Executive Summary





LEASE RATE

\$6,000.00 PER MONTH

OFFERING SUMMARY

Available SF: 8,453 SF

Lease Rate: \$6,000.00 per month

(Gross)

PROPERTY OVERVIEW

Retail / Office building with 4491 sf on ground floor and 3962 sf of basement storage. Building has 10 parking space on private parking lot.

PROPERTY HIGHLIGHTS

- Downtown Visalia
- Private Parking Lot
- · Retail or Office use

Building Size: 8,453 SF

MARTY ZEEB SIOR +15596252128 x11

zeeb@aol.com CalDRE #00847045



Additional Photos





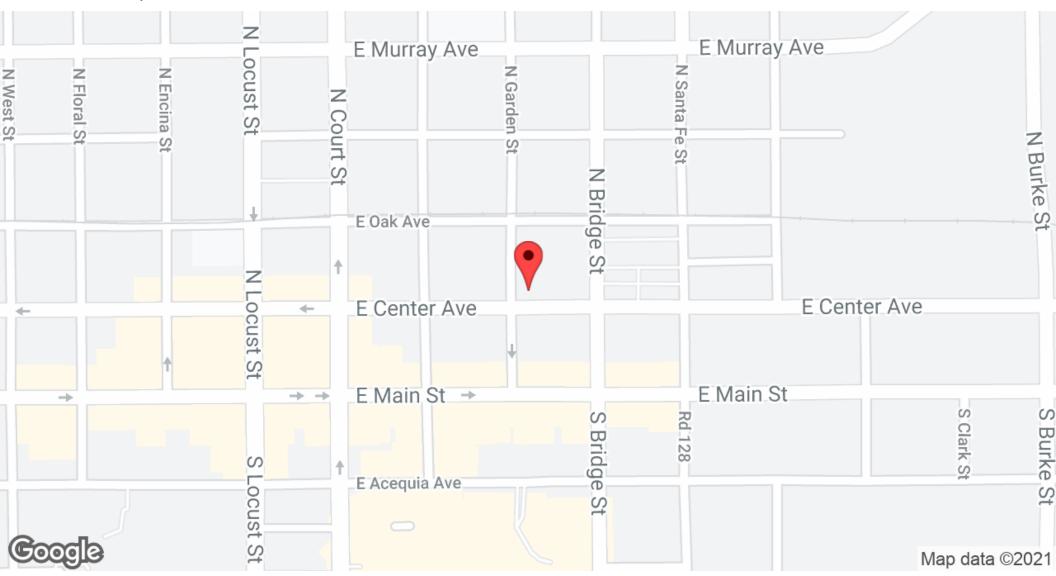




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Location Map



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Demographics Map & Report

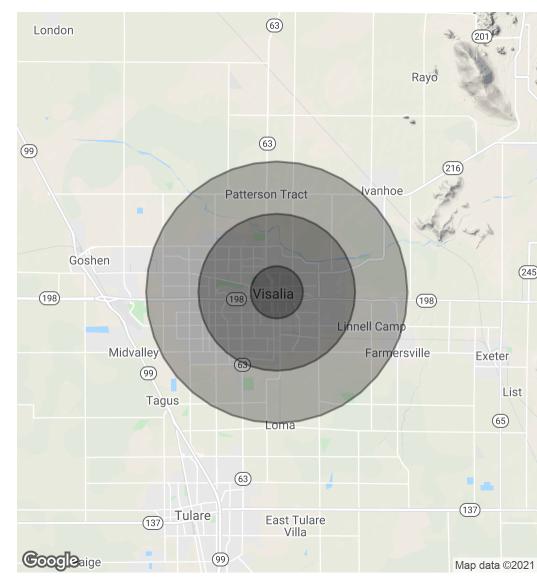
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,023	79,766	133,269
Average age	27.8	31.5	31.8
Average age (Male)	26.9	30.9	31.0
Average age (Female)	29.2	33.2	33.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,619	25,748	43,992
# of persons per HH	3.3	3.1	3.0
Average HH income	\$46,434	\$65,118	\$66,988

\$195,831

\$271,332

\$275,793

Average house value



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^{*} Demographic data derived from 2010 US Census