

1716 EAST GOSHEN AVENUE VISALIA



PROPERTY HIGHLIGHTS

- Total ±6.09 Acres — Two Separate Parcels with Individual APNs
- ±1.00 Acre Neighborhood Commercial (NC) — Prime Frontage on Goshen Road
- ±5.09 Acres Zoned Multifamily — Ideal for Apartment Development
- Excellent Visibility and Signage Potential
- High-Traffic Corridor Serving Established Neighborhoods
- 4000 Foot office shop
- Strong Demand for Housing in Growing Visalia Market
- Suitable for Mixed-Use, Retail, Medical, or Service Uses
- Flat, Usable Topography for Efficient Development
- Easy Access to Major Arterials and Highway 99
- Rare Large-Scale Development Opportunity in Infill Growth Area

LOCATION DESCRIPTION

Located at 1716 E. Goshen Avenue in Visalia, CA, the property fronts a major east-west corridor with strong traffic, excellent visibility, and convenient access to Highway 99. Surrounded by established neighborhoods, retail, and multifamily housing, the site benefits from a built-in customer base and ongoing area growth.

OFFERING SUMMARY

Sale Price:	\$669,900
Lot Size:	6.09 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	94	439	3,293
Total Population	359	1,587	11,162
Average HH Income	\$91,572	\$84,819	\$81,039



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PROPERTY DESCRIPTION

Two contiguous parcels totaling ± 6.09 acres of high-profile development land with exceptional frontage and visibility along Goshen Road in Visalia, CA — one of the city's primary east-west commercial corridors. This strategic location benefits from strong daily traffic counts, direct access, and proximity to expanding residential neighborhoods, making it ideally suited for both neighborhood-serving retail and high-density residential development.

4000 foot building with shop with ± 1.00 acre zoned Neighborhood Commercial (NC) positioned along the roadway, providing prime exposure for retail, medical, restaurant, or service uses, plus ± 5.09 acres of adjacent raw land zoned for multifamily apartments. The combined configuration creates a rare opportunity for a cohesive mixed-use project where commercial frontage can support and activate a larger residential community behind it. Flat, usable topography and a rectangular layout allow for efficient site planning, circulation, and construction.

Located on Visalia's growing north side, the property is surrounded by established single-family neighborhoods, existing multifamily communities, schools, and neighborhood retail centers — delivering a built-in customer base and strong tenant demand. The area continues to experience residential expansion, reinforcing long-term viability for apartment development and supporting commercial uses. Convenient access to major arterials and Highway 99 further enhances regional connectivity for residents, customers, and employees.

Large infill sites with flexible zoning, dual APNs, and prominent frontage along Goshen Road are increasingly scarce, making this a compelling opportunity for developers, investors, or owner-users seeking scale, visibility, and long-term upside in the Visalia market.



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FOR SALE

LAND

LAND LOTS

1716 EAST GOSHEN AVENUE VISALIA



OF LOTS 2 | TOTAL LOT SIZE 6.09 ACRES | TOTAL LOT PRICE \$669,900 | BEST USE COMMERCIAL RETAIL AND MUTIFAMILY

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available			098-050-023-000	Retail	1 Acres	\$110,000	Neighborhood commercial
Available			098-050-035-000	Multifamily	5.09 Acres	\$559,900	Mutifamily



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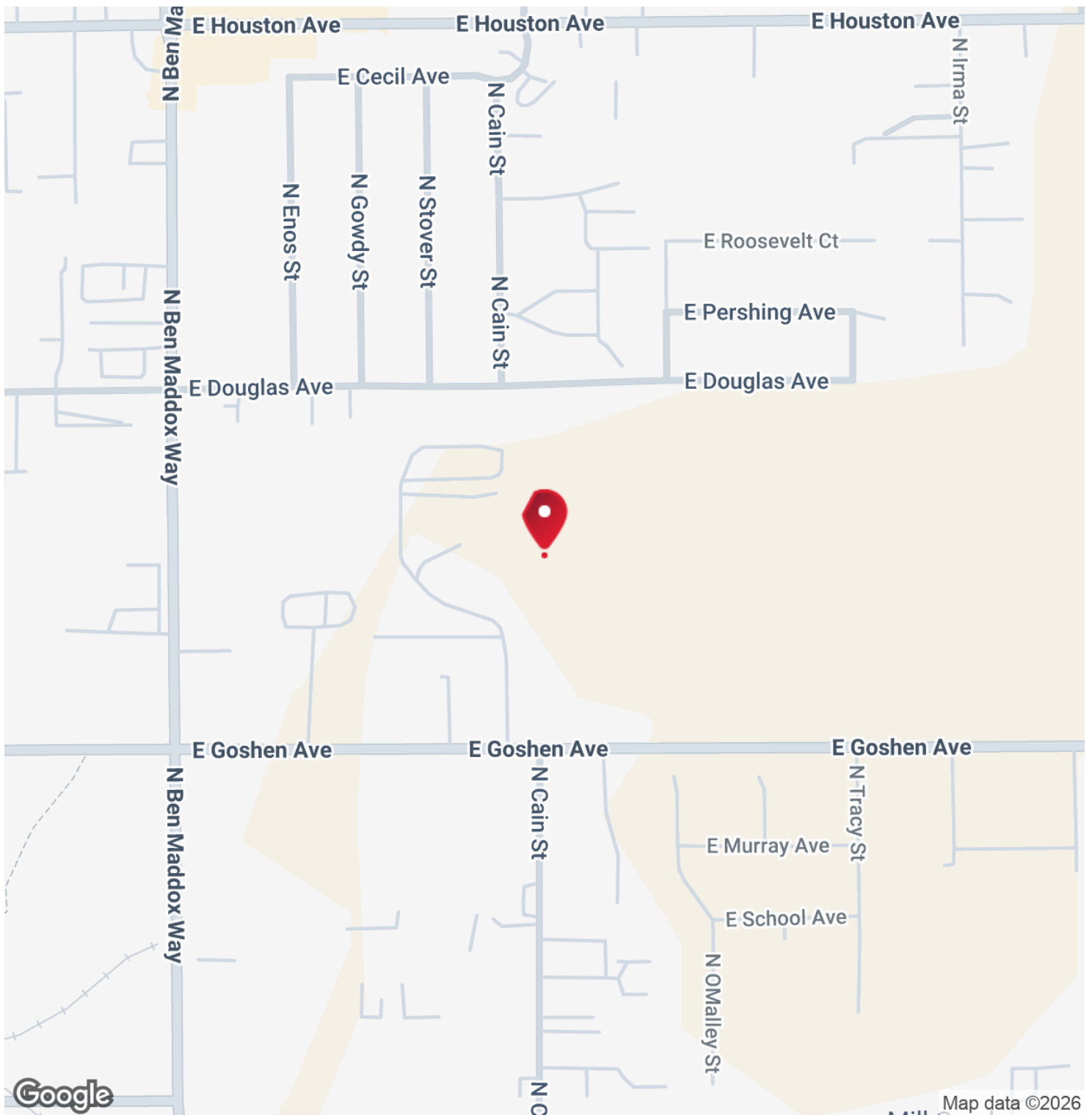
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FOR SALE

LAND

LOCATION MAP

1716 EAST GOSHEN AVENUE VISALIA



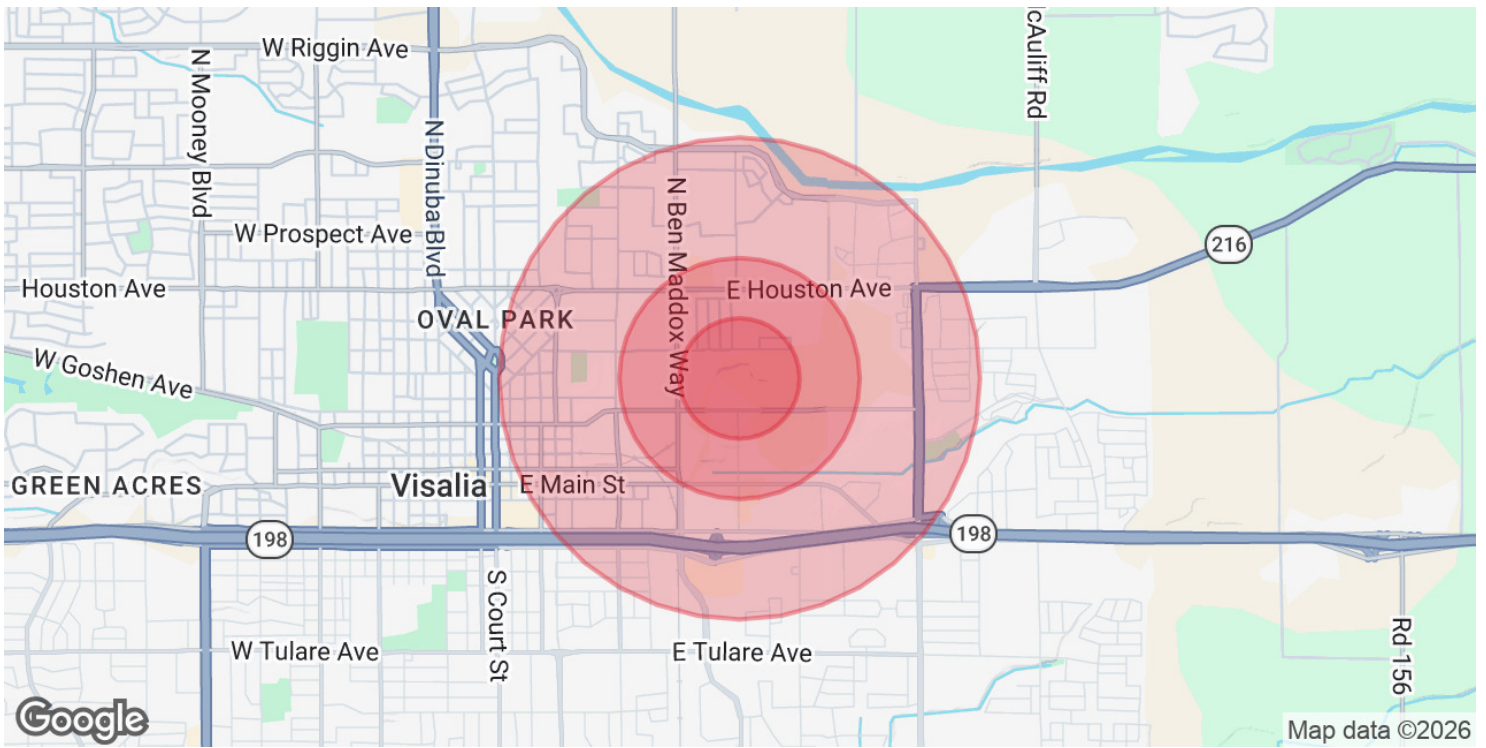
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	359	1,587	11,162
Average Age	30.4	32.5	31.5
Average Age (Male)	30.3	30.6	29.9
Average Age (Female)	30.5	34.4	33.1

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	94	439	3,293
# of Persons per HH	3.8	3.6	3.4
Average HH Income	\$91,572	\$84,819	\$81,039
Average House Value	\$255,458	\$274,163	\$276,715

2023 American Community Survey (ACS)



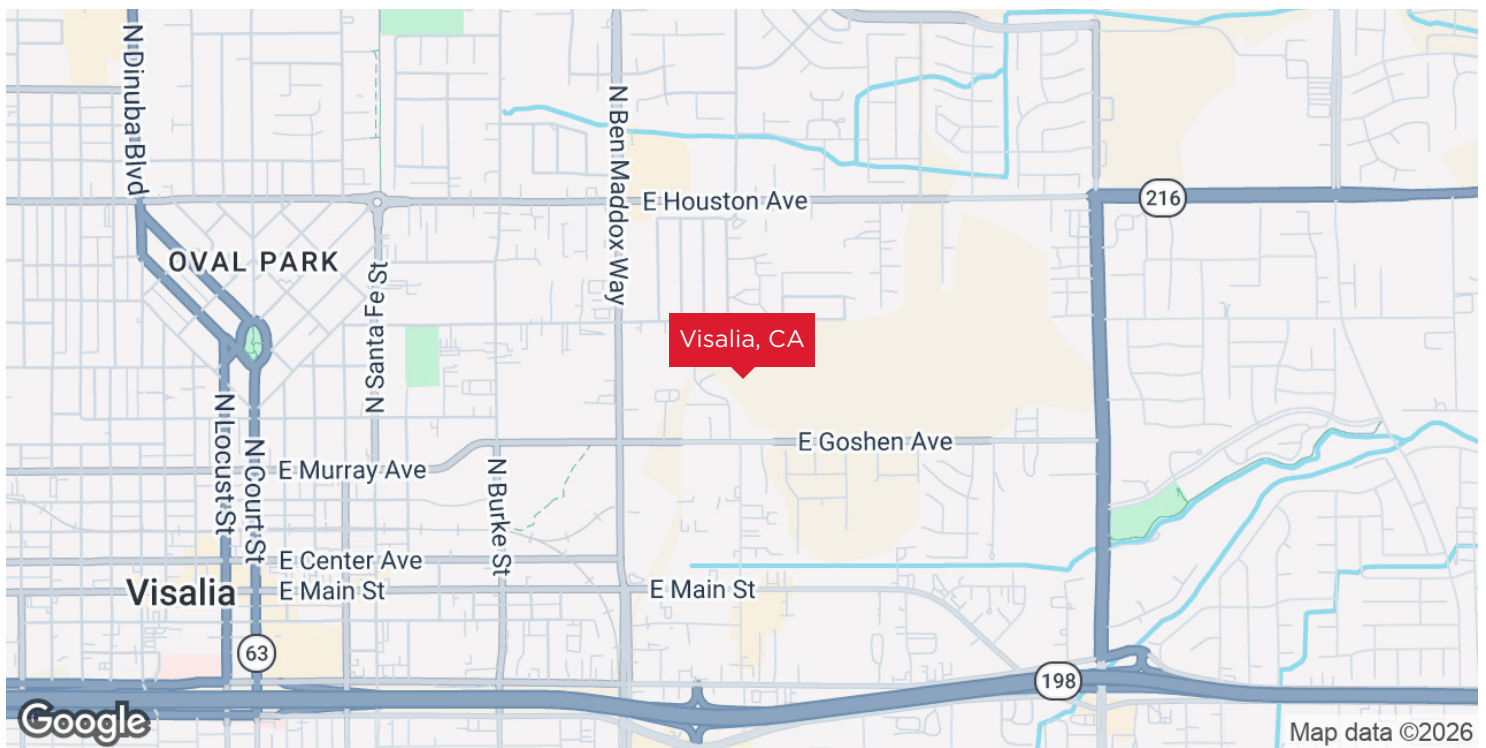
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LOCATION DESCRIPTION

Visalia, California — Central Valley Hub for Business and Growth

Visalia is a thriving commercial center in California's Central Valley and the county seat of Tulare County. Strategically positioned along State Route 99 between Fresno and Bakersfield, the city serves as the primary economic, governmental, and retail hub for a large multi-county region. With a population exceeding 140,000 and steady long-term growth, Visalia offers a balanced mix of established neighborhoods, expanding residential communities, and a diverse economic base that supports sustained commercial demand.

The local economy is driven by agriculture, healthcare, logistics, government services, education, and retail. Visalia supports one of the most productive agricultural regions in the world, while also hosting major employers in distribution, manufacturing, and medical services. Kaweah Health Medical Center, College of the Sequoias, and numerous regional government offices anchor a stable workforce and year-round activity.

Quality of life is a significant draw. Residents benefit from a lower cost of living compared to coastal markets, a business-friendly environment, and proximity to Sequoia and Kings Canyon National Parks. Continued residential growth fuels demand for retail, healthcare, dining, and professional services, creating ongoing opportunities for commercial investment and development.

With strong demographics, strategic transportation access, and a diversified economic foundation, Visalia stands out as one of the Central Valley's most stable and promising markets for commercial real estate.



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PROFESSIONAL BACKGROUND

Kirk Atamian, a remarkable figure in his hometown, is widely recognized as a great man who consistently lends a helping hand to those striving to achieve their goals. His generosity knows no bounds when it comes to aiding others in bettering themselves, their businesses, and their careers. Kirk Atamian stands as one of the most trusted agents in the Valley, having earned the confidence of numerous esteemed business and community leaders. With his membership and prior role as chairman of the board at the Madera Chamber of Commerce, Kirk actively collaborates with individuals, investors, and developers interested in the city's most sought-after properties.

Kirk is renowned as a high-touch broker, celebrated for his extensive market knowledge and his unwavering dedication to his clients and their interests. His success story is largely woven from the fabric of positive referrals, testament to his tireless efforts on behalf of his clients and the respect he garners. Kirk, along with his team of detail-oriented professionals, is well-versed in cutting-edge technologies that can revolutionize targeted marketing and streamline the closing of deals.

Kirk's roots run deep in the Valley. Having graduated from Madera High School, where he actively participated in wrestling and football, he transitioned into entrepreneurship, owning and managing several small businesses in and around Madera. His role as chairman of the Madera Chamber of Commerce was pivotal in representing business interests and played a significant part in facilitating the development of the North Fork casino along Highway 99.

When Kirk is not engaged in his professional pursuits, he indulges in a range of activities such as cooking, poker, culinary adventures, community event involvement, and cherished moments spent with his family and friends.

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