Executive Summary





LEASE RATE \$2,000.00 PER MONTH

OFFERING SUMMARY

Available SF: 3,920 SF

Lease Rate: \$2,000.00 per month

(MG)

Building Size: 3,920 SF

Submarket: Downtown Dinuba

PROPERTY OVERVIEW

Former restaurant space. Includes existing walk-in cooler and hood system

PROPERTY HIGHLIGHTS

- Great Downtown Location
- 2 large seating areas

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	3,414	6,084	7,264
Total Population	13,183	23,283	28,137
Average HH Income	\$44,663	\$48,998	\$51,655

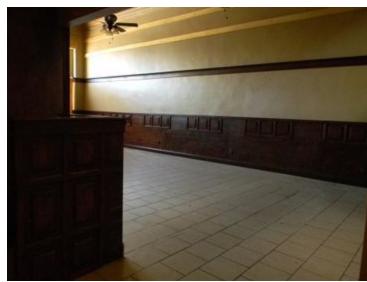
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559.625.2128 x12 marc@zeebre.com CalDRE #01434697



Additional Photos



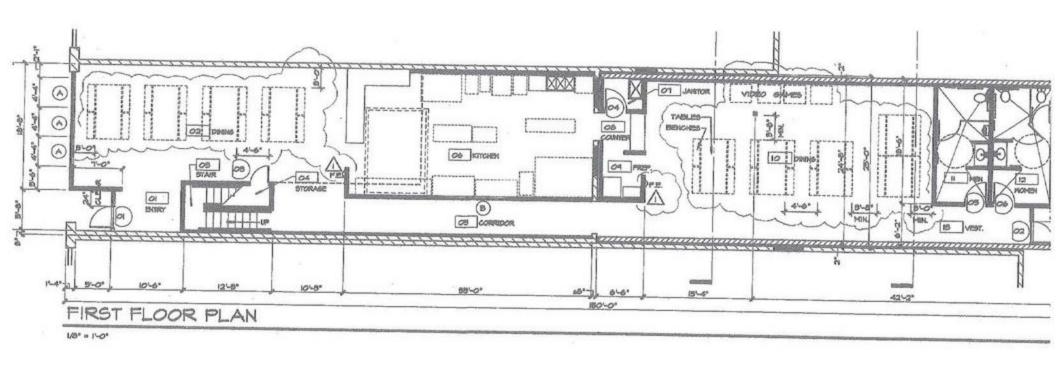








Floor Plans



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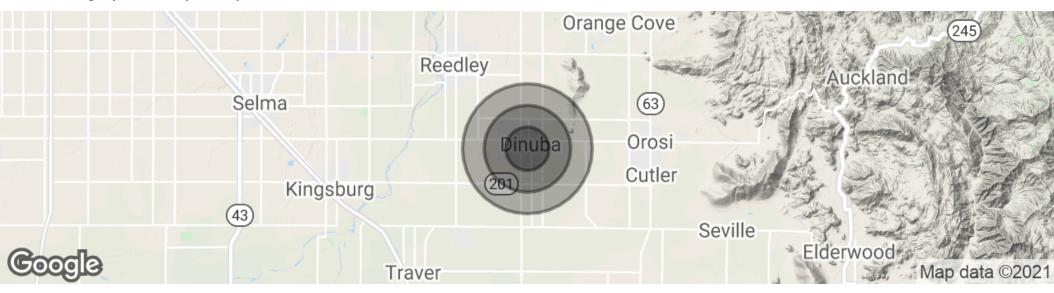
Location Maps E Magnolia Way Surabian Dr. S Alta Ave W Sierra Way Ave 412 College Ave Whittaker Way Map data ©2021

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132 N Akers St Visalia, CA 93291-5121 559.625.2128 | zeebre.com ZEES

Commercial Real Estate

Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total population	13,183	23,283	28,137
Median age	27.1	27.4	27.6
Median age (Male)	27.3	27.2	27.4
Median age (Female)	26.7	27.8	27.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	3,414	6,084	7,264
# of persons per HH	3.9	3.8	3.9
Average HH income	\$44,663	\$48,998	\$51,655
Average house value	\$185,692	\$196,598	\$216,049

^{*} Demographic data derived from 2010 US Census

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