

NORTH POINTE SHOPPING CENTER

1401-1500 Ben Maddox Way | Visalia, CA 93292



1401-1500 N. Ben Maddox Way | 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

Matt Graham
Lic# 01804235

Michelle Felsted
Lic# 01197216

PROPERTY DETAILS

Address	1540 N. Ben Maddox Way Visalia, CA
Square Feet Available	2,136 +/- Sq. Ft.
Zoning	CN
Lease Rate	\$1.00 Per Sq. Ft.
Lease Type	NNN ~\$0.45 Per Sq. Ft.



Additional Comments:

Retail space available for lease in the North Pointe Shopping Center in Northeast Visalia. This center is anchored by FoodMaxx and Me-N-Eds Pizzeria. Great opportunity for a large retail business. Ample parking - great visibility from busy Houston Ave and Ben Maddox Way. Please call for further details.



Contact Broker:

Matt Graham Michelle Felsted
Lic# 01804235 Lic# 01197216

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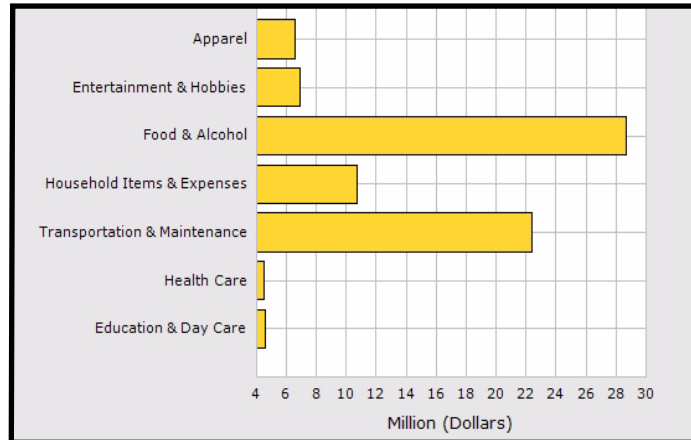
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SITE PLAN



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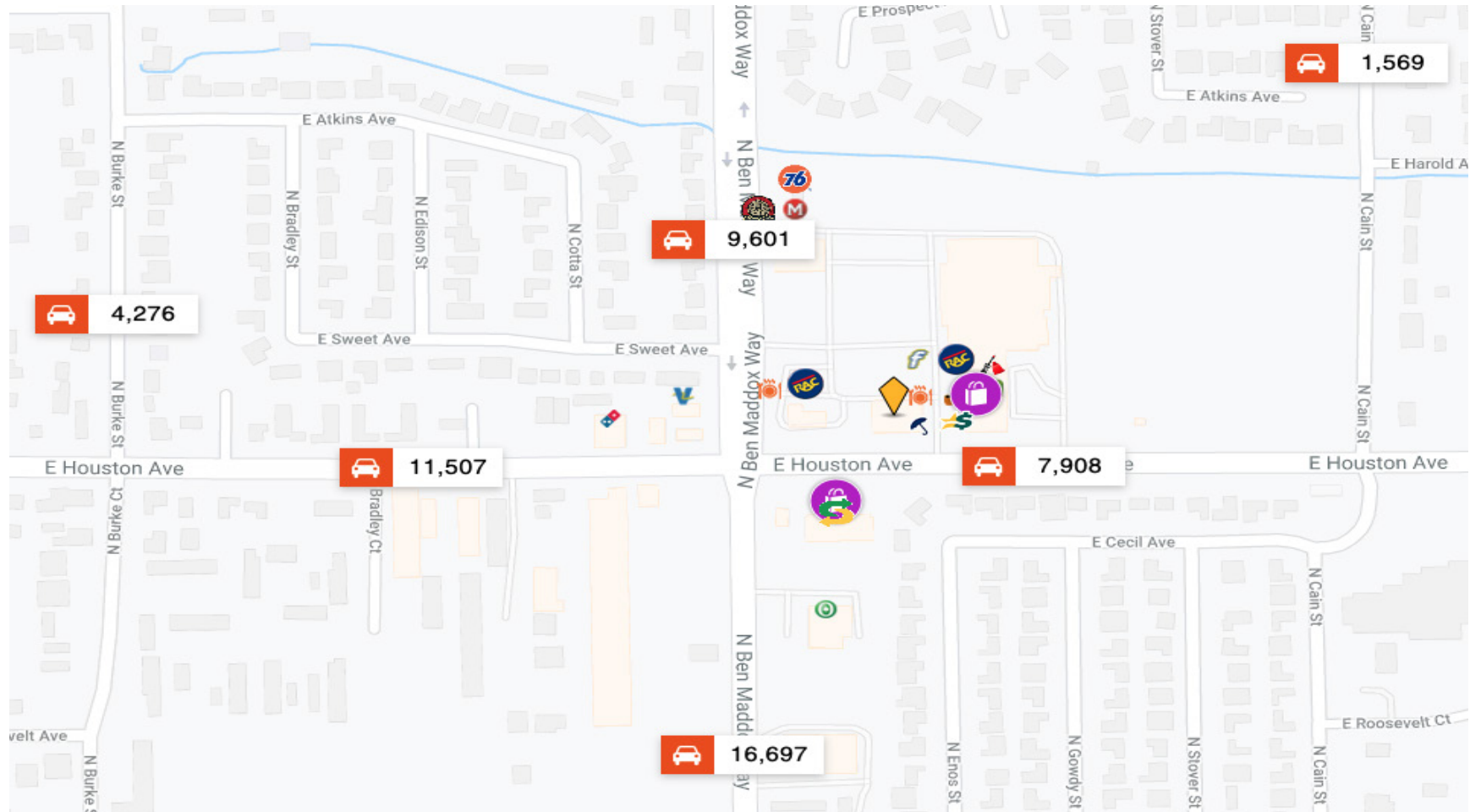
DEMOGRAPHICS



Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	14,744	85,008	145,002
2024 Population:	15,203	87,420	148,739
Pop Growth 2019-2024:	3.11%	2.84%	2.58%
Average Age:	32.30	33.90	34.60
Households			
2019 Total Households:	4,154	26,875	46,862
HH Growth 2019-2024:	3.27%	2.86%	2.51%
Median Household Inc:	\$39,577	\$48,376	\$50,594
Avg Household Size:	3.40	3.10	3.00
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$141,876	\$190,657	\$194,144
Median Year Built:	1983	1982	1982

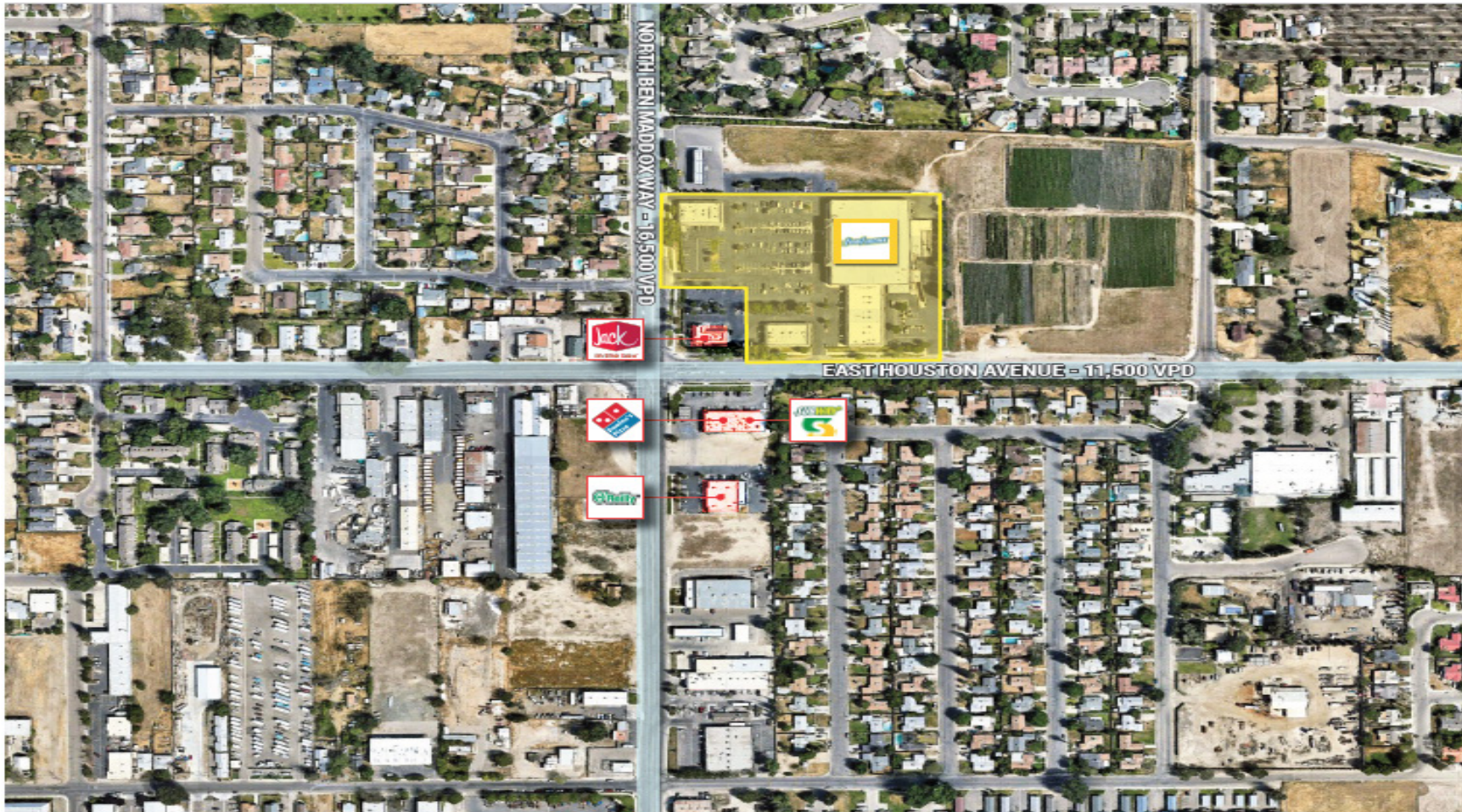
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LOCATION MAP + TRAFFIC COUNTS



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PROPERTY LAYOUT



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