

PROPERTY AVAILABLE

FORMER RETAIL STORE & BUILDING MATERIALS CENTER

6500 S Mooney Blvd • Visalia, CA 93277



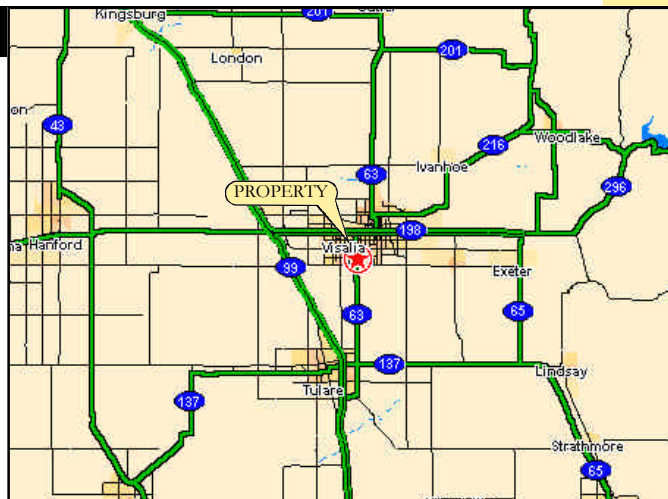
The property is located on the east side of South Mooney Boulevard, north of Avenue 264 in Visalia, Tulare County, California. The neighborhood's boundaries are Caldwell Avenue on the north, Avenue 264 on the south, Demaree Road on the west, and the Atchison, Topeka, and Santa Fe Railroad tracks on the east.

The property's relative location on Mooney Boulevard, the primary north/south route serving Visalia, merges with Highway 63 south of the neighborhood. Highway 63 continues south through Tulare, and ends as it intersects with Highway 99, the main north/south freeway serving the Central Valley. Highway 198 is the primary east/west route serving the community. This freeway courses west from Visalia and intersects Highway 99 at Visalia's westerly boundary, and continues across the valley, ending as it reaches the coast range.

The retail store consists of a showroom/sales area, office space and receiving room. It is air conditioned and heated with a finished ceiling, restrooms, sprinkler system and an overhead loading door.

property overview

Retail Store	45,300 SF
Warehouse	n/a
Lumberyard	n/a
Total Land	3.00 acres
Parking	83 spaces
Current Zoning	C-2.5
Year Built	1984



Information regarding property has been furnished by sources deemed reliable. We do not guarantee accuracy and are not responsible for errors, omissions, prior sale, lease or withdrawl.

Great Adaptability!

Similar properties have been purchased and adapted to use by a variety of organizations:

- Automotive
- Building Supplies
- Church/Worship Center
- Educational
- Furniture Store
- Grocery Store
- Home Improvement
- Retail Store
- Self-Storage
- Thrift Store

Contact: Doug Cords / Andy Solomon
Commercial Retail Associates, Inc.

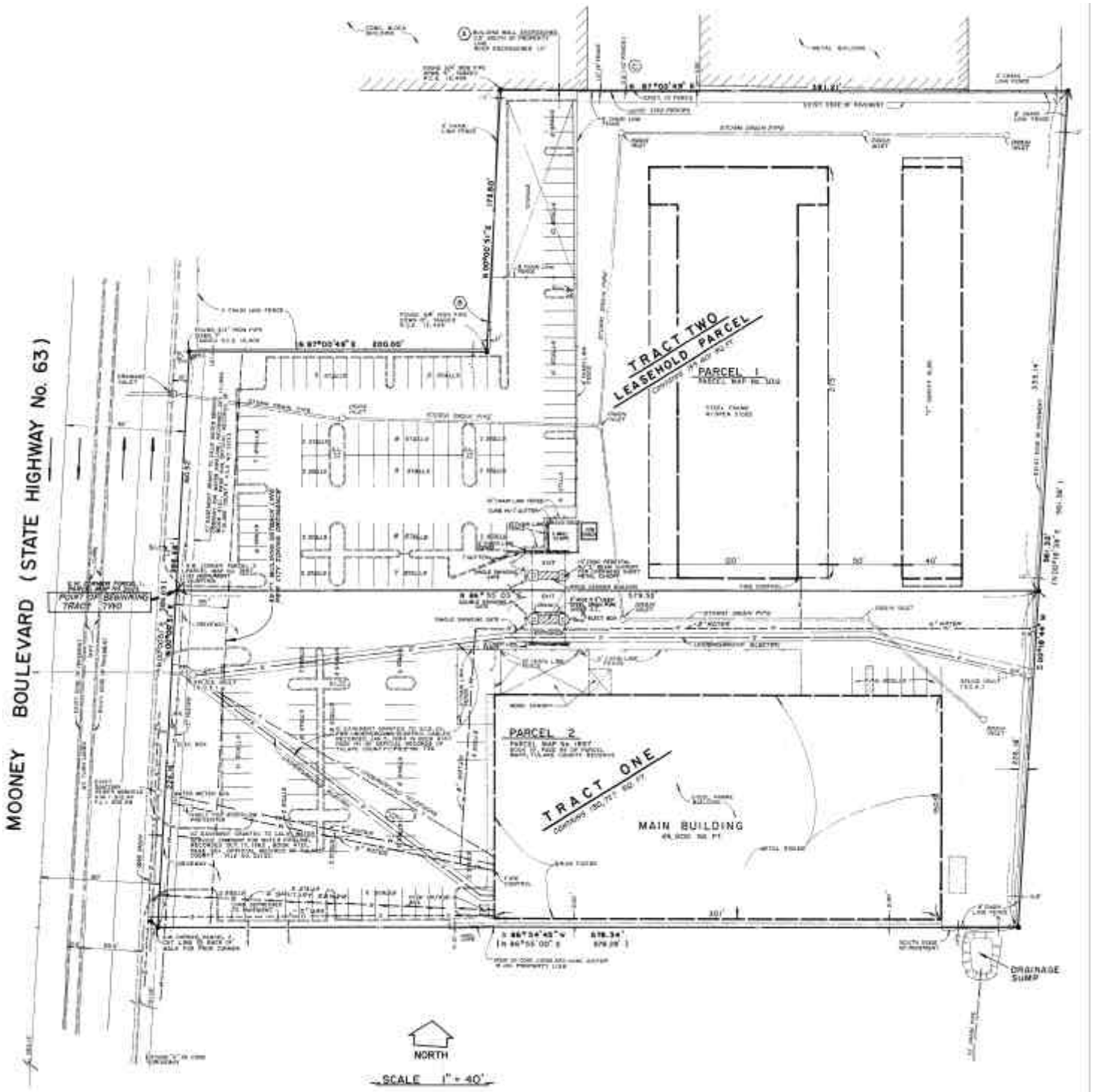
559-650-1300

email: dcords@retailassociates.com / asolomon@retailassociates.com



SurplusRealEstate.com
A Division of The Expert Companies, Inc.

SITE PLAN



Contact: Doug Cords / Andy Solomon
 Commercial Retail Associates, Inc.
559-650-1300

email: dcords@retailassociates.com / asolomon@retailassociates.com

Information provided has been obtained from sources deemed reliable. No warranty or representation is made as to the accuracy of said information.