

For Sale or Lease

Colliers

1735
E. Walnut, Visalia, CA

PRICE REDUCTION

Former Rite Aid
Freestanding Single-Tenant Building

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Showings by Appointment Only



Former Rite Aid

Colliers | Fresno is pleased to offer for sale or lease this freestanding ±17,570 SF former Rite Aid located at 1735 E. Walnut Avenue in Visalia, CA. Strategically positioned at a signalized intersection with excellent frontage on both Walnut Avenue and Ben Maddox Way, this freestanding building offers prime visibility and accessibility in the southeast Visalia area. Approximately one mile from the on-ramps to Highway 198, which sees about 109,000 vehicles per day. This opportunity is ideal for healthcare, retail, or investment uses.



This excellent opportunity offers the following amenities:

- Easy access to Freeway 198 via Ben Maddox Way
- High traffic volume intersection with approximately 24,200 cars per day
- Freestanding retail building allowing for a variety of uses
- The Property offers double drive-thru lanes

Property Specifics

Property Summary

Property Address:

1735 E. Walnut Avenue
Visalia, California

Site Area:

±1.56 Acres

Total Building Area:

±17,570 SF

Year Built:

2006

Zoning:

CN

APN:

100-410-049-000

Building Tenancy:

Single tenant

Asking Price:

~~\$4,500,000~~ **\$3,950,000**

Parking Ratio:

4.2 / 1,000 SF

Lease Rate:

\$1.50 PSF, NNN

\$1.25 PSF, NNN

Parking:

Approximately ±70-74 parking stalls on Rite Aids parcel, with several designated handicapped

Key Highlights:

- Strategic corner location positioned at a signalized intersection with high visibility
- High daily traffic counts with approximately 24,200
- Significant frontage and multiple points of ingress/egress
- Convenient access to Highway 99 on/off ramps, providing quick regional connectivity

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Pricing & Financial Summary

Property	Former Rite Aid
Property Address	1735 E. Walnut Avenue
Property Location	Walnut Avenue and Ben Maddox Way
Property Size	±1.56 Acres
Asking Price	\$3,950,000
Lease Rate	\$1.25 PSF, NNN
Building Size	±17,570 SF



Site Plan

1735 E. Walnut Avenue
Visalia, California

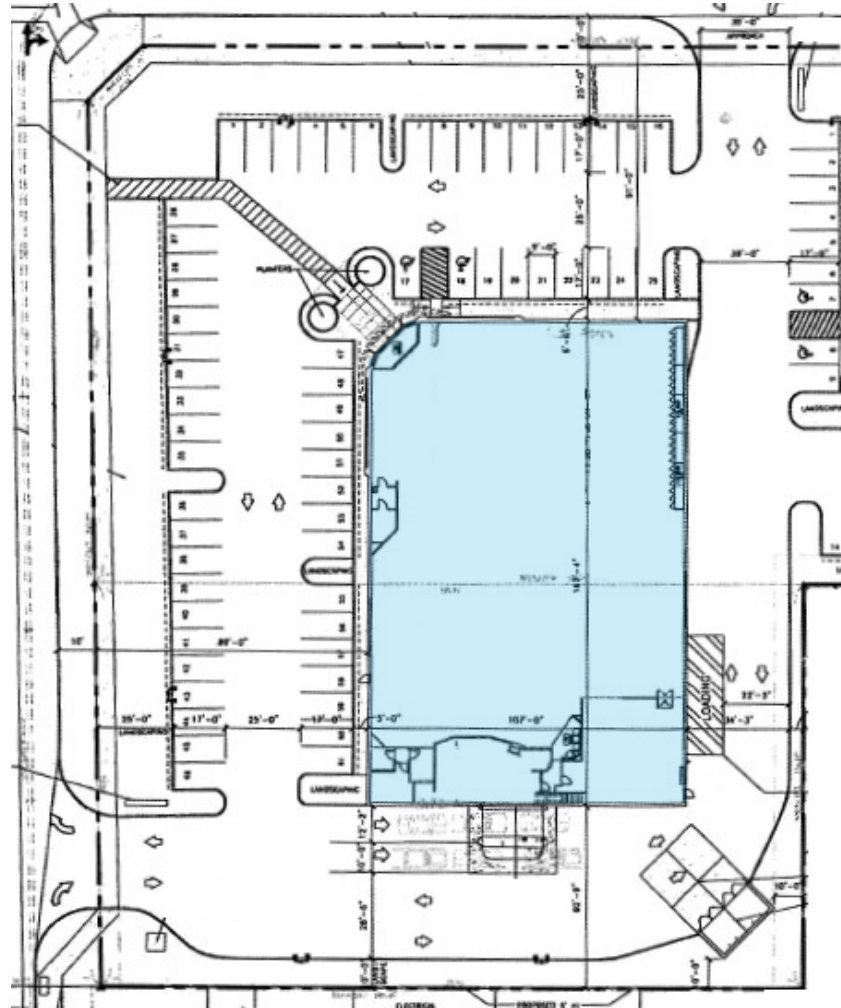
Available:

±17,570 SF



Walnut Avenue

Ben Maddox Way



For Sale or Lease

Former Rite Aid 1735 E. Walnut Avenue Visalia, California





198

(±109,500 ADT)

College of the Sequoias

Mt Whitney High School

Save Mart
CVS pharmacy
Round Table KFC
TACO BELL
McDonald's
Starbucks
DOLLAR TREE
AutoZone

Walmart

Pinkham Elementary

Divisadero Middle School

Central Valley Ag Exports

Subject Property

Walnut Avenue

Mountain View Elementary

Willow Springs 165 Homes

Annie Mitchell Elementary

Higgins Ranch 174 Homes

Ben Maddox Way

Caldwell Avenue



Retail Competition Aerial

Local Area Overview | Demographics

Visalia, often referred to as the “Gateway to the Sequoias”, is the economic and cultural center of the Central Valley. With a population of approximately 135,000, the city combines a small-town atmosphere with the conveniences of a larger metropolitan area. Known for its affordable cost of living and high quality of life, Visalia offers a variety of recreational activities, from the nearby Sequoia National Park to its thriving local arts scene. The city also boasts a strong local economy driven by agriculture, retail, and healthcare, with Kaweah Health Medical Center being a major employer. Its central location provides excellent connectivity to larger cities like Fresno, Bakersfield, and Tulare, making it a key hub for both business and tourism.

In addition to its strong economic foundations, Visalia offers a dynamic mix of residential growth and commercial development, making it an attractive destination for both families and businesses. The city’s well-established neighborhoods and ongoing residential projects in areas like Cherry Meadow and Woodside contribute to its steady population growth. Visalia’s downtown area has seen revitalization in recent years, with new restaurants, shops, and cultural venues further enhancing its appeal. With a favorable business climate, affordable real estate, and proximity to the agricultural heart of California, Visalia presents a thriving environment for entrepreneurs, investors, and residents alike.



Key Demographic Facts

5-year Projections (10 Mile Radius)



Population:
273,970



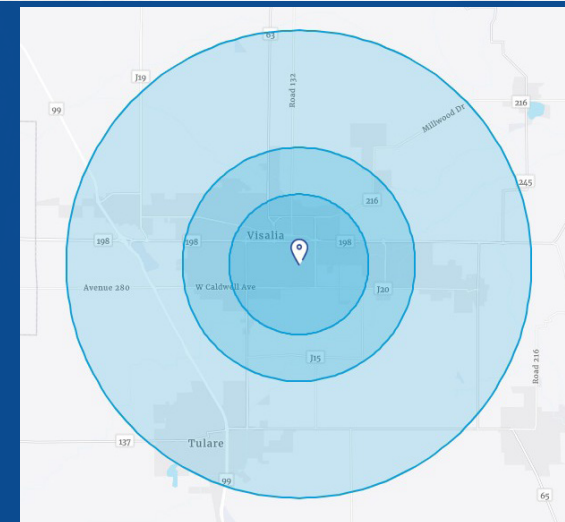
Avg Household Income:
\$112,375




of Households:
89,004



Avg Home Value:
\$581,242



Demographics within 3, 5 and 10 Miles from Subject Property

Demographic Information Source: 

Demographic Executive Summary

	3 Mile	5 Miles	10 Miles
Population			
2010 Population	74,045	138,034	230,829
2025 Population	81,415	157,608	267,617
2030 Population	83,105	160,816	273,970
2010 - 2020 Annual Rate	0.69%	1.03%	1.12%
2020 - 2025 Annual Rate	0.49%	0.57%	0.70%
2025 - 2030 Annual Rate	0.41%	0.40%	0.47%
2025 Male Population	49.7%	49.6%	49.7%
2025 Female Population	50.3%	50.4%	50.3%
2025 Median Age	34.7	34.9	34.1
Households			
2025 Wealth Index	70	79	79
2010 Households	24,166	44,913	72,858
2020 Households	26,104	49,707	81,380
2025 Households	27,277	52,125	85,943
2030 Households	28,185	53,802	89,004
2010 - 2020 Annual Change	0.77%	1.02%	1.11%
2020 - 2025 Annual Change	0.84%	0.91%	1.04%
2025 - 2030 Annual Change	0.66%	0.64%	0.70%
2025 Average Household Size	2.96	2.99	3.08
Income			
2025 Median Household Income	\$78,089	\$82,597	\$81,828
2030 Median Household Income	\$83,451	\$88,401	\$88,331
2025 - 2030 Annual Change	1.34%	1.37%	1.54%
2025 Average Household Income	\$97,106	\$103,440	\$103,517
2025 - 2030 Annual Change	1.48%	1.52%	1.66%
2025 Per Capita Income	\$32,774	\$34,211	\$33,293
2030 Per Capita Income	\$35,730	\$37,314	\$36,553
2025 - 2030 Annual Change	1.74%	1.75%	1.89%
Housing			
2010 Total Housing Units	25,899	48,005	77,773
Owner Occupied Units	13,778	27,229	44,299
Renter Occupied Units	10,388	17,684	28,560
Vacant Units	1,733	3,092	4,915
2025 Total Housing Units	28,477	54,388	89,763
Owner Occupied Units	15,591	32,511	53,723
Renter Occupied Units	11,326	19,614	32,220
Vacant Units	1,200	2,263	3,820
2030 Total Housing Units	29,420	56,123	92,825
Owner Occupied Units	16,856	34,139	56,577
Renter Occupied Units	11,329	19,663	32,427
Vacant Units	1,235	2,321	3,821

Population Summary

In the identified area, the current year population is 81,415. The 2010 Census population count in the area was 74,045, and 79,347 in 2020, a 0.7% annual growth rate. The rate of growth since 2020 was 0.5% annually. The five-year projection for the population in the area is 83,105 representing a change of 0.4% annually. Currently, the population is 49.7% male and 50.3% female. The median age in this area is 34.7, compared to U.S. median age of 39.6.

Household Summary

The household count in this area has changed from 26,024 in 2020 to 27,277 in the current year, a change of 0.84% annually. The five-year projection of households is 28,185, a change of 0.66% annually from the current year total. Average household size is currently 2.96, compared to 3.01 in the year 2020. The number of families in the current year is 19,607 in the specified area.

Income Summary

Current median household income is \$78,089 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$83,451 in five years, compared to \$92,476 for all U.S. households.

Current average household income is \$97,106 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$104,533 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$32,774 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$35,730 in five years, compared to \$50,744 for all U.S. households.

Housing Summary

Currently 58.5% of the 28,477 housing units in the area are owner occupied; 41.5% renter occupied; and 4.2% are vacant. 64.2% of the housing units in the US are owner occupied; 35.8% are renter occupied; and 9.8% are vacant. In 2010, there were 25,899 housing units in the area - 53.2% owner occupied, 40.1% renter occupied, and 6.7% vacant. The annual rate of change in housing units since 2020 is 0.9%. Median home value in the area is \$347,820, compared to a median home value of \$370,578 for the U.S. In five years, median home value in the area is projected to change to \$393,754, compared to a median home value of \$440,921 in the US.

Confidentiality & Disclaimer Agreement



Accelerating success.

1735 E. Walnut Avenue, Visalia, California

To whom it may concern

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- You will not directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller;

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If you wish not to pursue negotiations leading to the acquisition of **1735 E. Walnut Avenue, Visalia, CA** or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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