

FOR SALE or LEASE | OFFICE OR MEDICAL

Cold Shell Build to Suit

237 E Caldwell Ave Visalia, CA 93277



FOR SALE OR LEASE • DOWNTOWN VISALIA • OFFICE /MEDICAL

MARTY ZEEB | ZEEB COMMERCIAL BROKER / SIOR
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ZEEB
Commercial Real Estate

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LISTING HIGHLIGHTS

SALE PRICE:	\$275 /SF
LEASE RATE:	\$2.00 /SF NNN
PROPOSED SF:	13,356 SF
BUILDING TYPE:	OFFICE / MEDICAL
ZONING:	Mixed Use Commercial



Proposed approx. 13,356sf 1st class building in Tuscan Plaza in Visalia's Southeast area. Old World styling with modern amenities with plenty of on site parking. \$275/sf shell condition sale price and \$2.00/sf NNN lease rate. Proposed medical clinic floorplans available, with medical buildout at additional cost. **Please call Broker for details.**

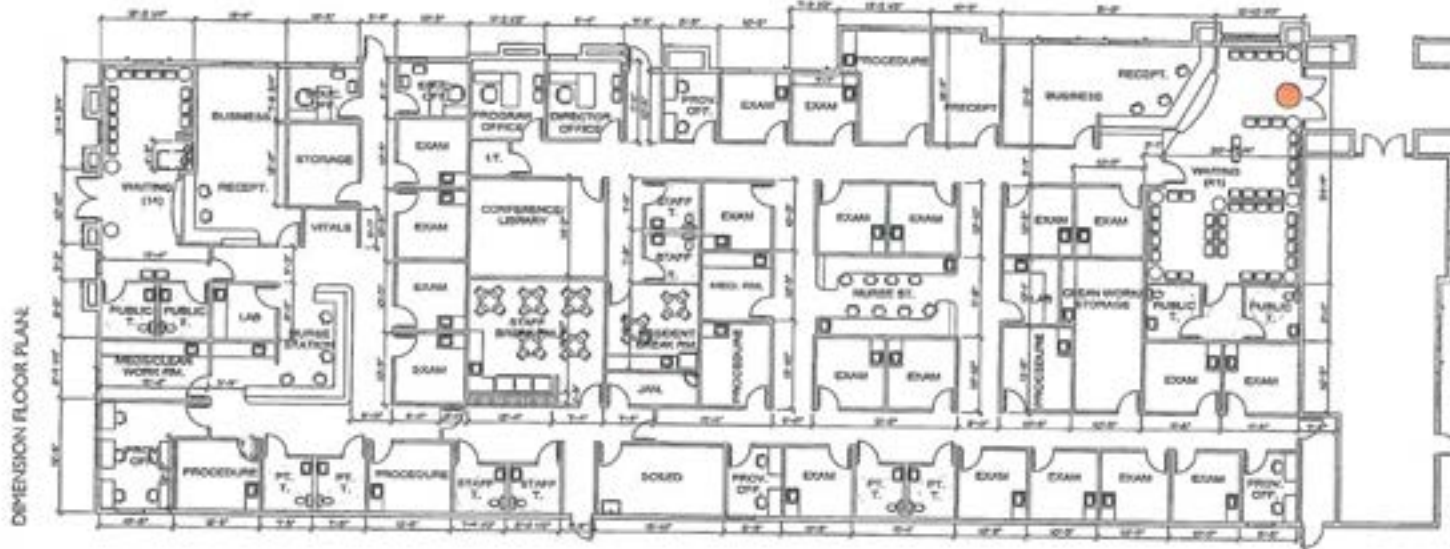
PROPERTY ELEVATIONS & MAP



PROPOSED MEDICAL CLINIC I



PROPOSED MEDICAL CLINIC II



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