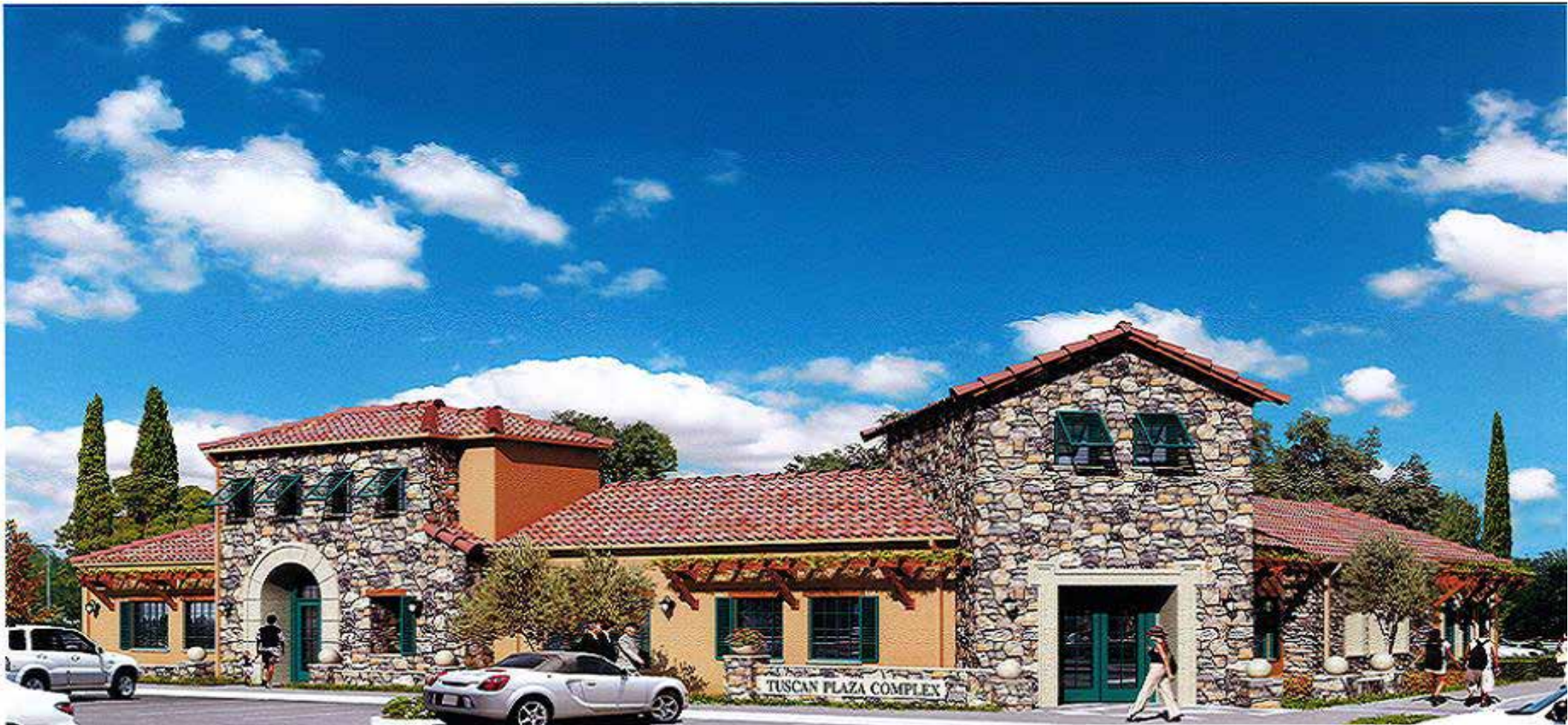


FOR SALE | OFFICE SPACE

Cold Shell \$275/SF

319 E Caldwell Ave Visalia, CA 93277



FOR SALE • DOWNTOWN VISALIA • OFFICE SPACE

MARTY ZEEB | ZEEB COMMERCIAL BROKER / SIOR
DRE# 00847045 - 559.625.2128 x11 - zeeb@aol.com

ZEEB

Commercial Real Estate

Visalia's Most Respected Commercial Real Estate Firm
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LISTING HIGHLIGHTS

SALE PRICE:	\$1,072,000 (\$275/SF)
PROPOSED SF:	3,900 SF
BUILDING TYPE:	OFFICE
ZONING:	Mixed Use Commercial

Design your own suite in an office building in Visalia's prestigious professional office development, TUSCAN PLAZA. With its abundant and convenient parking, this highly visible Southern Visalia location is ideal for a variety of office uses. Shell price \$275/sf.

Please call Broker for details.

DEMOGRAPHICS

POPULATION

	1 Mile	3 Mile	5 Mile
2018 TOTAL POPULATION	10,587	72,322	131,771
Average Age	26.1	30.9	31.8
Average Age (Male)	25.6	30.3	31.0
Average Age (Female)	27.2	32.6	33.5

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
Total Households	2,906	22,900	43,502
# of Persons per HH	3.6	3.2	3.0
Average HH Income	\$48,244	\$64,358	\$66,694
Average House Value	\$177,045	\$263,934	\$276,893

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