

FOR SALE & LEASE: TUCSON PLAZA

DESIGN YOUR OWN SUITE

323-329 E Caldwell Avenue Visalia, CA 93277



For Lease • 25,800 SF - Create Your Dream Office

MARTY ZEEB | ZEEB COMMERCIAL BROKER
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ZEEB

Commercial Real Estate

Visalia's Most Respected Commercial Real Estate Firm
132 N. Akers St., Visalia, CA 93291 • (559) 625-2128

LISTING HIGHLIGHTS

LEASE RATE: \$2.25/SF NNN

LEASE RATE: \$2.50/SF NNN for Medical

AVAILABLE SF: 25,800

Design your own suite in Visalia's prestigious professional build to suite office development, TUSCAN PLAZA. With its abundant and convenient parking, this highly visible Southern Visalia location (on Caldwell between Santa Fe & Court Streets), is the perfect opportunity for you to create the office of your dreams. Classic Tuscan design, quality construction and tasteful landscaping. Build-to-suit, professional office space for lease (\$2.25/sf NNN and \$2.50/sf NNN for medical). Contact Marty.

- Net Pad, all on site and off site improvement completed and in place
- Abundant and convenient parking
- Owners association to maintain entire development
- Build-to-suit lease available for qualified tenants
- Design your own floor plan
- Medical and professional suites available from 3,900 to 33,000 square feet
- Classic Tuscan design utilizing stone and high quality craftsmanship

EXTERIOR IMAGES



SITE PLAN



DEMOGRAPHICS

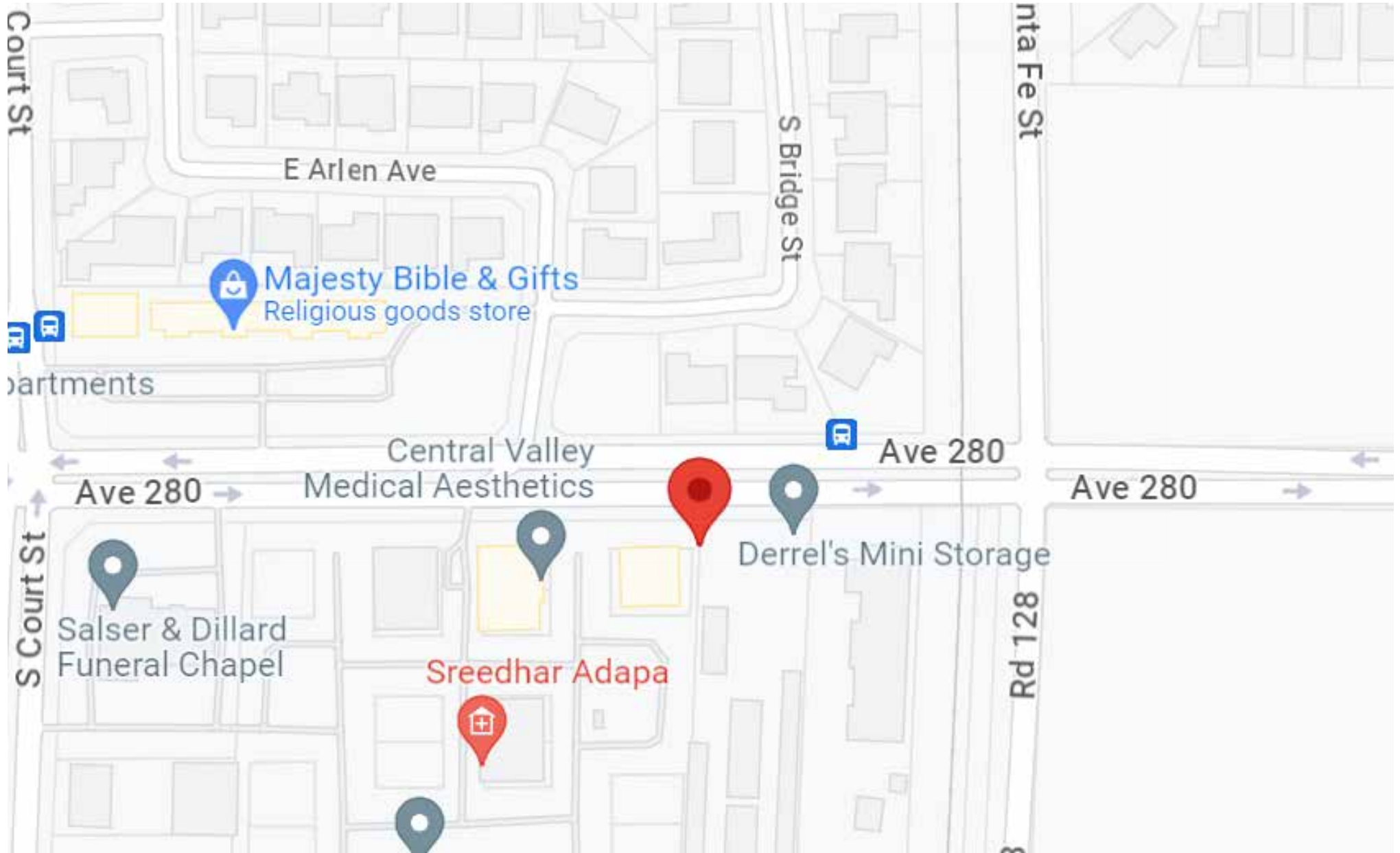
POPULATION

	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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Note: This information is believed to be reliable, however broker makes no guarantee as to its current validity.

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