



RETAIL 3D VIEW



① SOUTH ELEVATION



② EAST ELEVATION

Shannon Village - Retail | Visalia CA

Property For Lease

1005 N Demaree Street  
Visalia, California 93291  
O | 559.754.3020  
F | 559.429.4016  
www.mdgre.com

**GRAHAM** | & ASSOCIATES

Matt Graham  
Lic# 01804235  
www.mdgre.com

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

## PROPERTY DETAILS

**Address** NWC Riggin and Mooney Blvd | Visalia, CA

**Square Feet Available** 8,040 +/- Sq. Ft. - TOTAL  
2,400 +/- Sq. Ft. - Two Spaces  
1,800 +/- Sq. Ft. - Two Spaces

**Zoning** C-MU

**Parking** 28 Spaces

**Lease Rate** \$3.50 Per Sq. Ft.

**Lease Type** NNN

### Additional Comments:

Build to Suit opportunity in desirable North Visalia. Four retail spaces available for lease in Shannon Village. Two (2) 2,400 +/- Sq. Ft. spaces and Two (2) 1,800 +/- Sq. Ft. shell condition spaces available. Well located on Riggin Road and Mooney - surrounded by growing neighborhoods, schools and shopping centers. Please call for further details.



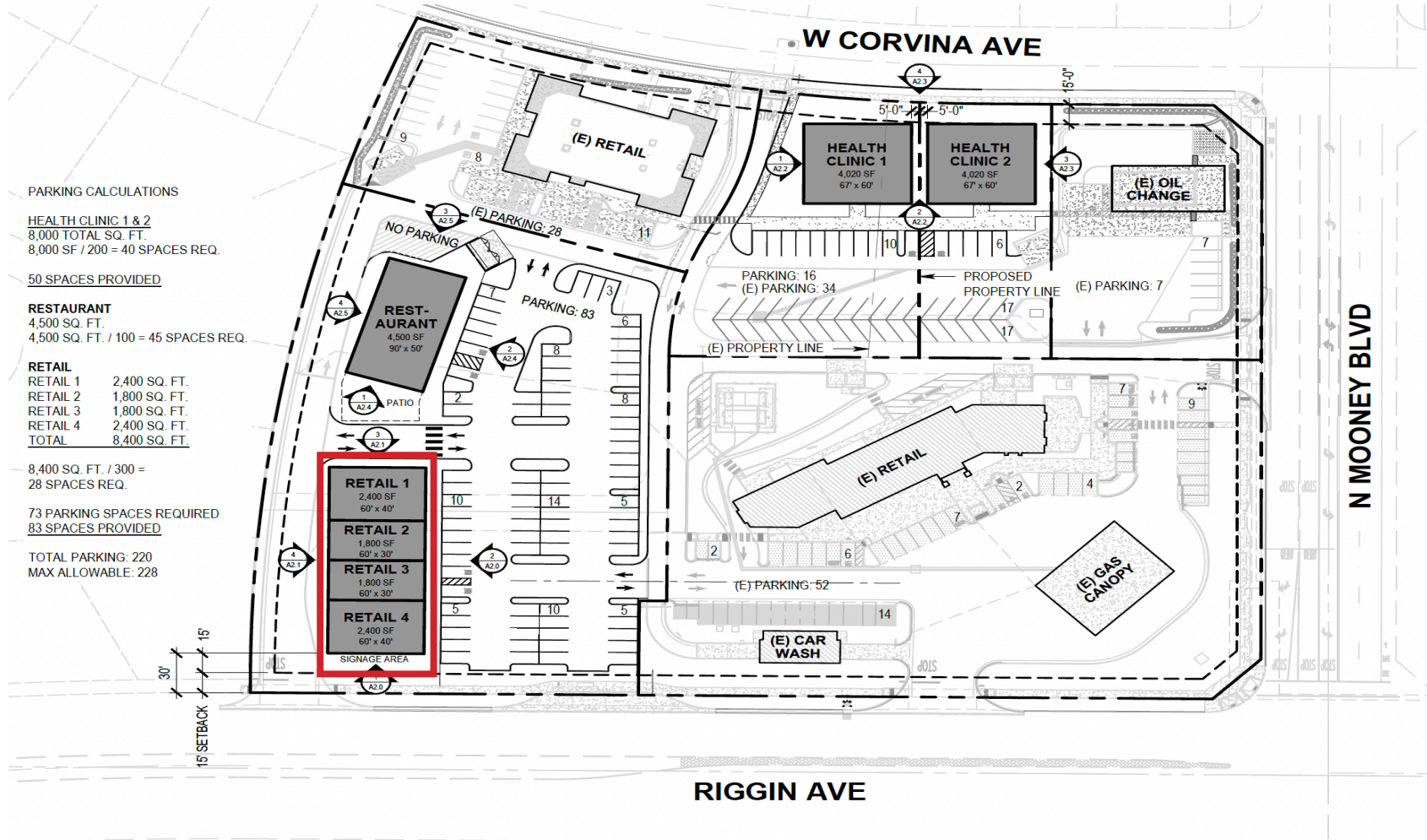
**Contact Broker:**  
Matt Graham  
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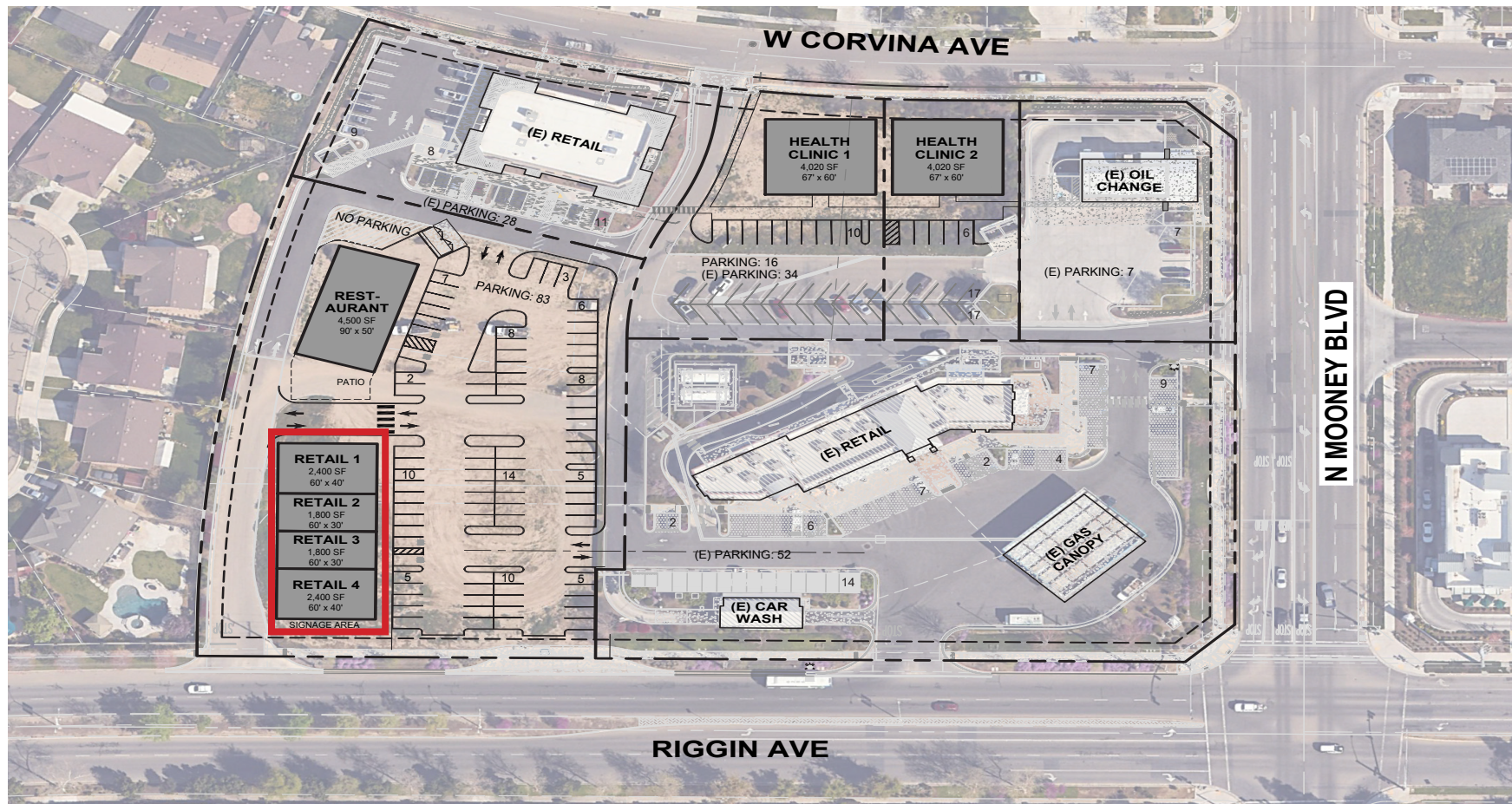
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# SITE PLAN



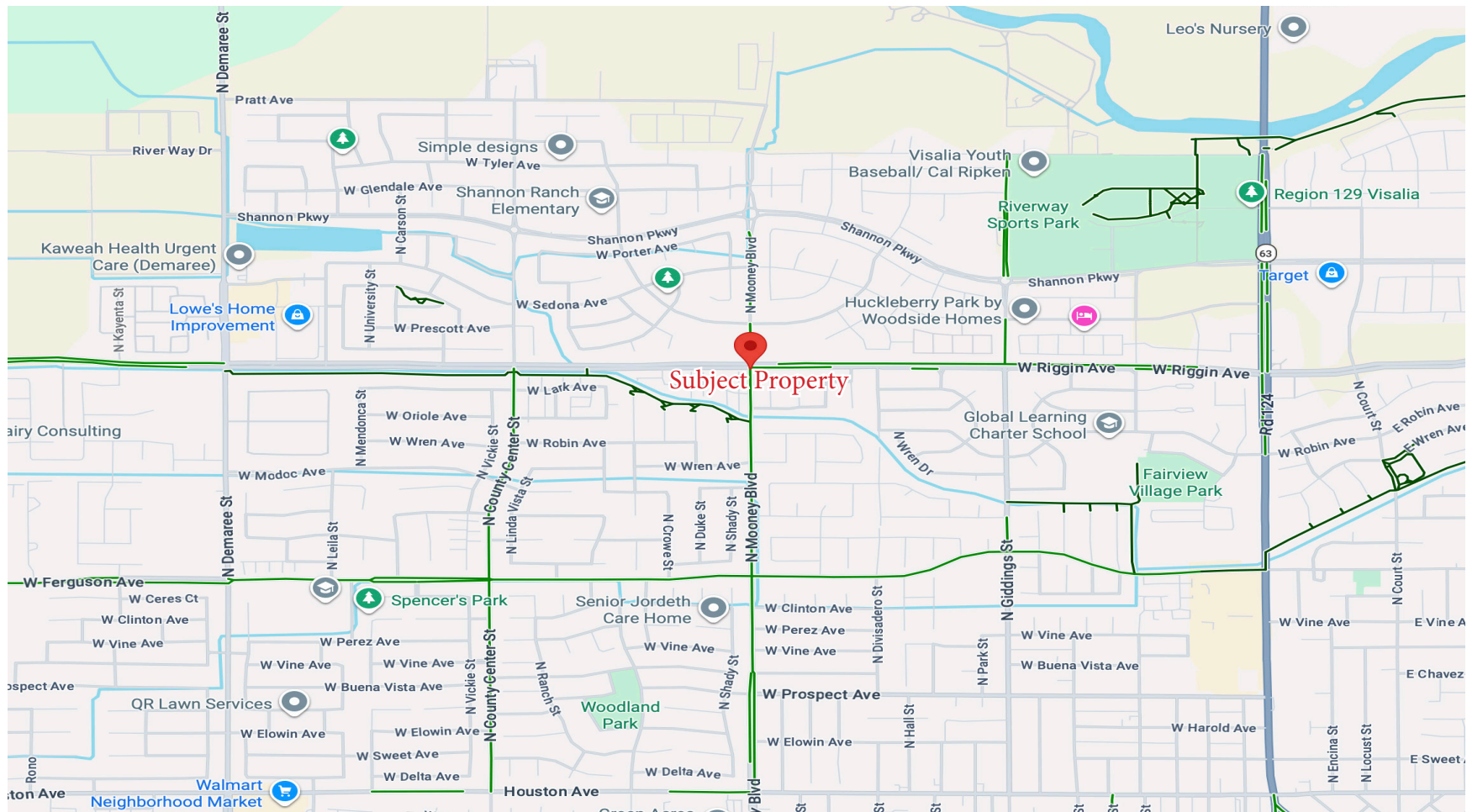
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# LOCATION MAP



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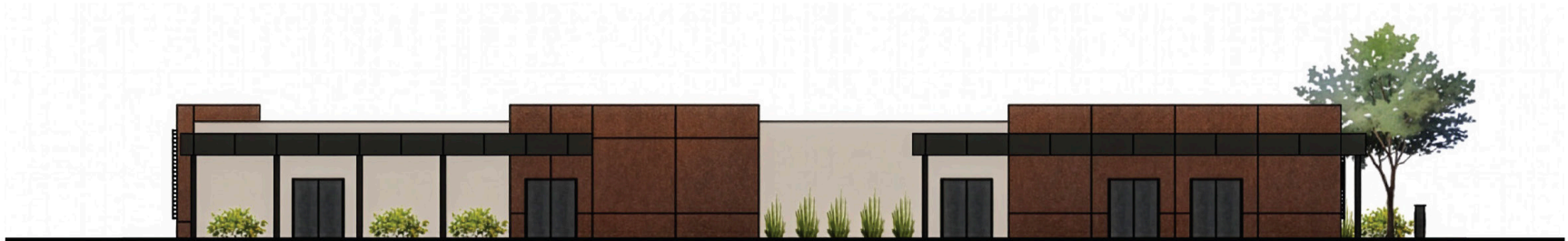
## PROPERTY PHOTOS



RETAIL 3D VIEW



③ NORTH ELEVATION



④ WEST ELEVATION