

# FOR LEASE • 4,131 SF • OFFICE BUILDING

Available November 1, 2024

3600 W. Orchard Court. Visalia, CA 93291



**FOR LEASE • 4,131 SF - Standalone Office Building**

**MARTY ZEEB** | ZEEB COMMERCIAL BROKER  
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**ZEEB**  
Commercial Real Estate

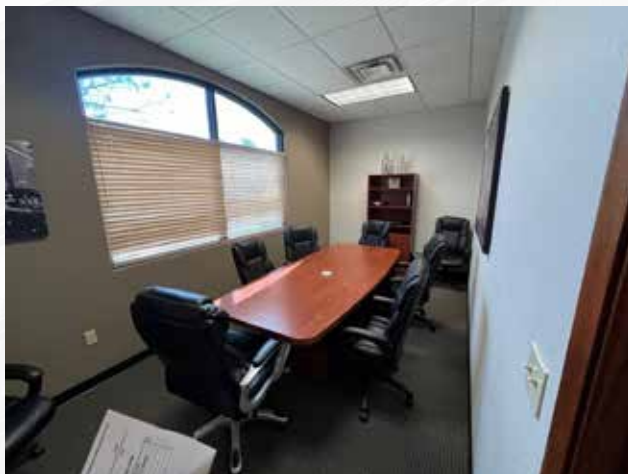
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## LISTING HIGHLIGHTS

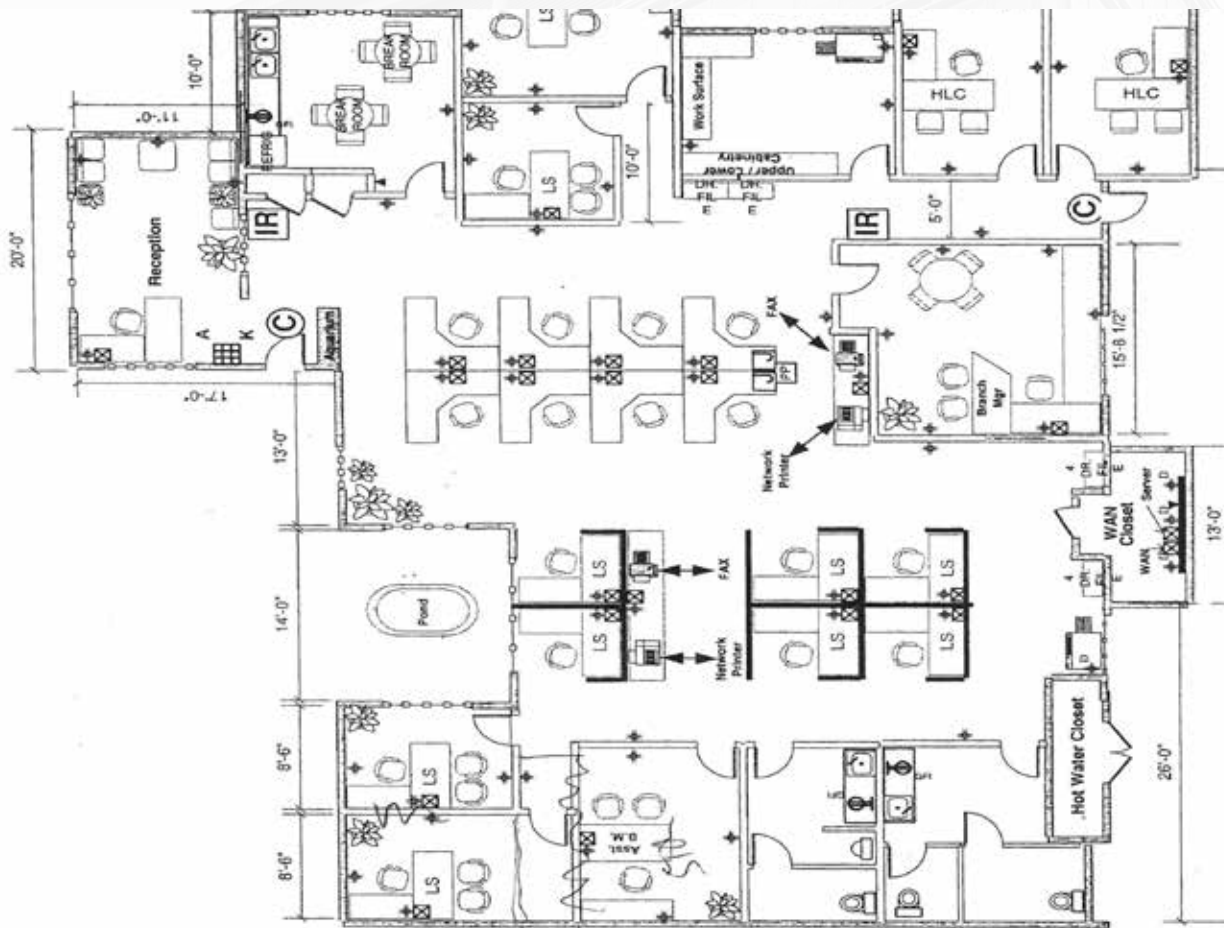
First Class office building for lease. Call for a showing, please do not disturb Tenants.  
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## Property Pics



# FLOOR PLAN



## DEMOGRAPHICS

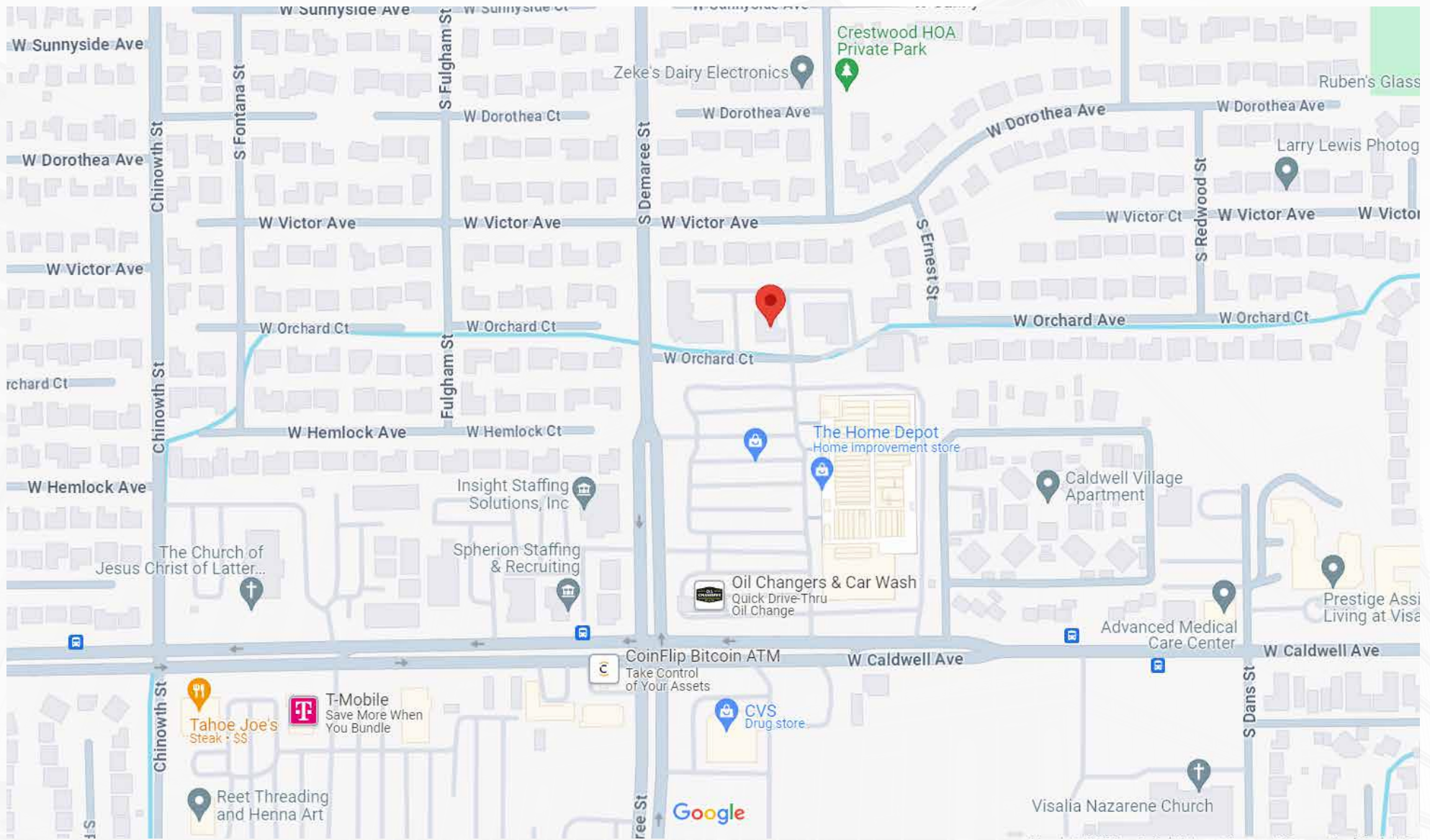
### POPULATION

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

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