

2,400 SF OF RETAIL SPACE · ADJACENT TO 7-ELEVEN

Retail Space for Lease



113 W Walnut Ave., Visalia, CA 93277



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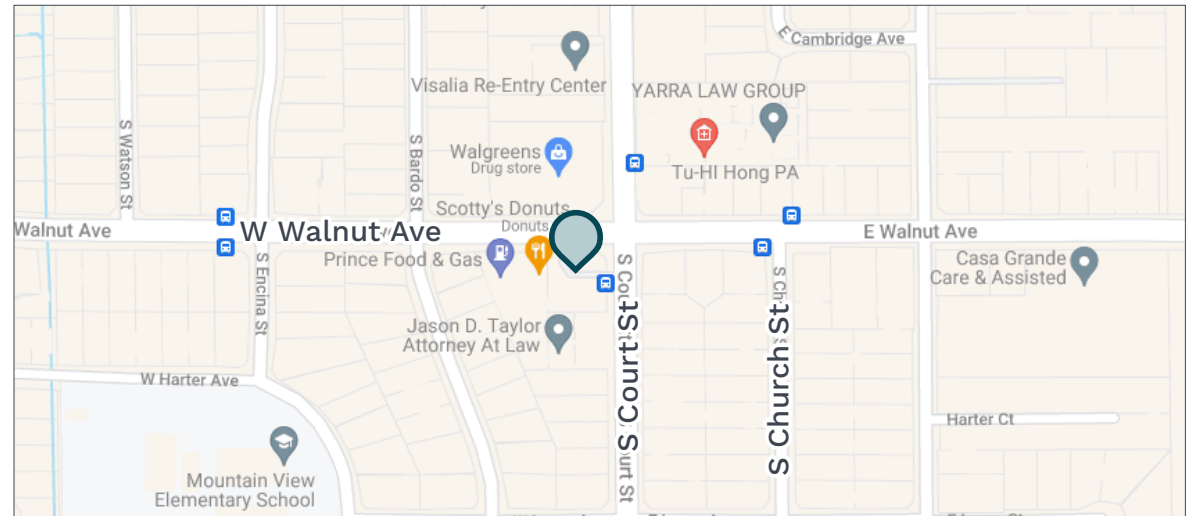
AVAILABLE

Size: 2,400 SF
Rent: \$1.75 PSF/Mo., NNN
NNN: \$1.00 (estimated)

PROPERTY HIGHLIGHTS

- Located at the signalized corner/intersection of W Walnut Ave. & S Court St.
- 2,400 SF available
- Next to 7-Eleven
- Excellent visibility and exposure from W Walnut Ave.
- Traffic counts of 14,565 daily on W Walnut Ave.

Prospective tenants are hereby advised that all uses are subject to City approval.



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KWP Real Estate | 1860 Howe Ave., Suite 240, Sacramento, CA 95825 | 833-262-3190 | kwprealestate.com

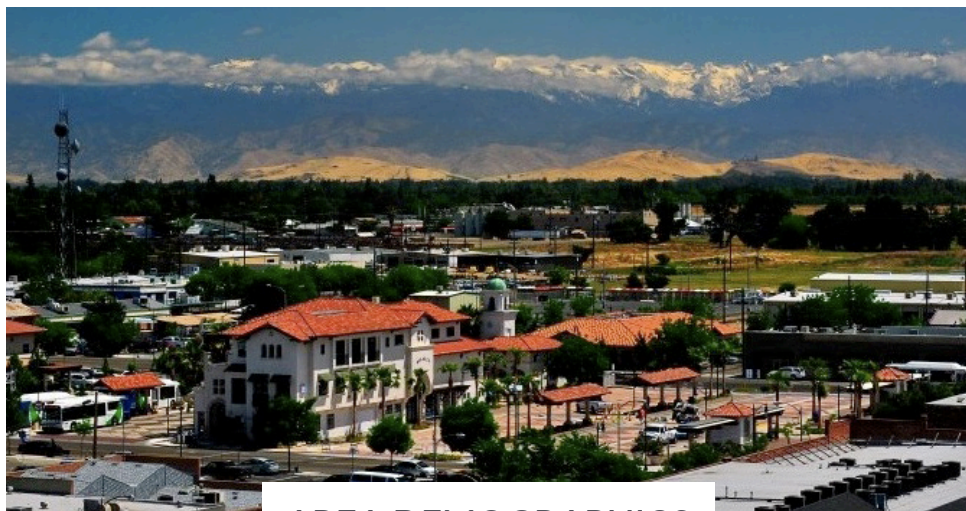
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AREA DEMOGRAPHICS



	1 Mile	3 Mile	5 Miles
POPULATION			
2022 Estimated Population	17,403	103,486	152,920
2027 Projected Population	17,906	106,730	158,308
2010 Census Population	16,535	96,963	140,013
Projected Annual Growth 2010 to 2022	0.4%	0.6%	0.8%
Historical Annual Growth 2022 to 2027	0.6%	0.6%	0.7%
2022 Median Age	35.8	33.9	33.8
HOUSEHOLDS			
2022 Estimated Households	6,230	34,152	49,713
2027 Projected Households	6,412	35,239	51,473
2010 Census Households	5,944	32,097	45,746
Projected Annual Growth 2010 to 2022	0.5%	0.7%	0.9%
Historical Annual Growth 2022 to 2027	0.6%	0.6%	0.7%
RACE & ETHNICITY			
2022 Estimated White	15,014	87,818	130,430
2022 Estimated Black or African American	485	3,011	3,941
2022 Estimated Asian or Pacific Islander	705	6,486	9,657
2022 Estimated American Indian or Native Alaskan	629	2,889	4,045
2022 Estimated Other Races	570	3,282	4,847
2022 Estimated Hispanic	8,487	57,143	248,988
INCOME			
2022 Estimated Average Household Income	\$77,373	\$79,487	\$87,530
2022 Estimated Median Household Income	\$61,692	\$63,352	\$69,622
EDUCATION			
2022 Estimated High School Graduate	-	22%	-
2022 Estimated Some College	-	36%	-
2022 Estimated Associates Degree Only	-	6%	-
2022 Estimated Bachelors Degree Only	-	11%	-
2022 Estimated Graduate Degree	-	6%	-
BUSINESS			
2022 Estimated Total Businesses	520	5,170	6,506
2022 Estimated Total Employees	2,377	41,093	52,245
2022 Estimated Employee Population per Business	5	8	8

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