

# FOR SALE & LEASE | 4,800 SF OFFICE BUILDING

8+ Offices | Former Pathology Lab Includes Waiting Room + Reception Area

316 S. Dunworth St., Visalia, CA 93292



**FOR SALE & LEASE • 4,800 SF OFFICE BUILDING**

**Marc Griffiths** | ZEEB COMMERCIAL BROKER ASSOCIATE  
DRE# 01434697 - 559.625.2128 x12 - [marc@zeebre.com](mailto:marc@zeebre.com)

**ZEEB**

**Commercial Real Estate**

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

## LISTING HIGHLIGHTS

Nice flexible office building located near downtown Visalia. Former pathology lab this space can be used for medical or professional office. Space includes waiting room, reception area, bull pen, 8+ offices, conference room, break room, storage and 3 private restrooms. Property is secured by electronic gate and fence. Floor plan attached. Please contact Marc for questions or to schedule a showing.

<b>LEASE RATE:</b>	<b>\$1.35 /SF/MONTH</b>
<b>SALE AMOUNT:</b>	<b>\$899,000</b>
<b>SF:</b>	<b>4,800 SF</b>
<b>ZONING</b>	<b>C-S SERVICE COMMERCIAL</b>
<b>APN - 12,252 SF:</b>	<b>098-110-054</b>
<b>APN - 24,809 SF:</b>	<b>098-101-030</b>
<b>Total Lot Size:</b>	<b>.85 ac</b>



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

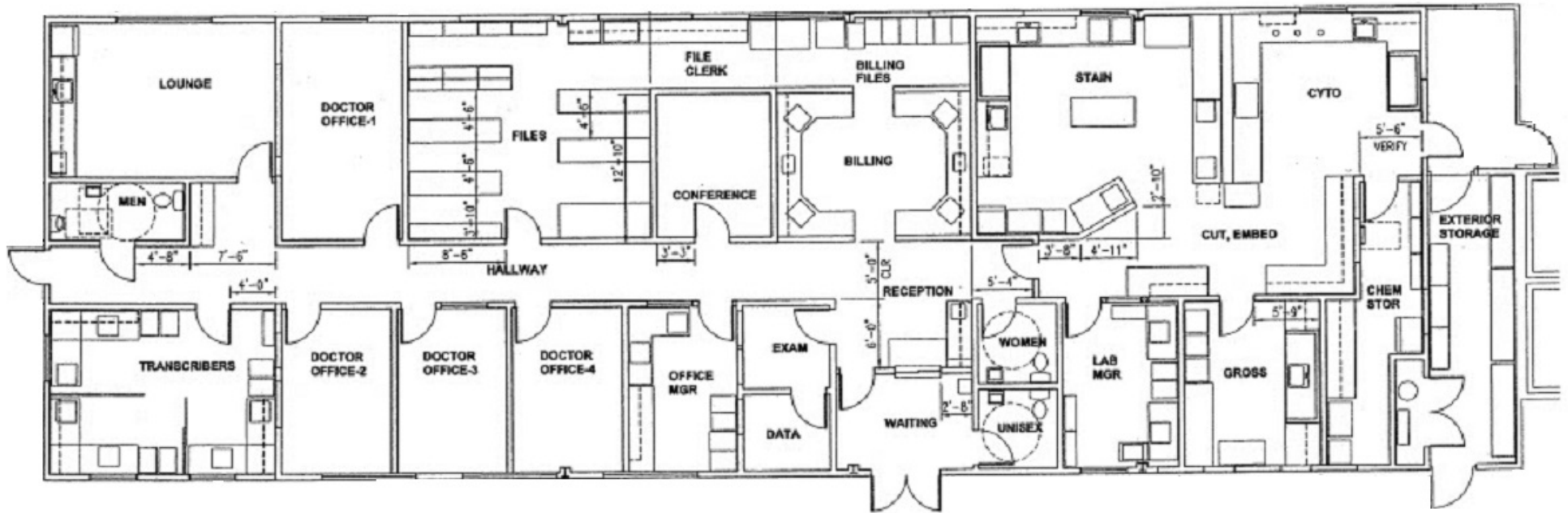
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# FLOOR PLAN



## DEMOGRAPHICS

### POPULATION

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

### HOUSEHOLDS

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

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