

Freestanding Drive-Thru Restaurant Building in Visalia, CA
Retail For Sale & Lease | 501 S Chinowth St Visalia, CA 93277



**CENTRAL CA
COMMERCIAL**



Sale Price	\$1,900,000
Lease Rate	\$1.95 SF/MONTH

PROPERTY HIGHLIGHTS

- Turnkey Restaurant w/ Drive-Thru in Visalia, CA
- Quality Clean Kitchen, Storage Room, & Large Open Areas
- Previously Occupied By Carl's Jr. | Lease Ends 6/30/2026
- Kitchen Equipment Included | Convenient Access
- Owner User | Investment Opportunity W/ Great Leasing Potential
- Functional Layout w/ Endless Opportunities | Recently Operated
- Superior Location W/ Limited Competition | Strategic Trade Area
- Prime Commercial Space w/ Flexible Zoning
- Located On A Hard Corner, Just Off CA-198
- Excellent Location, Great Tenant Mix, High Traffic Flows
- Traffic Count: ±13,928 CPD | Highly Populated Area

OFFERING SUMMARY

Building Size:	±5,152 SF
Available SF:	±5,152 SF
Lot Size:	±0.64 Acres
NNN's:	\$0.29 PSF
Zoning:	C-MU
Market:	Visalia
Submarket:	Southwest Visalia
Cross Streets:	W Noble Ave & S Chinowth St
APN:	087-070-025-000

Jared Ennis
Executive Vice President
CalDRE #01945284
jared@centralcacommercial.com
559.705.1000

Kevin Land
Executive Managing Director
CalDRE #01516541
kevin@centralcacommercial.com
559.705.1000

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PROPERTY DESCRIPTION

±5,152 SF freestanding drive-thru restaurant space occupied by Carl's Jr./lease ending on 6/30/26 in Visalia, CA. Located on a border corner lot within the Mineral King Shopping Plaza. The functional floorplan includes an up-to-date, formerly operational kitchen improvements such as a hood, range, oven, flat top, grill, several refrigerators, fryers and freezers, large open areas, separate kitchen and food preparation area, multiple restrooms, & more. The property offers excellent visibility from W Noble Ave & S Chinowth St and is situated next to a major CA-198 off-ramp. Owner is working with Carl's Jr. to keep kitchen equipment- NO guarantees.

LOCATION DESCRIPTION

Subject property is located just south of W Noble Ave and CA-198 which provides quick access to CA-99. Building is found in Mineral King Shopping Plaza and is surrounded by quality tenants including Chuck E. Cheese, Arby's, Sky Zone Trampoline Park, Valley Fitness, Scottys Donuts, Roller Towne, Burger King, Save Mart, Popeyes, Dollar Tree, McDonald's, Hampton Inn, Del Taco, Dutch Bros, Boomers, Dennys and many others. Visalia is a city in the agricultural San Joaquin Valley of California. The population was 141,384 as per the 2020 census. Visalia is the fifth-most populous city in the San Joaquin Valley, the 38th most populous in California, and 183rd in the United States. As the county seat of Tulare County, Visalia serves as the economic and governmental center to one of the most productive agricultural counties in the country.



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Former Carl's Jr.	Available	5,152 SF	NNN's: \$0.29 PSF	\$1.95 SF/month

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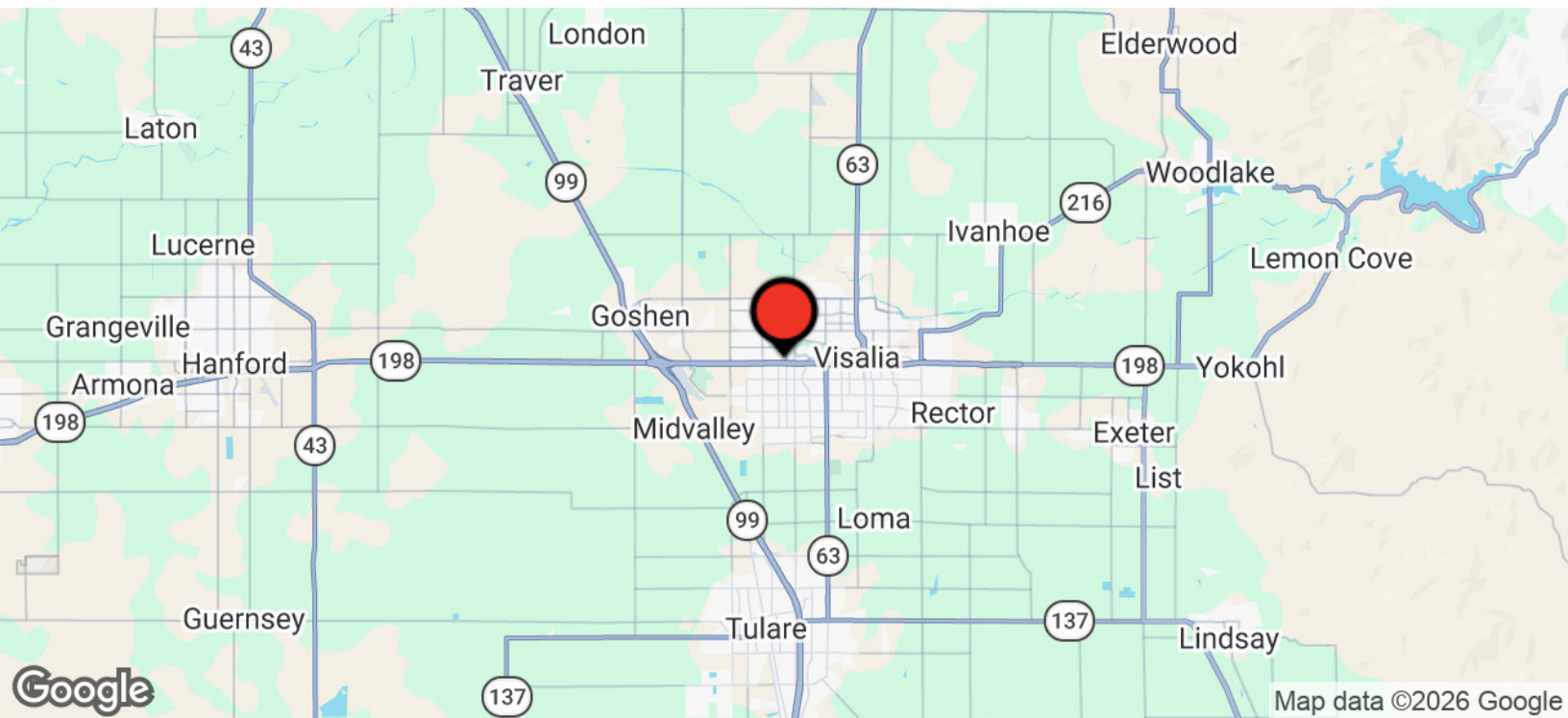
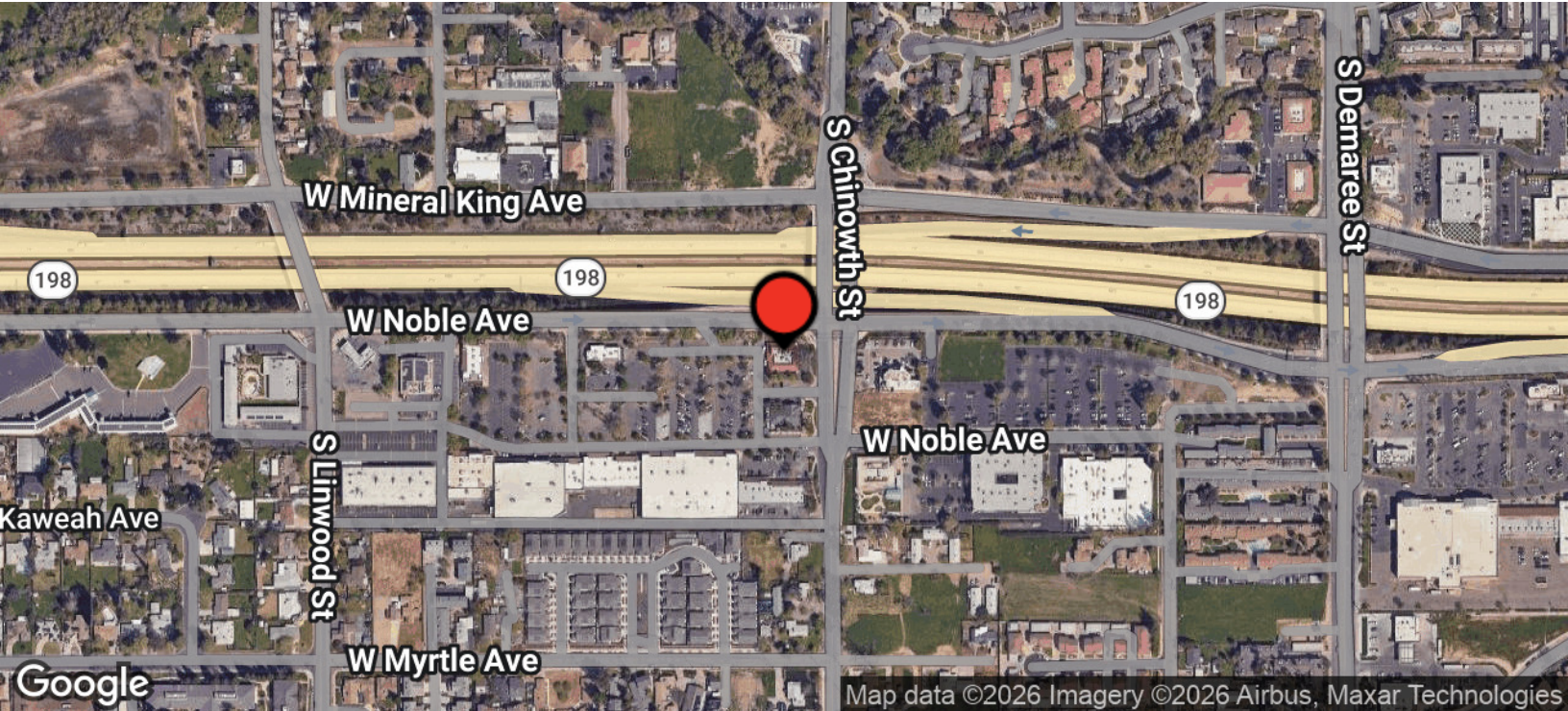
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,799	143,248	246,813
Average Age	36.5	34.5	32.8
Average Age (Male)	35.4	33.8	32.2
Average Age (Female)	36.3	35.0	33.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,498	46,377	76,131
# of Persons per HH	2.7	3.1	3.2
Average HH Income	\$98,973	\$102,267	\$97,246
Average House Value	\$384,064	\$353,562	\$352,361

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	43.1%	52.3%	57.8%

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