



OFFERING MEMORANDUM

QSR DRIVE THRU - PREVIOUS WIENERSCHNITZEL

1400 E Noble Ave, Visalia, CA 93292

Marcus & Millichap

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1400 E NOBLE AVE

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TABLE OF CONTENTS

6 EXECUTIVE SUMMARY

11 PROPERTY INFORMATION

19 MARKET OVERVIEW

SECTION 1

EXECUTIVE SUMMARY

Offering Summary
logo_retail_map.pdf
Investment Highlights

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OFFERING SUMMARY

1400 E NOBLE AVE



Listing Price
\$1,900,000



Market
Growing Market



of Buildings
1

FINANCIAL

Listing Price	\$1,900,000
Down Payment	100% / \$1,900,000
Price/SF	\$1,376.81

OPERATIONAL

Gross SF	1,380 SF
Rentable SF	1,380 SF
# of Suites	1
Lot Size	1.02 Acres (44,431 SF)
Occupancy	0%
Year Built	2016







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INVESTMENT OVERVIEW

Marcus and Millichap are pleased to present this excellent opportunity For Sale and or For Lease a highly visible, freestanding quick-service restaurant property located at 1400 E Noble Ave in Visalia, CA. The property is strategically located immediately off Highway 198, providing excellent freeway accessibility and visibility. Positioned as one of the first restaurant opportunities coming off the freeway, the property benefits from strong exposure and convenient access for both local and highway traffic.

The property consists of a ±1,380-square-foot QSR building situated on approximately 1.02 acres of land, with an existing drive-thru, dining area, ordering counter, restrooms, ample parking, and fully functional HVAC. Originally constructed in 2016 and previously operated as a Wienerschnitzel, the building provides an existing restaurant infrastructure that can be readily repositioned for a new operator or concept.

Currently vacant and available for sale or lease, the property offers a new owner significant flexibility. An investor can lease the existing building to a new single-tenant operator, while an owner-user can take advantage of the property's highly visible location and existing restaurant improvements. The absence of current rental income also provides an opportunity for a purchaser to create value by securing a new tenant and establishing a new income stream.

An additional component of the opportunity is the vacant land located on the property, which provides potential for future development and an additional source of income. Previous ownership explored this opportunity and had a conceptual design prepared for a drive-thru car wash, demonstrating one potential use for the additional land. Future development would be subject to applicable zoning, approvals, and permitting requirements.

The property is further enhanced by its location directly across from a large shopping center occupied by numerous national and established retail and restaurant tenants. The combination of a highly visible freeway location, existing QSR infrastructure, approximately one acre of land, and additional development potential makes 1400 E Noble Ave an attractive opportunity for an investor or owner-user seeking a well-positioned commercial property with multiple avenues for future value creation.

SECTION 2



PROPERTY INFORMATION

Property Details
Regional Map
Local Map
Retailer Map
Site Plans

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PROPERTY DETAILS

SITE DESCRIPTION

Assessors Parcel Number	100-030-022-000
Zoning	Commercial / Restaurant
Floors	1
Year Built	2016
Rentable SF	1,380 SF
Ownership	Fee Simple
Lot Size	1.02 Acres
Parking	Yes
Topography	Leveled
Parking Spaces	22
Access Points	2

CONSTRUCTION

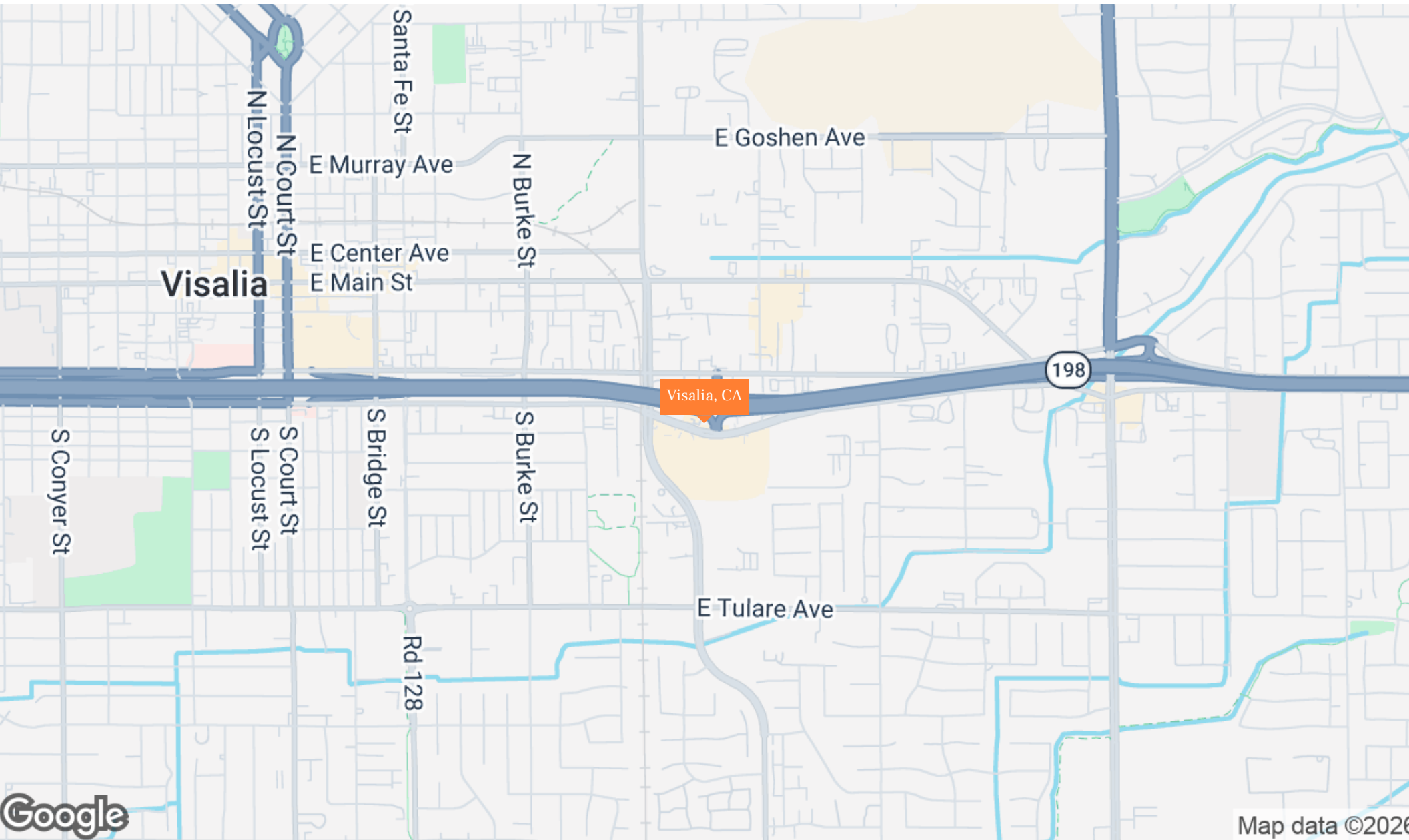
Foundation	Concrete
Framing	Wood
Exterior	Stucco
Roof	Clay Tile

UTILITIES

Electric	On Site
Sewer	City
Water	On Site
Gas	SoCal
Trash	Yes

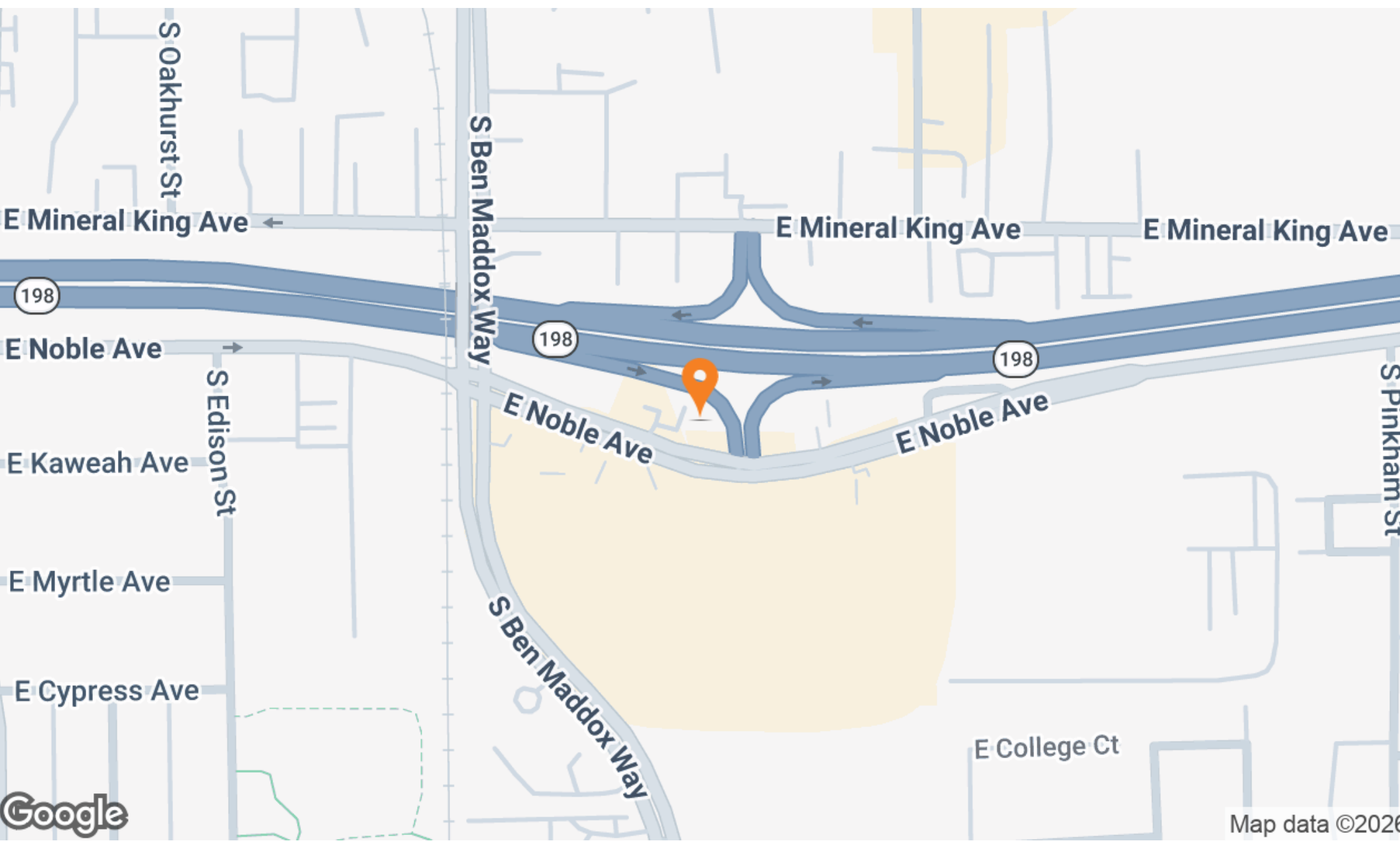
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REGIONAL MAP



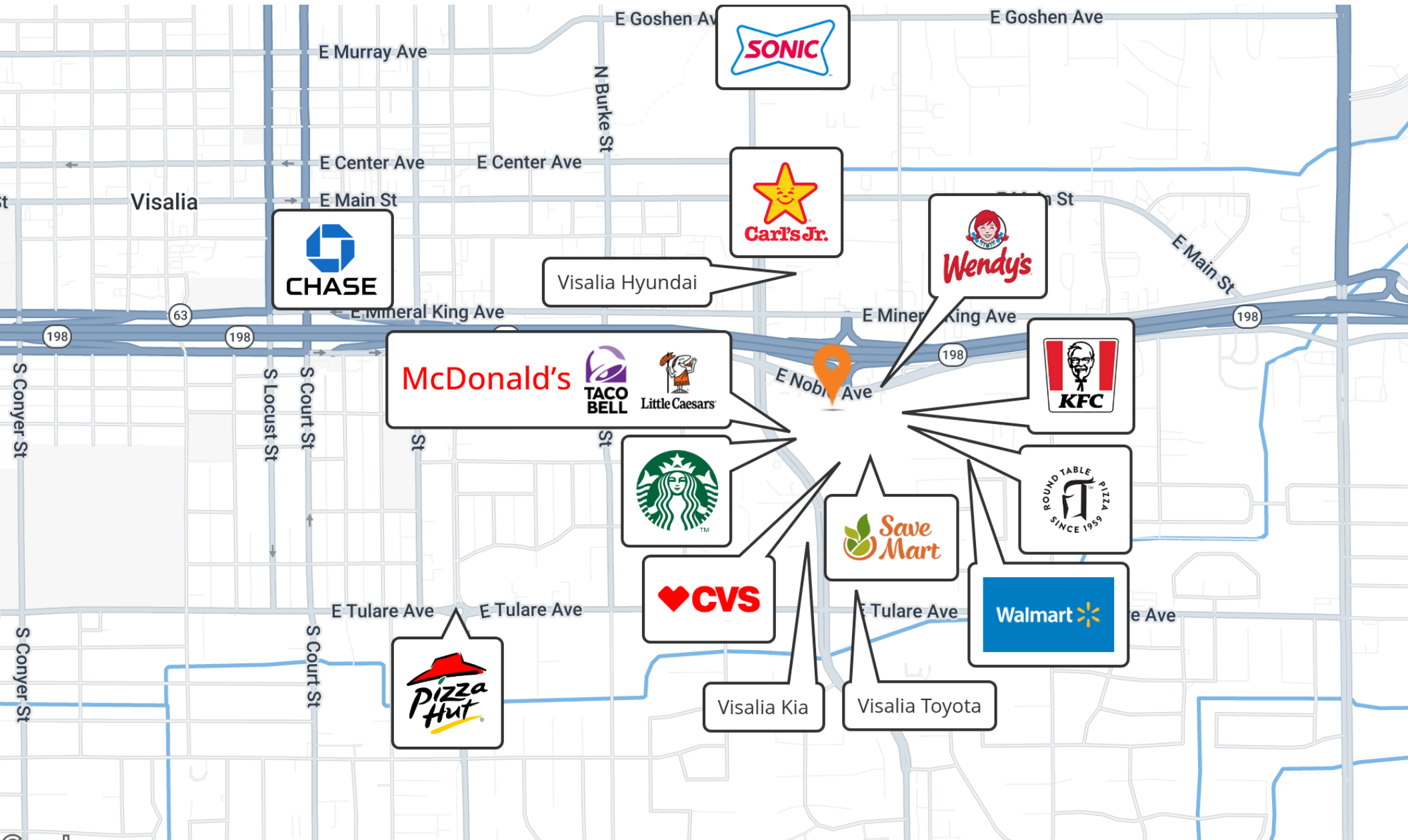
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LOCAL MAP



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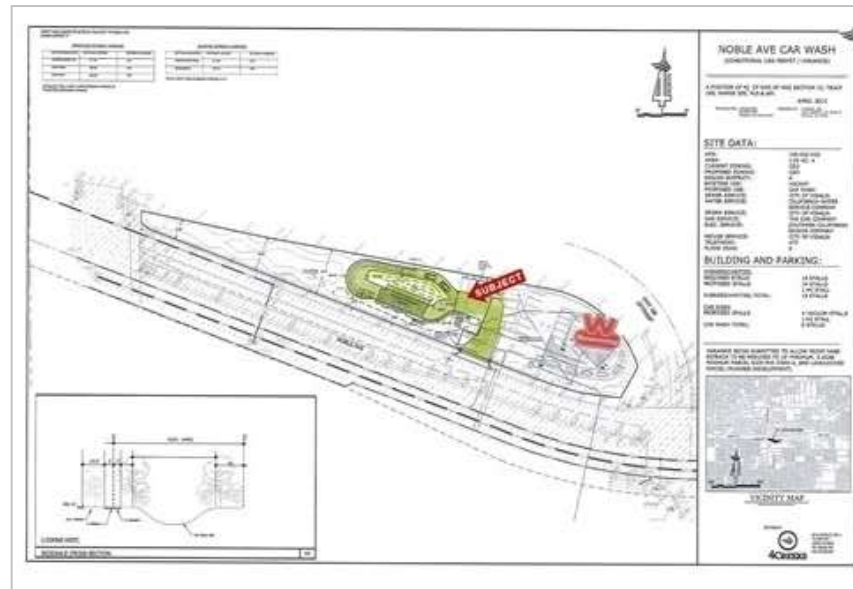
RETAILER MAP



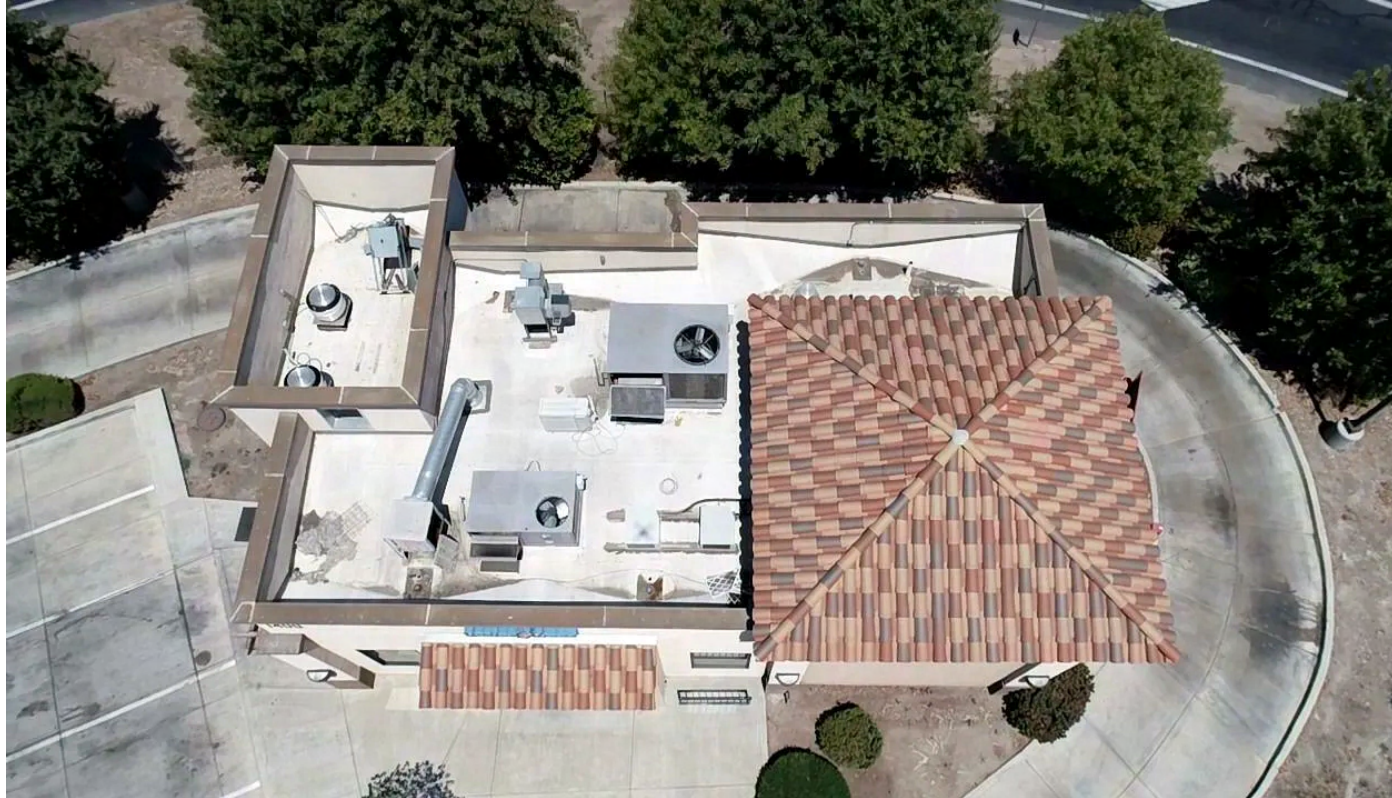
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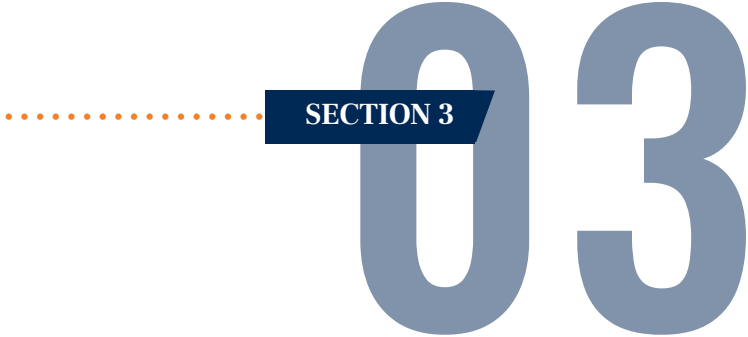
1400 E Noble Ave - Wienerschnitzel Pad

SITE PLANS



Source: User - 8/11/2015





SECTION 3



MARKET OVERVIEW

Market Overview
Demographics

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MARKET OVERVIEW

VISALIA

Situated between Fresno and Bakersfield in California's Central Valley, the Visalia-Porterville metropolitan area encompasses Tulare County. Known primarily for agriculture, the city of Tulare hosts the annual World Ag Expo and California Antique Farm Equipment Show. Local hotels and resorts also host visitors who come to the metro to enjoy activities year-round at the region's lakes, rivers, and parks, including Sequoia and Kings Canyon National Parks in the eastern portion of the county.

ECONOMY

- Agricultural growers and food processors are some of the major local employers. They include Family Tree Farms, Monrovia Nursery, Ruiz Food Products, Inc., Saputo Cheese, and California Dairies.
- Kaweah Health, Sierra View Medical Center, Porterville Developmental Center, and Tulare Regional Medical Center are among the healthcare firms that are also major employers.
- Sequoia and Kings Canyon National Parks routinely host more than 1 million visitors combined annually, translating into roughly \$100 million in spending in communities near the park.

QUICK FACTS



POPULATION

481K

Growth 2025-2030*
2.2%



HOUSEHOLDS

149K

Growth 2025-2030*
2.5%



MEDIAN AGE

32.0

U.S. Median:
40.0

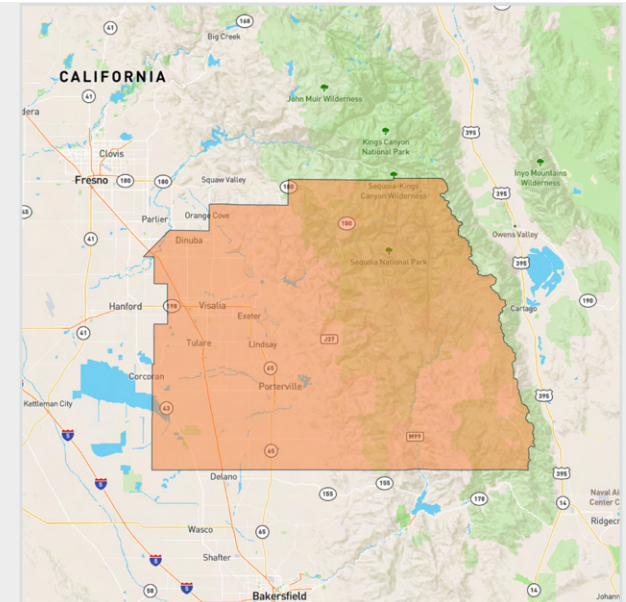


MEDIAN HOUSEHOLD INCOME

\$72,700

U.S. Median:
\$78,200

* Forecast



METRO HIGHLIGHTS



AGRICULTURAL HUB

Tulare County produces 240 various crops, ranking it among the top agricultural counties in the nation. The metro leads the United States in dairy production.



POPULATION GROWTH

A median home price around \$400,000 and an average effective rent \$1,200 below the state mean attracts households. Through the next five years, the metro is slated to add 12,000 people.



HIGHER EDUCATION

Fresno State's South Valley campus, San Joaquin Valley College, and College of the Sequoias are all located in Visalia. Porterville College is also in the metro.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	11,607	97,063	170,625
2025 Estimate			
Total Population	11,394	94,429	165,748
2020 Census			
Total Population	11,210	91,328	159,817
2010 Census			
Total Population	10,804	82,921	143,344
Daytime Population			
2025 Estimate	11,228	91,506	165,293
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	4,220	32,398	56,917
2025 Estimate			
Total Households	4,132	31,442	55,187
Average (Mean) Household Size	2.7	3.0	3.0
2010 Census			
Total Households	3,963	29,614	51,874
2010 Census			
Total Households	3,718	26,590	46,580
Occupied Units			
2030 Projection	4,370	33,661	59,251
2025 Estimate	4,279	32,668	57,453
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$150,000 or More	10.9%	15.0%	18.0%
\$100,000-\$149,999	16.6%	17.9%	19.3%
\$75,000-\$99,999	16.1%	16.7%	16.3%
\$50,000-\$74,999	20.3%	19.4%	17.9%
\$35,000-\$49,999	12.0%	10.2%	9.8%
Under \$35,000	24.1%	20.9%	18.7%
Average Household Income	\$86,496	\$93,688	\$101,830
Median Household Income	\$67,193	\$77,025	\$84,632
Per Capita Income	\$31,993	\$31,569	\$34,204

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$77,530	\$82,404	\$85,363
Consumer Expenditure Top 10 Categories			
Housing	\$30,626	\$32,468	\$33,561
Transportation	\$12,625	\$13,457	\$13,920
Food	\$11,282	\$11,974	\$12,301
Personal Insurance and Pensions	\$9,678	\$10,672	\$11,177
Entertainment	\$3,540	\$3,762	\$3,916
Apparel	\$2,612	\$2,694	\$2,787
Cash Contributions	\$2,274	\$2,251	\$2,353
Education	\$1,416	\$1,516	\$1,595
Personal Care Products and Services	\$1,072	\$1,123	\$1,164
Alcoholic Beverages	\$709	\$725	\$753
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	11,394	94,429	165,748
Under 20	26.9%	30.3%	30.4%
20 to 34 Years	22.6%	22.4%	21.2%
35 to 39 Years	6.8%	7.0%	7.0%
40 to 49 Years	11.4%	12.2%	12.7%
50 to 64 Years	16.9%	15.4%	15.5%
Age 65+	15.5%	12.7%	13.1%
Median Age	36.0	33.0	34.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	7,523	59,287	104,285
Elementary (0-8)	10.6%	9.2%	8.9%
Some High School (9-11)	5.8%	7.0%	6.3%
High School Graduate (12)	31.3%	27.7%	25.8%
Some College (13-15)	24.6%	25.4%	25.2%
Associate Degree Only	13.9%	11.1%	11.0%
Bachelor's Degree Only	9.3%	12.2%	14.1%
Graduate Degree	4.5%	7.4%	8.7%

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DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 165,748. The population has changed by 15.63 percent since 2010. It is estimated that the population in your area will be 170,625 five years from now, which represents a change of 2.9 percent from the current year. The current population is 49.5 percent male and 50.5 percent female. The median age of the population in your area is 34.0, compared with the U.S. average, which is 40.0. The population density in your area is 2,109 people per square mile.



HOUSEHOLDS

There are currently 55,187 households in your selected geography. The number of households has changed by 18.48 percent since 2010. It is estimated that the number of households in your area will be 56,917 five years from now, which represents a change of 3.1 percent from the current year. The average household size in your area is 3.0 people.



INCOME

In 2025, the median household income for your selected geography is \$84,632, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 77.38 percent since 2010. It is estimated that the median household income in your area will be \$97,201 five years from now, which represents a change of 14.9 percent from the current year.

The current year per capita income in your area is \$34,204, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$101,830, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 73,524 people in your selected area were employed. The 2010 Census revealed that 51.5 percent of employees are in white-collar occupations in this geography, and 20.8 percent are in blue-collar occupations. In 2025, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 22.00 minutes.



HOUSING

The median housing value in your area was \$337,082 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 28,598.00 owner-occupied housing units and 17,983.00 renter-occupied housing units in your area.



EDUCATION

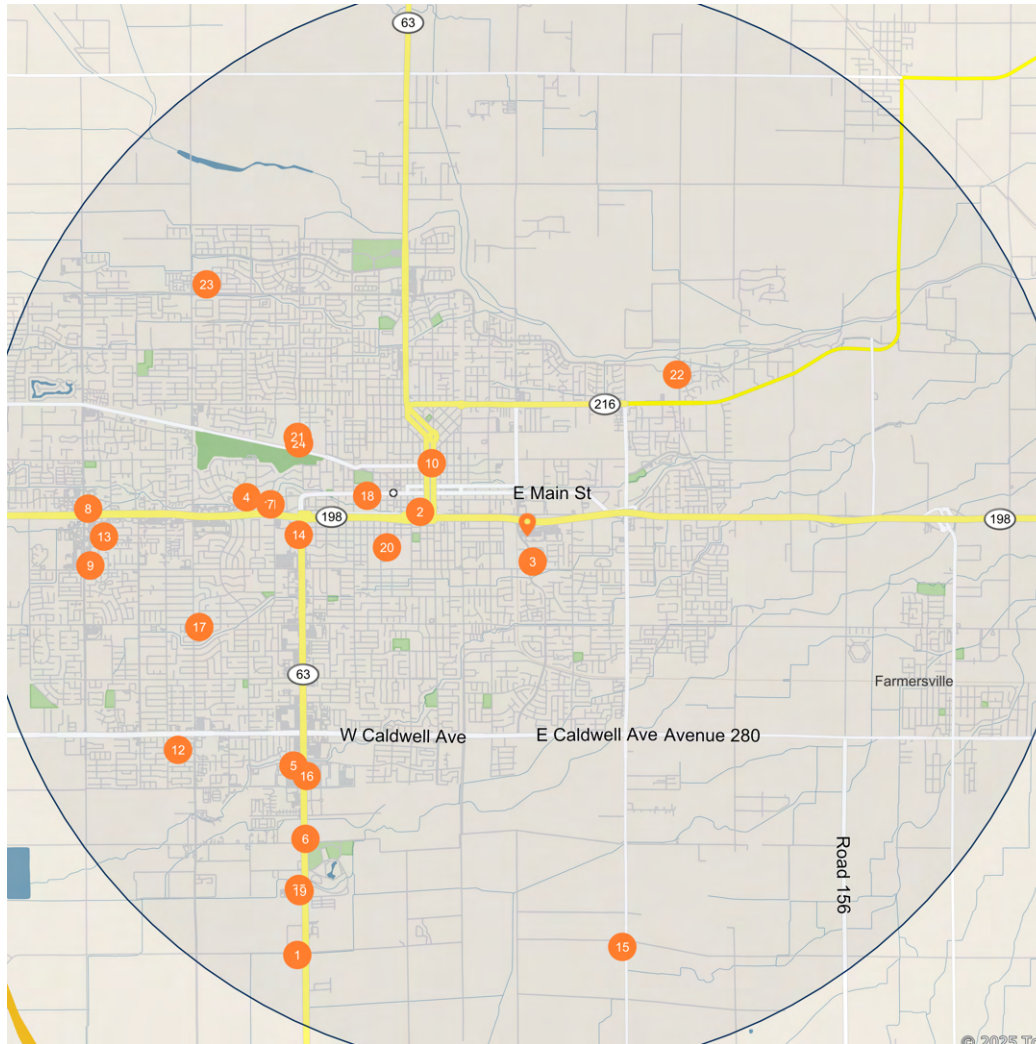
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 22.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 11.0 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 17.7 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.4 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 33.3 percent in the selected area compared with the 19.6 percent in the U.S.

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DEMOGRAPHICS



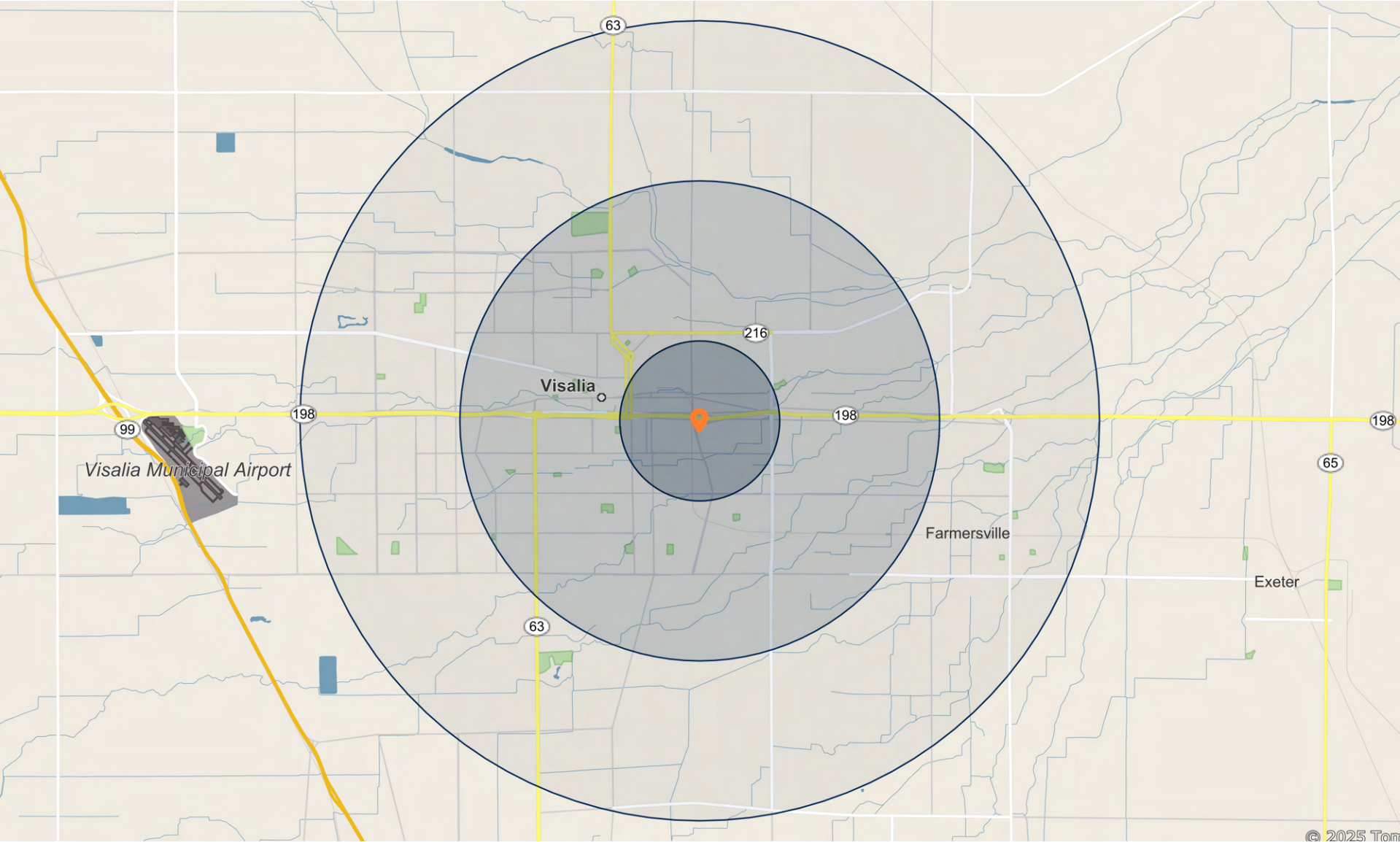
Major Employers

Employees

1	Tulare County Office Education-	1,900
2	Kaweah Dlta Hlth Care Dst Gild-Kaweah Delta Medical Center	1,800
3	AIG Life Holdings Inc-	762
4	R & L Brosamer Inc-	360
5	Ulta Beauty Inc-	346
6	County of Tulare-Tulare County Court School	315
7	Leidos Government Services Inc-	313
8	Valley Agricultural Sftwr Inc-	311
9	Kaweah Dlta Hlth Care Dst Gild-	290
10	Pro-Youth-Pro-Youth Heart	260
11	Superior Crt of Cal - Cnty of-	245
12	Winco Foods LLC-	201
13	Visalia Unified School Dst-Visalia Usd	200
14	College of Sequoias Foundation-College of Sequoias	200
15	L E Cooke Co-	200
16	Gmri Inc-Olive Garden	193
17	Jack Youngs Super Market-Youngs Super Market	189
18	Visalia Unified School Dst-Redwood High School	179
19	County of Tulare-Environmental Health Services	171
20	Visalia Unified School Dst-Mt Whitney High School	136
21	Visalia Unified School Dst-Sequoia High School	136
22	Visalia Unified School Dst-Golden West High School	136
23	Lowes Home Centers LLC-Lowes	133
24	Visalia Unified School Dst-Nutritional Svcs	129
25	Employers Insur Wausau A Mutl-Wausau Insurance Companies	125

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DEMOGRAPHICS



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