

FOR LEASE: FIRST CLASS OFFICE SUITE

Prestigious "Tuscan Plaza" Professional Office Park

211 E Caldwell Avenue Visalia, CA 93277



FOR LEASE • 4,909 SF - TUCSON PLAZA OFFICE SUITE

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

ZEEB

Commercial Real Estate

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

First Class Office Space in the Prestigious “Tuscan Plaza” professional office park. There are 12 offices, a break room, training/work room and large bullpen along with an impressive entry/reception area. Upscale common rest rooms are shared with 1 other tenant. Call to schedule an appointment, please do not disturb Tenants. Available Spring 2024.

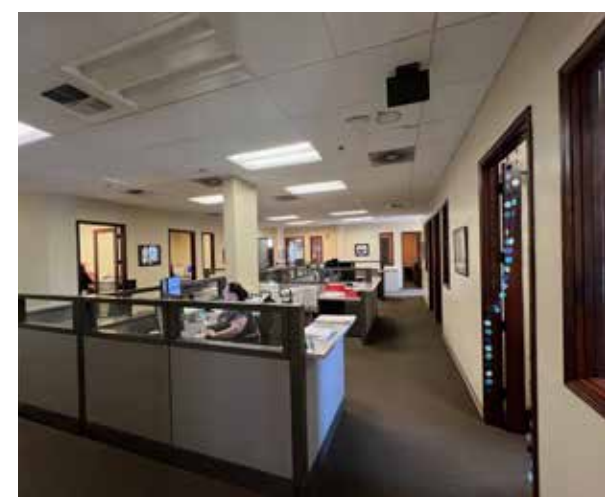
LISTING HIGHLIGHTS

LEASE RATE: \$10,554 per month

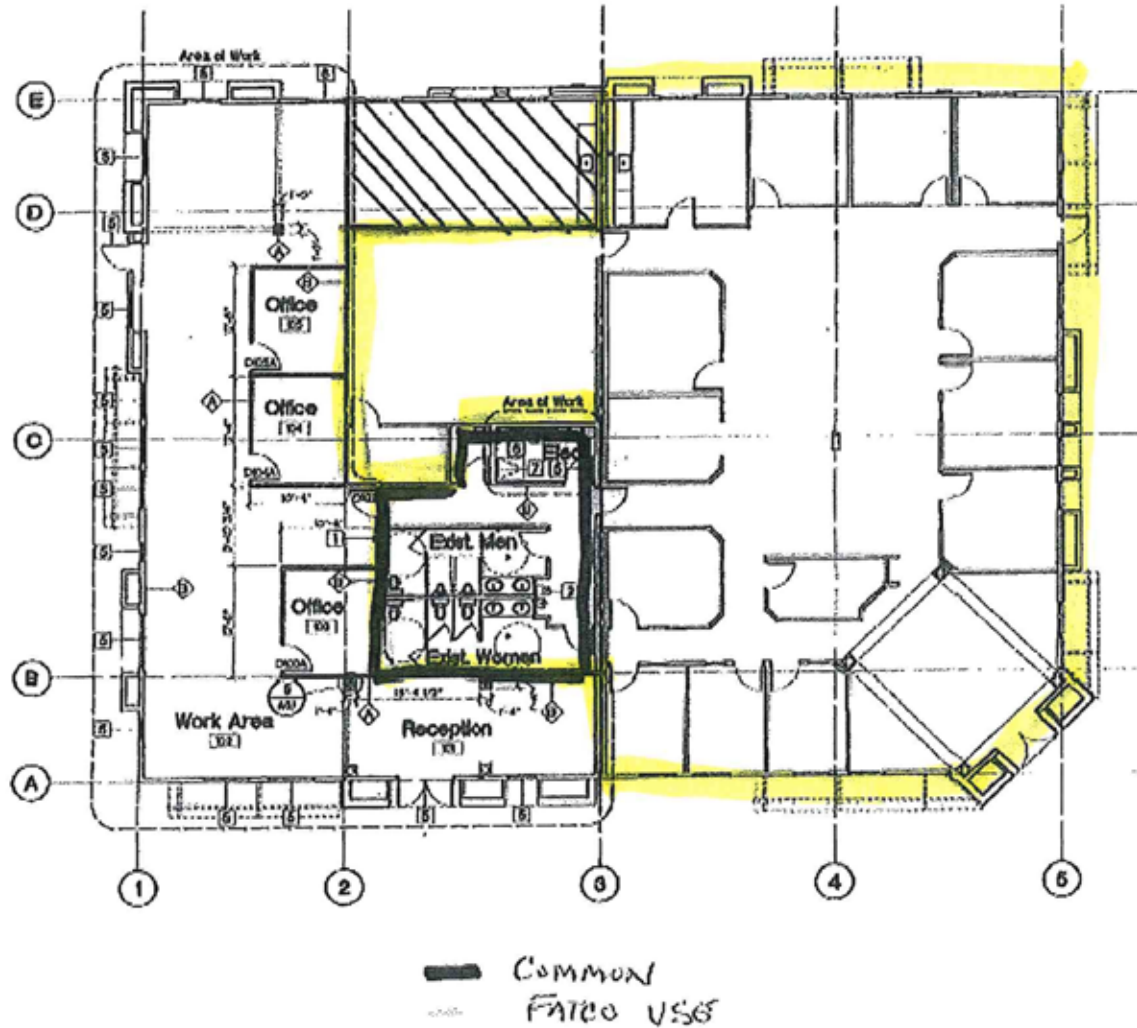
AVAILABLE SF: 4,900



PROPERTY IMAGES



SITE PLAN



DEMOGRAPHICS

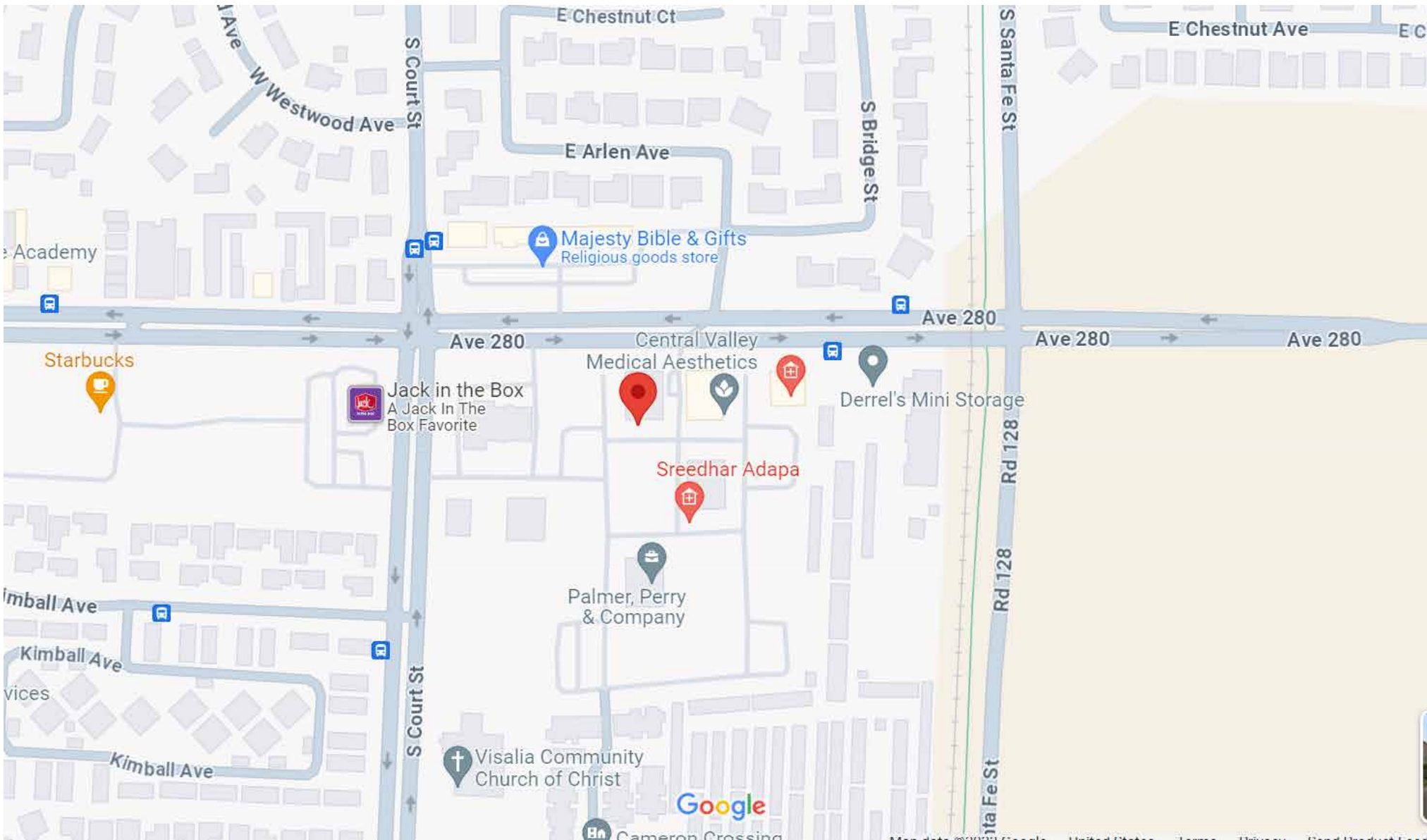
POPULATION

	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

FOR LEASE • 4,909 SF - TUCSON PLAZA OFFICE SUITE 211 E Caldwell Avenue Visalia, CA 93277



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

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

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