

# FOR LEASE - 1,074 SF - GREAT RETAIL SPACE

## Near El Diamante High School and Hwy 198

5225 W Walnut Visalia, CA 93277



***For Lease • 1,074 SF - Near El Diamante High School***

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**Commercial Real Estate**

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132 N. Akers St., Visalia, CA 93291 • (559) 625-2128

## LISTING HIGHLIGHTS

Great retail space in busy southwest Visalia shopping center located near El Diamante High School and with easy access to Hwy 198. Anchored by Save Mart with co-tenants, including Starbucks, Amigos, Mountain Mikes, Jimmy Johns and more. The unit, formerly Pet Envy, is 1,074 sf, faces Akers and is a mostly open floor plan with showroom in the front and smaller space in back with restroom that could be used for storage or as office space.

**LEASE RATE: \$1.60/SF/MO + NNN**

**TYPE: RETAIL**

**SF: 1,074 SF**



## Interior Pics



## DEMOGRAPHICS

### POPULATION

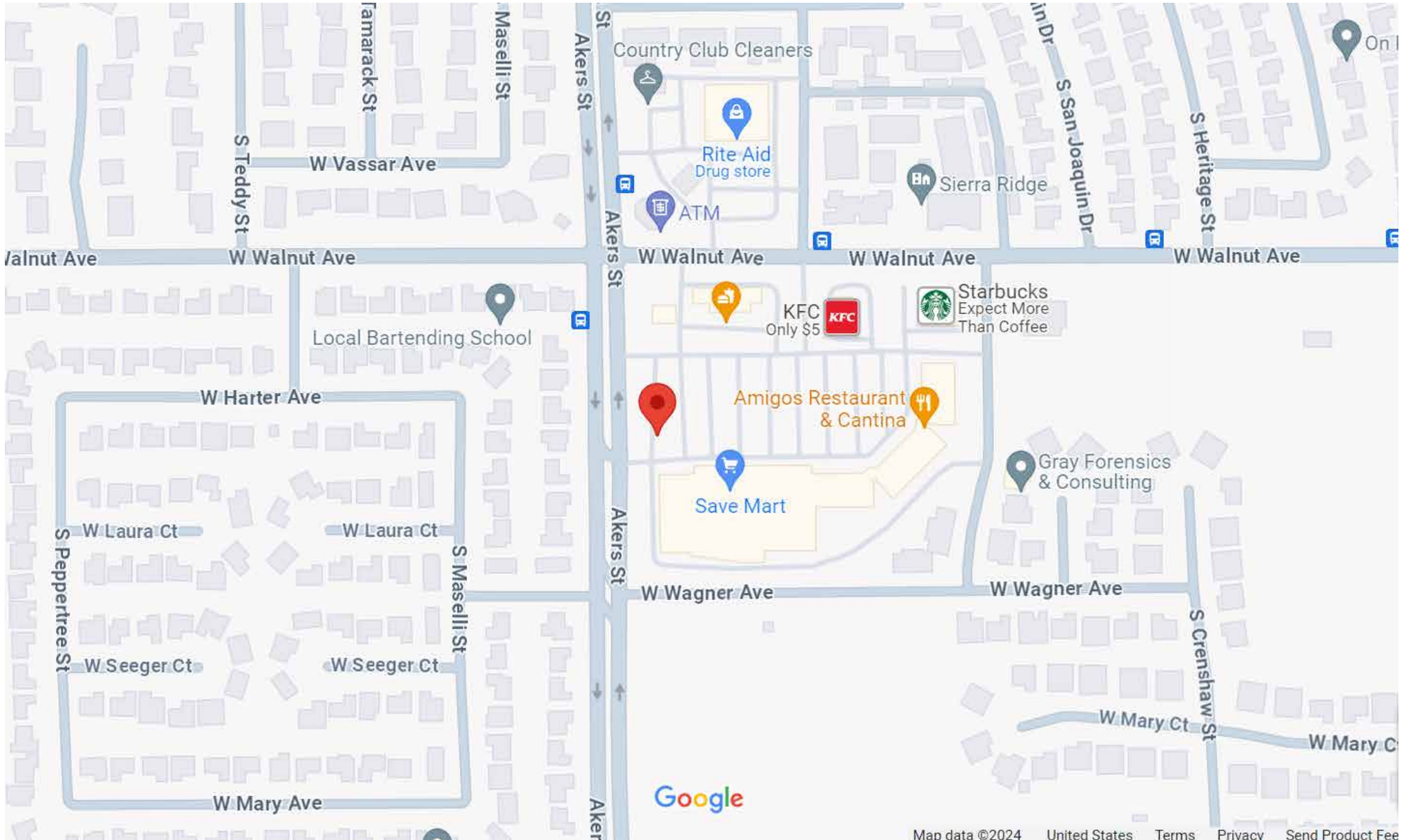
	1 Mile	3 Mile	5 Mile
<b>2018 TOTAL POPULATION</b>	10,587	72,322	131,771
<b>Average Age</b>	26.1	30.9	31.8
<b>Average Age (Male)</b>	25.6	30.3	31.0
<b>Average Age (Female)</b>	27.2	32.6	33.5

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

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