

SEQUOIA PLAZA

Anchor and Shop Space Available at Prime Visalia Shopping Center

Sequoia Plaza Shopping Center



Location: SEQ of Mooney Boulevard & Caldwell Avenue in Visalia, California

Zoning: C-R (Regional Retail Commercial, City of Visalia)

Traffic Counts: ± 54,250 Cars Per Day
Source: City of Visalia 2010, Caltrans 2011

Demographics:	1 Mile	2 Mile	3 Mile	5 Mile
Population	16,546	53,445	96,301	133,863
Avg HH Income	\$81,116	\$70,356	\$69,973	\$73,088

Property Features:

- Excellent Visalia Retail Location
- The highest trafficked intersection in Visalia
- Located within dense residential area
- Impressive daytime and work population
- Prime retail space in thriving center
- Key Mooney Boulevard intersection
- 612,909 people within Regional Trade Area
- Prime Anchor & Shop Space Available



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- | | | |
|--------------------------------|---------------------------------|---|
| 1. Chubby's Diner | 9. Rent-A-Center | 17. AVAILABLE ±1,170 SF
(Former Restaurant) |
| 2. Ice Cream Shop | 10. Rent-A-Center | 18. Caldwell Barber Shop |
| 3. Leslie's Pool Supply | 11. AVAILABLE ±3,000 SF | 19. Lovely Nails and Spa |
| 4. Check into Cash | 12. AVAILABLE ±2,435 SF | 20. Metro PCS |
| 5. Citi Financial | 13. Insurance Office | 21. Sunalp Laser Vison -
AVAILABLE ±2,015 SF |
| 6. AVAILABLE ±21,431 SF | 14. El Rosal Mexican Restaurant | |
| 7. AVAILABLE ±2,340 SF | 15. Eyebrow Threading | |
| 8. AVAILABLE ±6,410 SF | 16. Tokyo Teriyaki | |



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