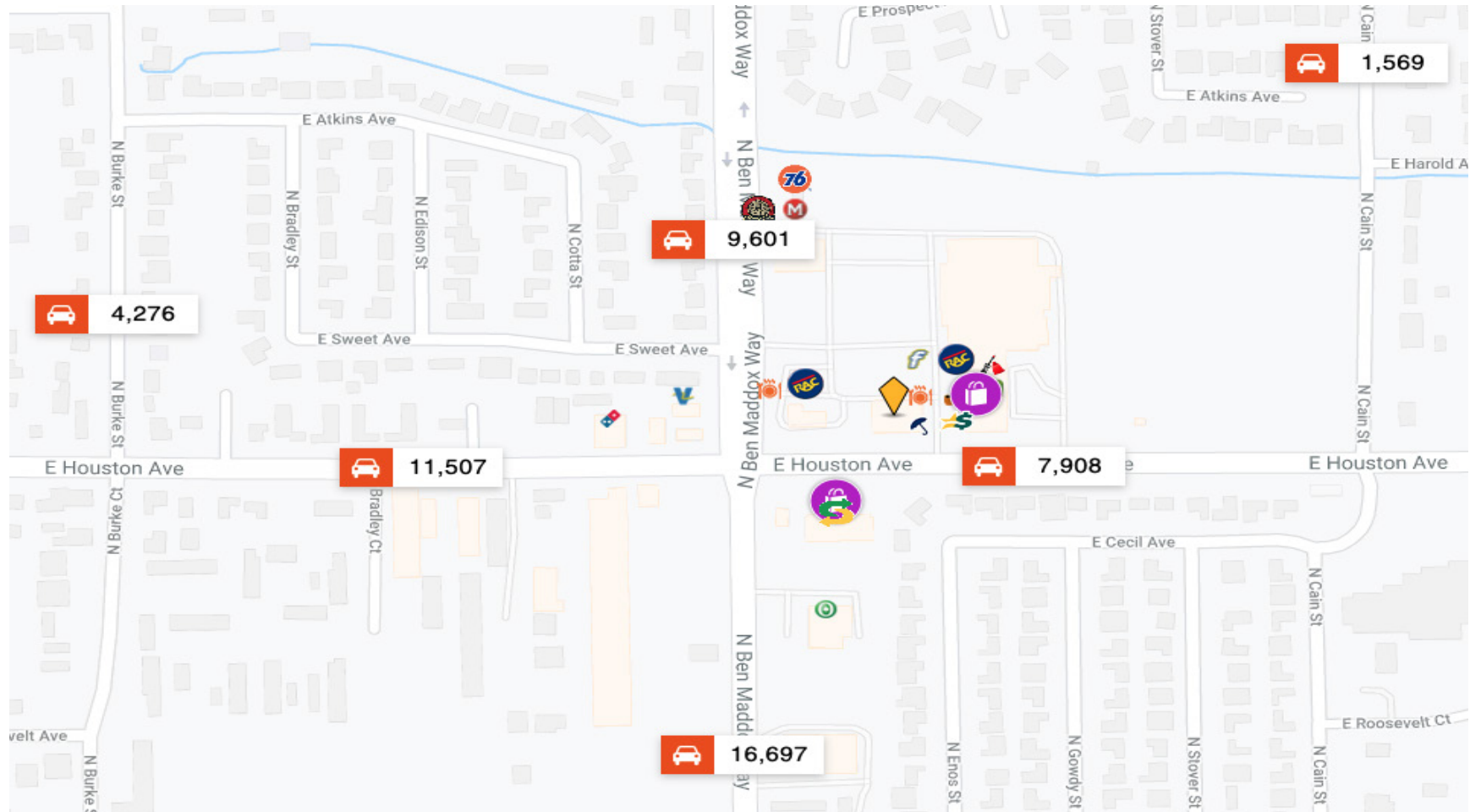
## DEMOGRAPHICS



Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	14,744	85,008	145,002
2024 Population:	15,203	87,420	148,739
Pop Growth 2019-2024:	3.11%	2.84%	2.58%
Average Age:	32.30	33.90	34.60
<b>Households</b>			
2019 Total Households:	4,154	26,875	46,862
HH Growth 2019-2024:	3.27%	2.86%	2.51%
Median Household Inc:	\$39,577	\$48,376	\$50,594
Avg Household Size:	3.40	3.10	3.00
2019 Avg HH Vehicles:	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value:	\$141,876	\$190,657	\$194,144
Median Year Built:	1983	1982	1982

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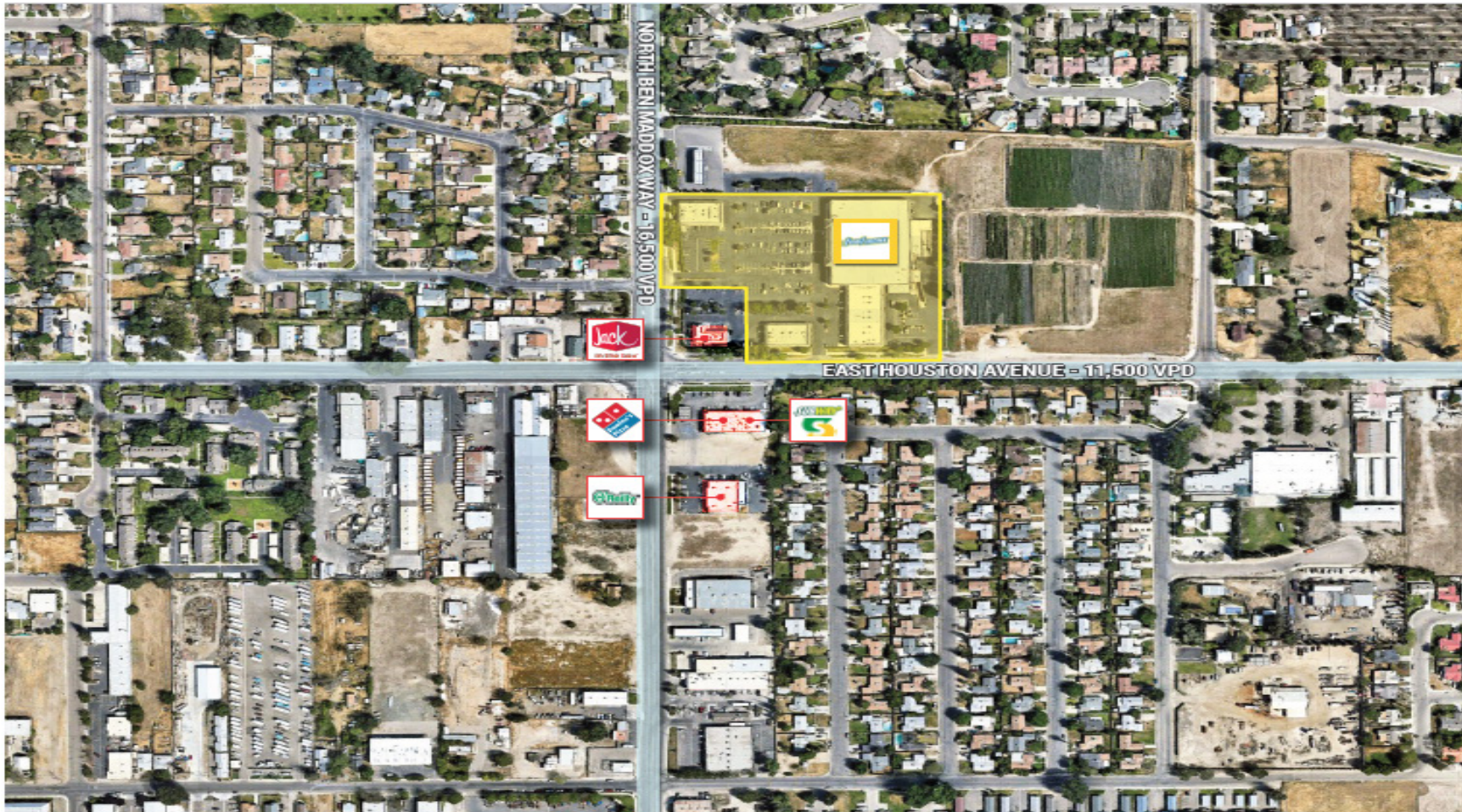
## LOCATION MAP + TRAFFIC COUNTS



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## PROPERTY LAYOUT



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