



1545 S Mooney Blvd , Visalia, CA 93277

Retail Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Property Overview

Red Lobster

1545 S Mooney Blvd, Visalia, CA 93277



Investment Highlights

- **Irreplaceable Position on Visalia's Premier Retail Corridor -** Located on South Mooney Boulevard, Visalia's primary retail corridor with over 25,500 vehicles per day, the property benefits from exceptional visibility and access. The 2.12-acre parcel and 8,187-square-foot restaurant building offer valuable flexibility for future redevelopment, reconfiguration, or alternative uses.
- **Regional Economic Hub with Strong Growth -** As the largest city in Tulare County, Visalia serves a trade area of more than 630,000 residents. The city has experienced strong population growth in recent years, while the surrounding five-mile trade area boasts average household incomes exceeding \$113,035, supporting strong consumer spending.
- **Heart of Visalia's Dominant Retail Trade Area -** The property is positioned within Visalia's premier retail corridor, surrounded by major national retailers including Macy's, JCPenney, Target, Costco, Lowe's, Best Buy, Walmart, Kohl's, Ross, and Dick's Sporting Goods. This concentration of retail creates a powerful regional shopping destination that drives consistent traffic.
- **Industrial Expansion Supporting Long-Term Demand -** Significant industrial development continues to fuel economic growth in Visalia, including a new 1.27 million-square-foot warehouse and CapRock's 5 million-square-foot Central Point industrial project. These developments are expected to create thousands of jobs and support long-term consumer demand.
- **Absolute NNN Lease -** Red Lobster operates under an Absolute NNN lease and is responsible for all property expenses, including taxes, insurance, maintenance, roof, and structure, providing investors with a truly passive ownership opportunity.





Packwood Creek



Sequoia Plaza



Sequoia Mall



Visalia Mall



W Walnut Ave ± 16,100 VPD



Subject Property

± 25,500 VPD

63

1545 S Mooney Blvd
Visalia, CA 93277

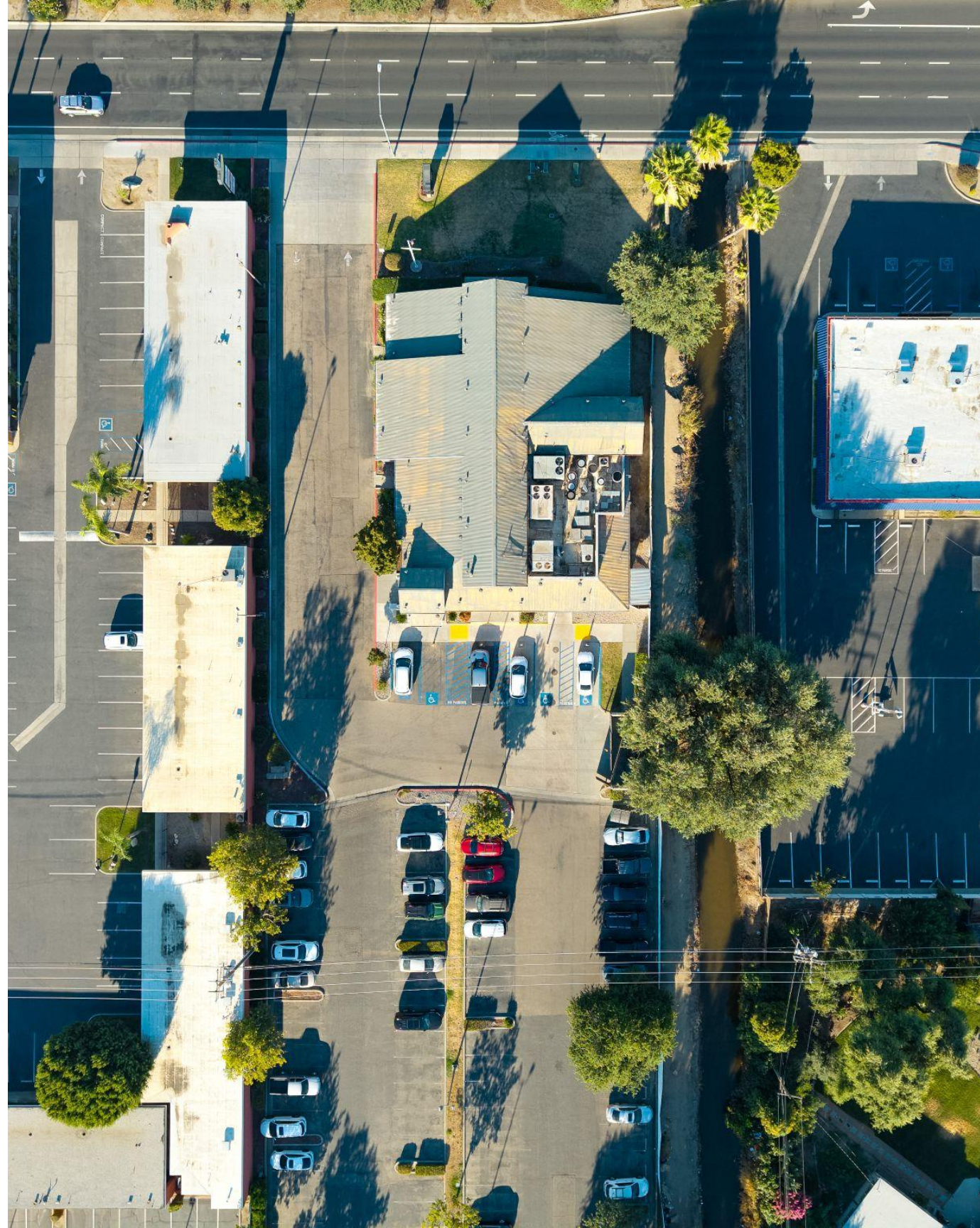
±8,187 SF
GLA*

±2.12 AC
Lot Size*

±25,500 VPD
Mooney Blvd

1994
Year Built

* GLA and Lot Size to be verified by Buyer with a new survey



Financial Overview

Red Lobster

1545 S Mooney Blvd, Visalia, CA 93277



Financial Summary

\$3,200,000

List Price

6.12%

Cap Rate

\$195,838

NOI

Lease Details

Tenant Trade Name	Red Lobster
Tenant	Corporate
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Expiration Date	12/31/2039
Original Lease Term	23.5 years
Lease Term Remaining	±13.6 years
Rent Increases	2% Annually starting 7/1/2029
Renewal Options	Four, 5-year Options
Tenant Termination Right	Tenant may terminate the Lease on 12/31/2026 if Tenant gives notice by 10/1/2026



Financial Summary

Term	Monthly Rent	Annual Rent	Increases
Current - 6/30/2029	\$16,320.00	\$195,838.00	
7/1/2029 - 6/30/2030	\$16,646.40	\$199,754.76	2.00%
7/1/2030 - 6/30/2031	\$16,979.33	\$203,749.86	2.00%
7/1/2031 - 6/30/2032	\$17,318.91	\$207,824.85	2.00%
7/1/2032 - 6/30/2033	\$17,665.29	\$211,981.35	2.00%
7/1/2033 - 6/30/2034	\$18,018.60	\$216,220.98	2.00%
7/1/2034 - 6/30/2035	\$18,378.97	\$220,545.40	2.00%
7/1/2035 - 6/30/2036	\$18,746.55	\$224,956.30	2.00%
7/1/2036 - 6/30/2037	\$19,121.48	\$229,455.43	2.00%
7/1/2037 - 6/30/2038	\$19,503.91	\$234,044.54	2.00%
7/1/2038 - 12/31/2039	\$19,893.99	\$238,725.43	2.00%
Options			
1/1/2040 - 12/31/2044	\$20,291.87	\$243,499.94	2.00%
1/1/2045 - 12/31/2049	\$22,403.63	\$268,843.61	2.00%
1/1/2050 - 12/31/2054	\$24,735.67	\$296,825.07	2.00%
1/1/2055 - 12/31/2059	\$27,310.18	\$327,718.86	2.00%

Tenant Overview



Year Founded

1968

Headquarters

Orlando, FL

Ownership Status

Corporate

Employees

55,000+

Locations

500+

Present in

44 U.S. States

U.S. Domestic Sales

\$2B+

Tenant Overview

Red Lobster is a nationally recognized casual dining brand specializing in seafood cuisine, with hundreds of locations throughout the United States. Historically headquartered in Orlando, Florida, the brand is known for its broad consumer appeal, approachable price point, and strong brand recognition built through decades of national marketing and promotional campaigns. With a long-standing presence in suburban retail corridors and high-traffic commercial nodes, Red Lobster benefits from consistent dine-in demand, serving families, professionals, and group dining occasions across a wide range of markets.

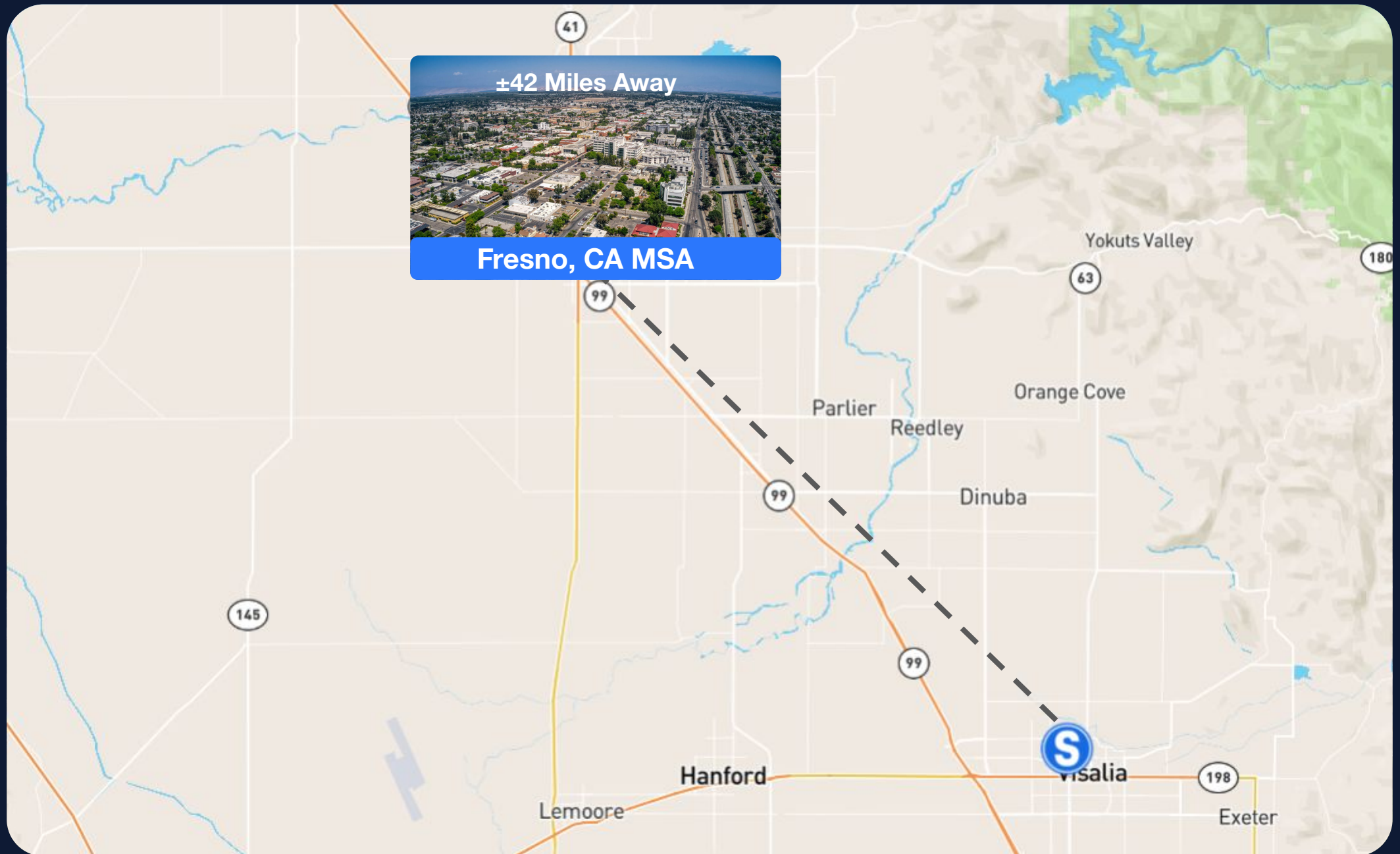
Why Invest in Red Lobster?

- **Financial Resilience:** Red Lobster is operating following its recent restructuring with a stronger focus on cost controls, menu optimization, and restaurant-level profitability. These operational changes are aimed at supporting margin stability and more consistent long-term financial performance across the system.
- **Extensive Operational Scale:** With hundreds of locations across the United States, Red Lobster maintains a large national footprint and long-standing real estate presence. The brand leverages national vendor relationships, distribution efficiencies, and standardized operations to support consistent execution across primary retail and suburban corridors.
- **Credit Stability with Strategic Backing:** Following restructuring and transition to new ownership, Red Lobster is supported by a refreshed capital structure and operational oversight focused on core restaurant performance. Its national presence and established customer base support ongoing cash flow stability.
- **Strong Brand and Market Position:** As one of the most recognized seafood casual dining brands in the United States, Red Lobster benefits from decades of brand awareness and customer loyalty. Its broad demographic appeal supports its role as a destination dining tenant across restaurant and retail corridors nationwide.

Market Overview

Red Lobster

1545 S Mooney Blvd, Visalia, CA 93277



Visalia, CA



Local Market Overview

Visalia's real estate market continues to demonstrate steady growth, driven by its affordability relative to larger California metros and its strong agricultural economy. As a central hub in Tulare County, Visalia benefits from consistent demand among both first-time homebuyers and families seeking more space at a lower cost than nearby urban centers.

New construction has helped ease some supply constraints, though it has not fully met demand. As a result, sellers continue to benefit from favorable market conditions, while buyers are becoming more strategic and price-conscious.

Visalia functions as the primary retail center for the surrounding Central Valley communities, attracting shoppers from across Tulare County and neighboring areas. Its central location and limited nearby competition position the city as a key destination for both daily needs and regional shopping.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	16,342	118,236	151,511

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,867	40,338	50,992

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$102,095	\$107,771	\$113,035

Fresno, CA MSA

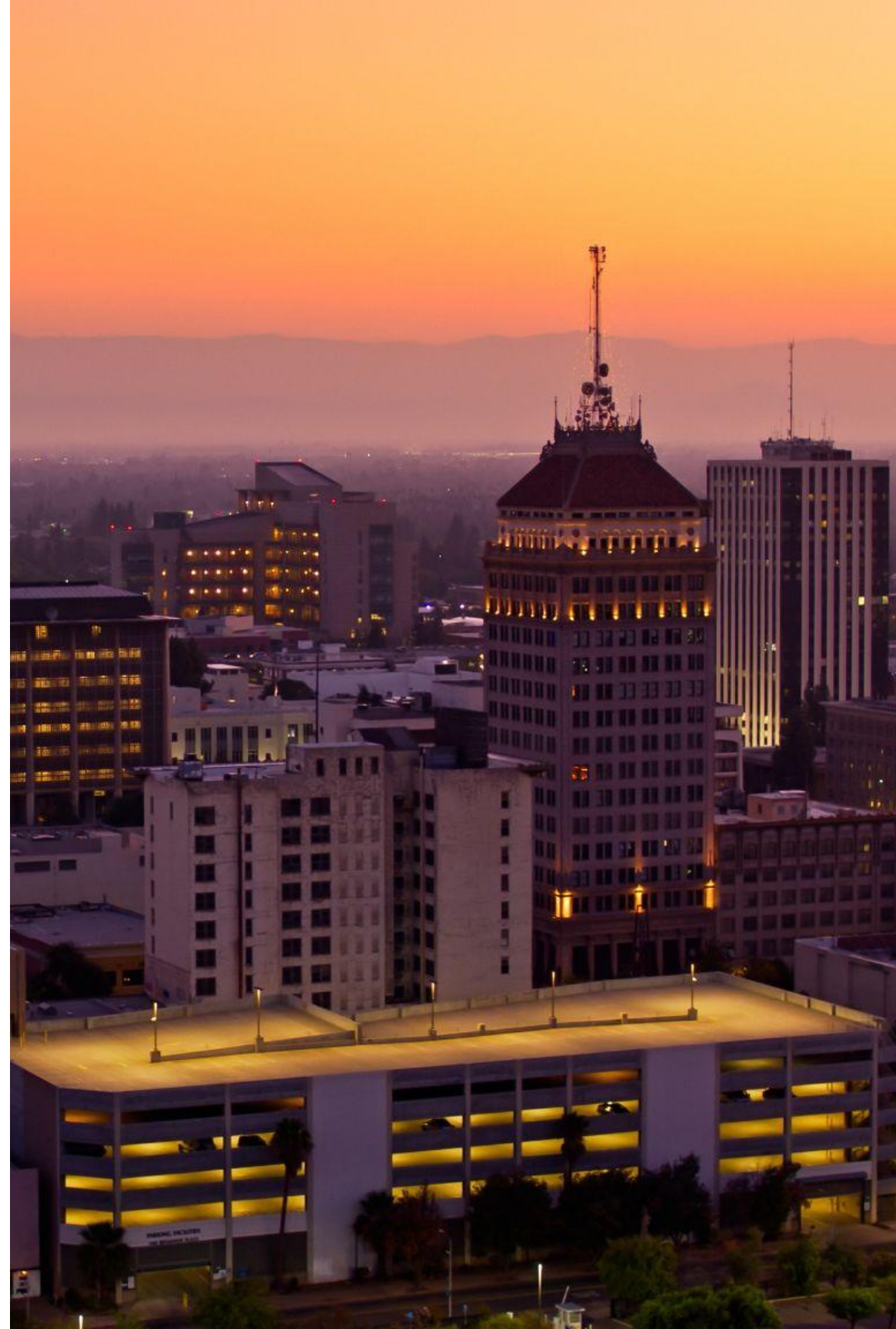
Fresno, California has a population of approximately 420,000 residents as of 2026, with the broader metro area totaling around 1.17 million. The city's average household income is estimated to be around \$70,000, and the median age remains in the low 30s, reflecting a relatively young and growing population. Founded in 1872 as a railway station and incorporated in 1885, Fresno experienced rapid growth due to its central role in the Central Valley's agricultural economy. While agriculture remains a key industry, the city has diversified over time and now offers a mix of cultural and recreational attractions, including the Aztec Theater, Fresno Chaffee Zoo, the Japanese Garden at Woodward Park, and the Big Fresno Fair, which continues to draw hundreds of thousands of visitors annually.

Significant new developments are expected to bring increased traffic and long-term growth to the area. In downtown Fresno, the redevelopment of the historic Hotel Fresno is delivering residential units alongside ground-floor retail, contributing to the area's revitalization. Additional mixed-use and multifamily housing projects are also underway or planned, including large-scale developments on previously underutilized commercial sites.

Downtown revitalization efforts have attracted hundreds of millions of dollars in investment, including storefront improvements, expanded parking, and new retail and dining venues that continue to open through 2025 and beyond. Additionally, the Southeast Development Area (SEDA)—a planned 9,000-acre expansion—is expected to accommodate tens of thousands of new housing units and support significant population growth over time.

2.67 Million
ANNUAL VISITORS

\$1.52 Billion
2025 TOURISM REVENUE



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1545 S Mooney Blvd, Visalia, CA, 93277** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property 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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