



E Houston Way & McAuliff Street | 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**

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

Matt Graham  
Lic# 01804235  
Michelle Felsted  
Lic# 01197216

## PROPERTY DETAILS

**Address** 1332 McAuliff Street | Visalia, CA

**Square Feet Available** 1,300 +/- Sq. Ft.

**Lease Rate** \$4.00 Per Sq. Ft.

**Lease Type** NNN



### Additional Comments:

Great retail opportunity available for lease next to Golden West High School. Located in North Visalia on the hard corner of E. Houston Ave and McAuliff Street. Both endcap spaces, one with drive-thru. Anchored by Starbucks, Circle K, Shell Gas Station and La Mejor Grill. Please call for further details.



### Contact Broker:

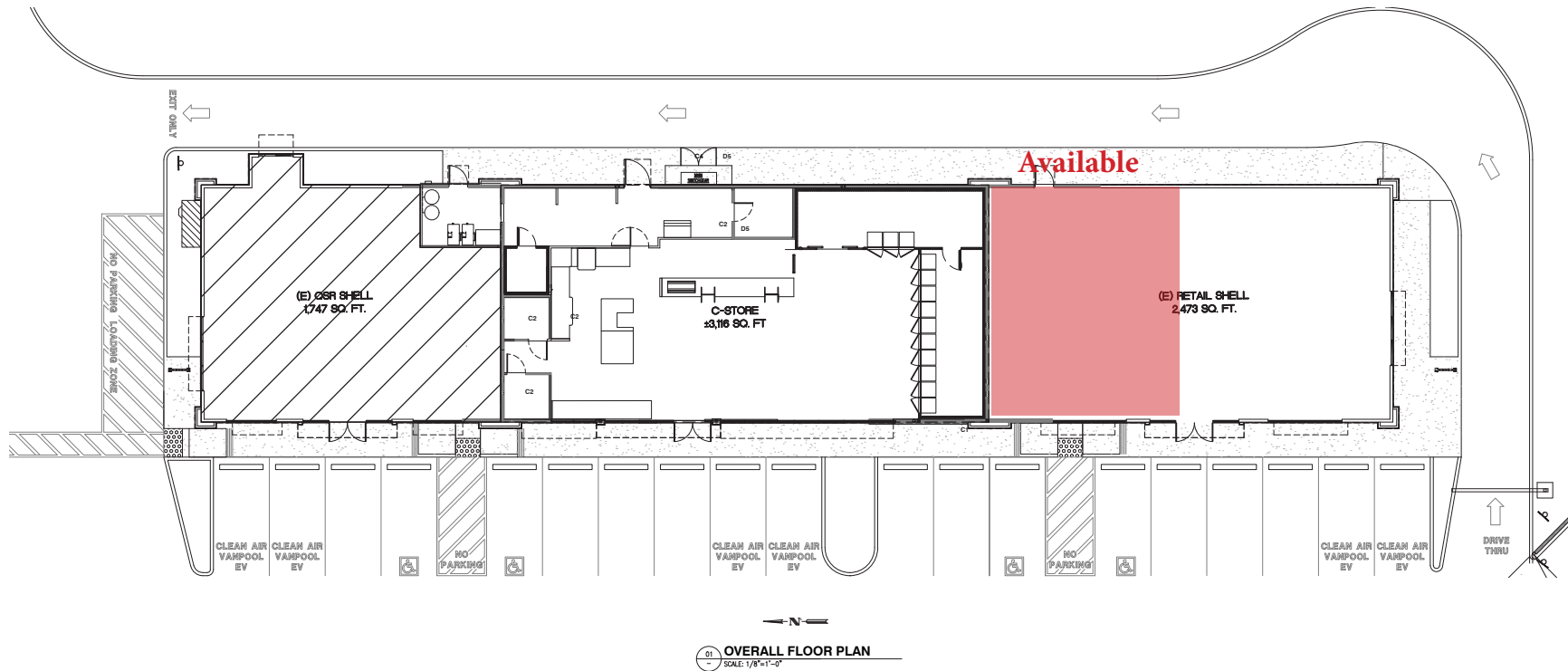
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# SITE MAP



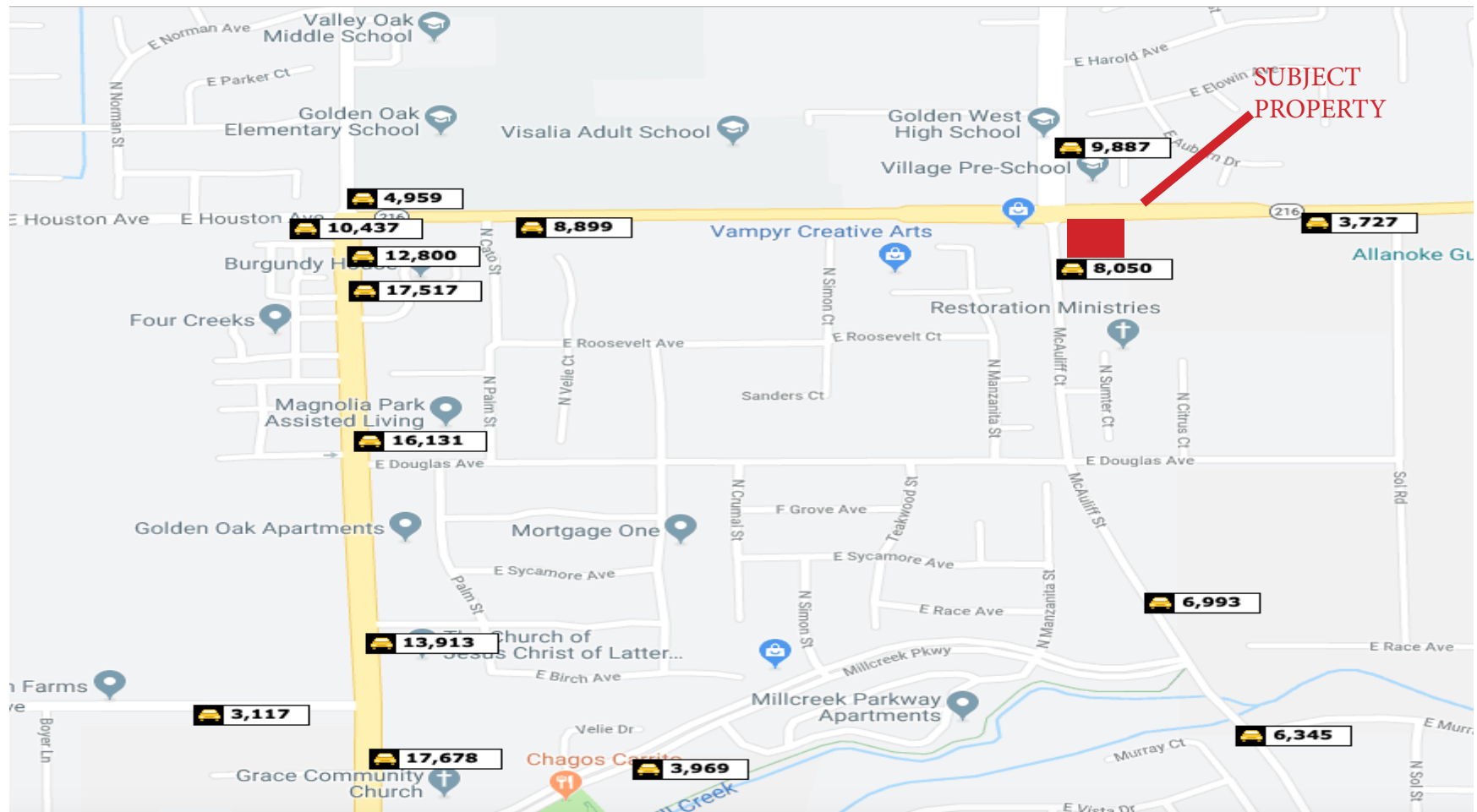
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## DEMOGRAPHICS

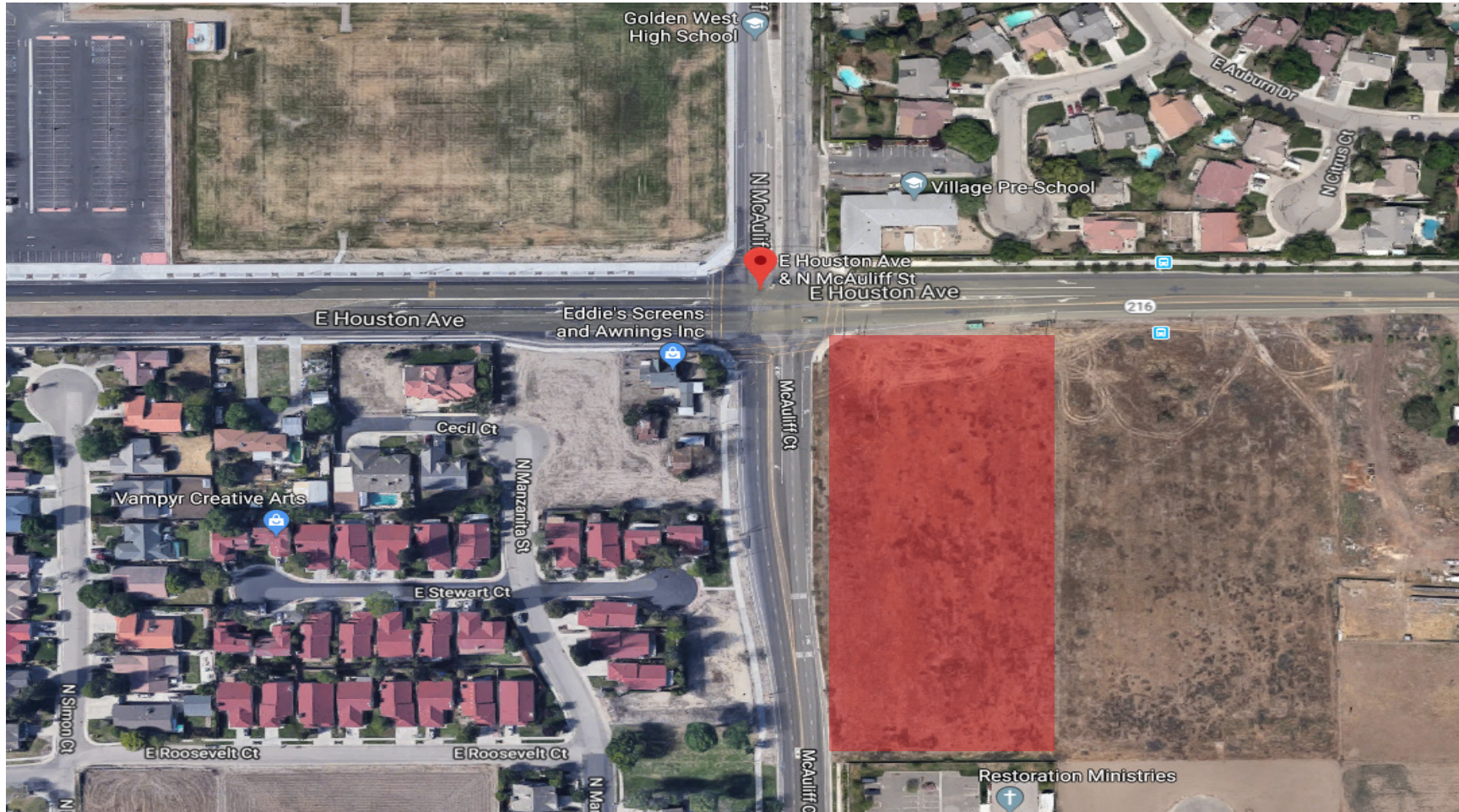
<b>Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2019 Total Population:	<b>5,896</b>	<b>51,716</b>	<b>123,213</b>
2024 Population:	<b>5,962</b>	<b>52,824</b>	<b>126,638</b>
Pop Growth 2019-2024:	<b>1.12%</b>	<b>2.14%</b>	<b>2.78%</b>
Average Age:	<b>32.60</b>	<b>33.50</b>	<b>34.00</b>
<b>Households</b>			
2019 Total Households:	<b>1,855</b>	<b>15,939</b>	<b>38,548</b>
HH Growth 2019-2024:	<b>0.97%</b>	<b>2.09%</b>	<b>2.78%</b>
Median Household Inc:	<b>\$54,615</b>	<b>\$46,693</b>	<b>\$48,373</b>
Avg Household Size:	<b>3.10</b>	<b>3.20</b>	<b>3.10</b>
2019 Avg HH Vehicles:	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>
<b>Housing</b>			
Median Home Value:	<b>\$167,966</b>	<b>\$173,728</b>	<b>\$188,574</b>
Median Year Built:	<b>1994</b>	<b>1984</b>	<b>1980</b>

## LOCATION MAP w/ TRAFFIC COUNTS



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## PROPERTY LAYOUT



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## PROPERTY PHOTOS



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