

FOR SALE • 3,775 SF OFFICE BUILDING \$750,000

Eight Private Offices, Conference Room, Four Restrooms, Huge Central Bullpen, Breakroom, Built-in Reception, Work Room, and Ample Storage.

1441 S Mooney Blvd. F Visalia, CA 93277



For Sale • 3,775 SF OFFICE BUILDING • \$750,000

JESSICA BENEVENTO | ZEEB COMMERCIAL BROKER ASSOCIATE
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ZEEB

Commercial Real Estate

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

LISTING HIGHLIGHTS

Investment opportunity! Nicely updated and functional stand-alone office off busy retail corridor, Mooney Blvd. Eight private offices, conference room, four restrooms, huge central bullpen, breakroom, built-in reception, work room, and ample storage. Tall redwood trees and grass space give it a park-like feel. Private parking lot. Tenant's lease goes through September 2026 and includes a 5-year option. Currently 6.4% CAP with 3% annual increases to rent. Property is on the NEC of Feemster & Crowe-door faces Mooney.

SALE RATE: \$750,000

TYPE: OFFICE

SF: 3,775 SF

CAP RATE: 6.4 %



FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price Per SF	\$198.68/SF
CAP RATE	6.4%

OPERATING DATA

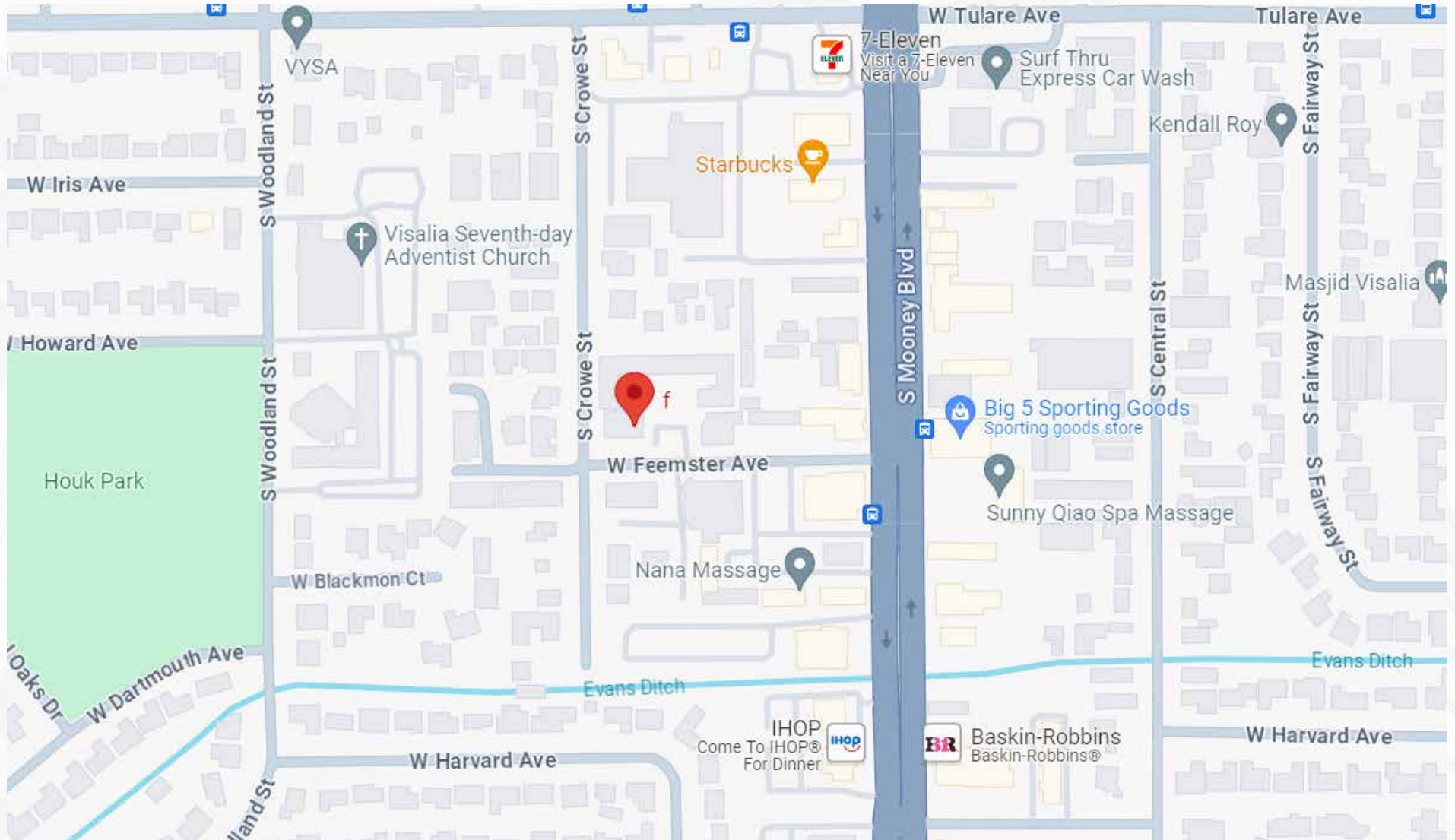
Gross Scheduled Income	\$71,079
Estimated Insurance	\$1,900
Estimated Taxes	\$7,875
Utilities	\$2,500
Maintenance	\$6,000
Landscaping	\$4,800
Estimated Net Operating Income	\$48,004

RENT ROLL

Unit	Unit Size (SF)	Lease Start	Lease Expiration	Annual Increases	Renewal Options	Monthly Rent
1441 S Mooney, F	3,775	9/1/21	8/31/26	3%	1-5 yr option	\$5,807.10
TOTAL	3,775					\$5,807.10

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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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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