

2012 Blueprint Awards - Commercial Development

Award of Excellence Commercial Development 2012 Blueprint Awards

Main Street Promenade, LLC - Main Street Promenade, Visalia, CA

Projects Summary and Photos



Main Street Promenade, LLC, is the result of a collaboration by local builders/developers, including brothers Craig and Andy Mangano, Bob Dowds and Stephen Peck. Craig's firm, The Mangano Co., Inc., was the developer and general contractor for the project, which is a family business that has been developing retail, commercial and residential projects since 1957.

Main Street Promenade is the result of the principals' vision, attention to detail and commitment to both quality and value, creating another innovative and precedent-setting project for the community. It is a purely private sector investment which is a result of the vitality of the Downtown of Visalia.

Main Street Promenade has transformed the eastern portion of downtown Visalia. This area was once functionally disjointed from the remainder of the downtown, with a different circulation system, mixture of uses, and significant dilapidated buildings. Since its completion of phase I, the Promenade has brought new businesses and employees to the downtown and is the most significant private investment in the downtown in more than 35 years. The fully leased building has helped Visalia's downtown maintain its role as the most vital commercial district in Visalia.

The newly paved streets and beautiful walkways were a collaboration effort between the developers and the City of Visalia. Clients, customers and visitors alike enjoy the new look as they stroll the downtown streets. Along with the abundant public and private parking, Main Street Promenade is located a block away from Visalia's transportation center and near the downtown trolley, making transportation to and from the Promenade very convenient. The Main Street Promenade has been an essential contribution to the growth of Visalia's downtown, helping to create and sustain business for years to come.

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A joint initiative of San Joaquin Valley Councils of Governments representing each of the region's eight counties, the San Joaquin Valley Air Pollution Control District and the Great Valley Center

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