

FOR SALE

OFFICE BUILDING IN THE SQUARE AT PLAZA DRIVE

200 N. NEELEY RD., VISALIA, CA 93291

MARC GRIFFITHS

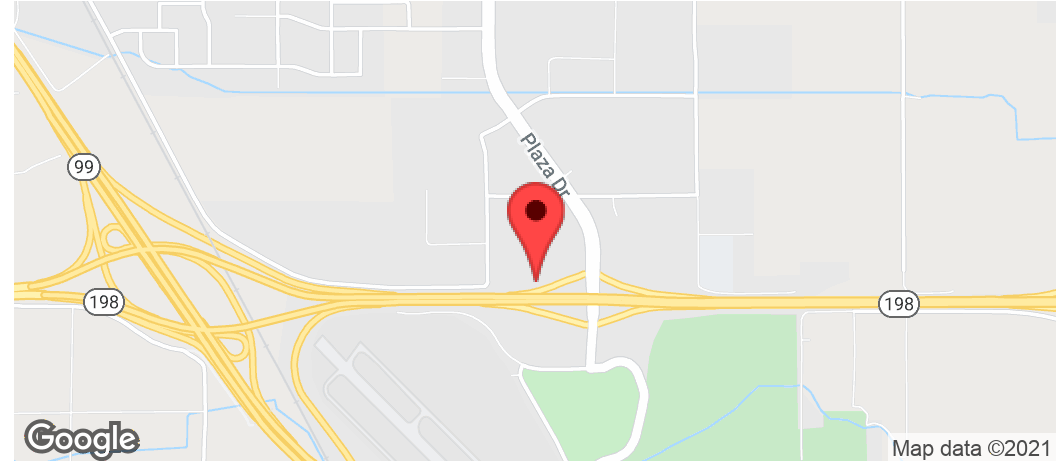
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CalDRE #01434697

ZEEB

Commercial Real Estate

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Executive Summary



SALE PRICE

\$1,800,000

OFFERING SUMMARY

Lot Size: 3.05 Acres

Building Size: 35,589 SF

Zoning: Business Research Park

PROPERTY OVERVIEW

Purchase includes 3.05 acres of land located along Hwy 198 near Hwy 99 and architectural plans for an approx. 35,589 SF two-story office building.

PROPERTY HIGHLIGHTS

- Excellent Location, Visibility, Access
- Opportunity for Owner/User or Investor

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	908	6,679	19,966
Total Population	3,084	21,413	59,497
Average HH Income	\$96,649	\$92,634	\$76,863

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Additional Photos



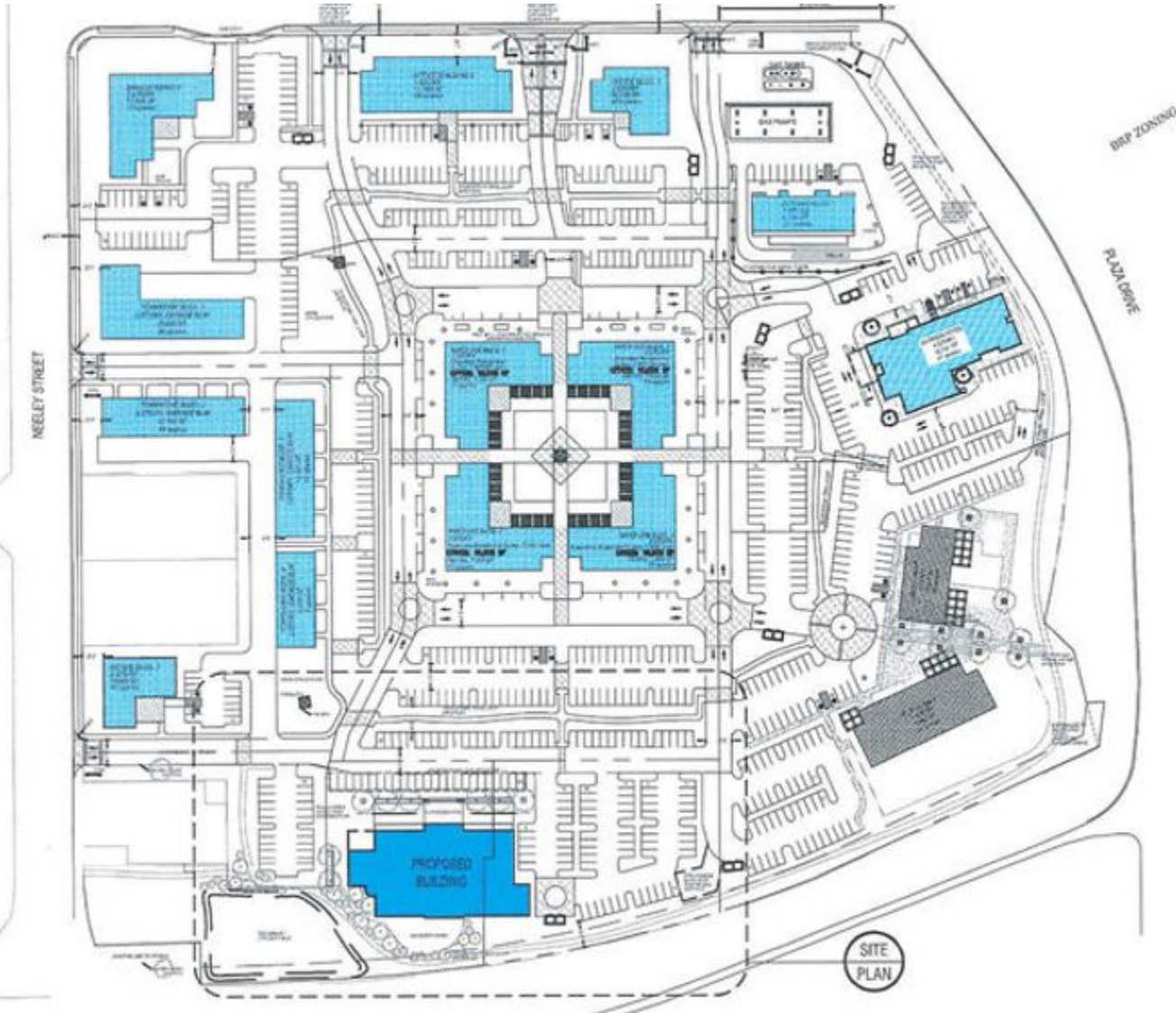
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Site Plan



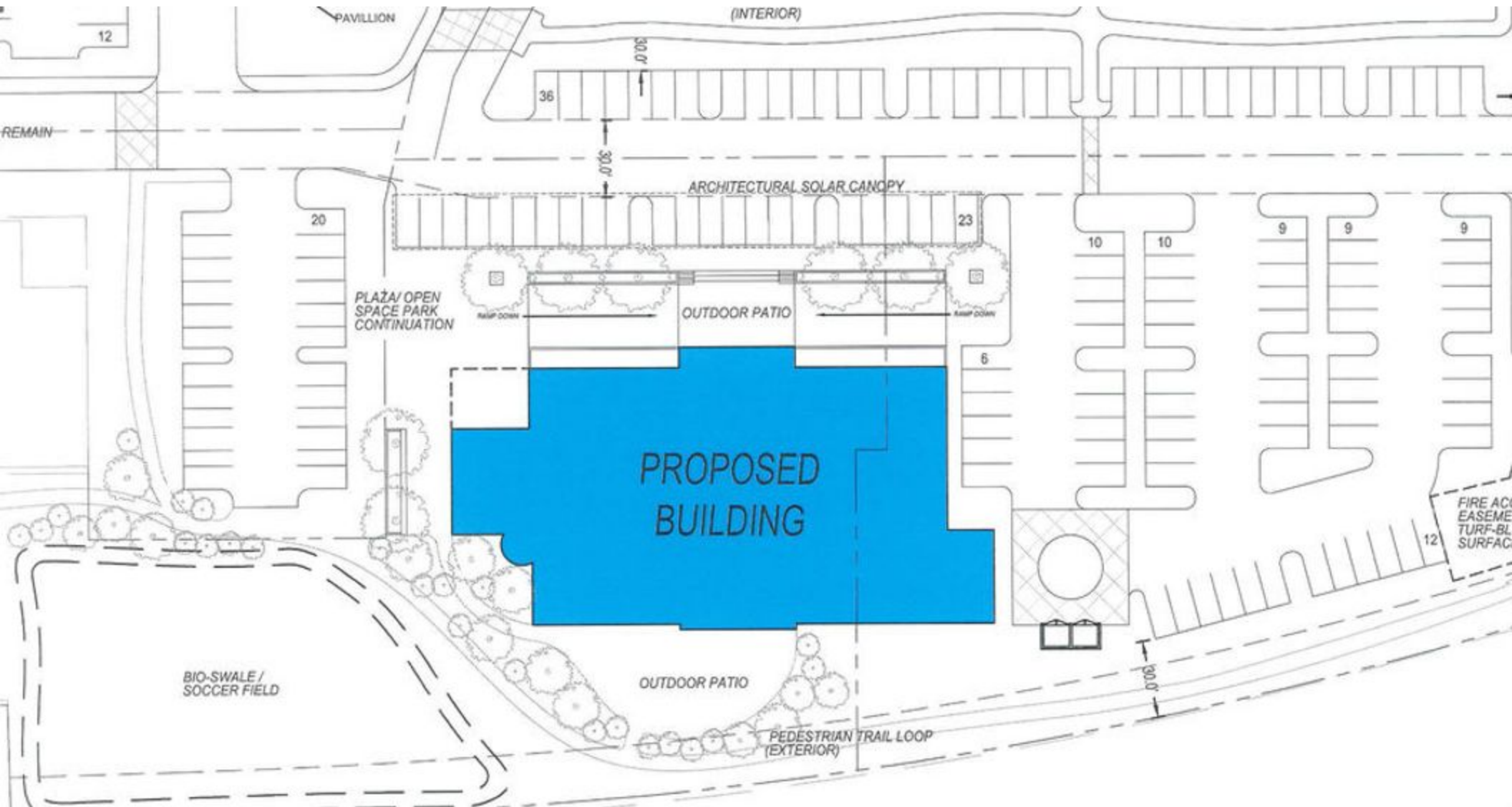
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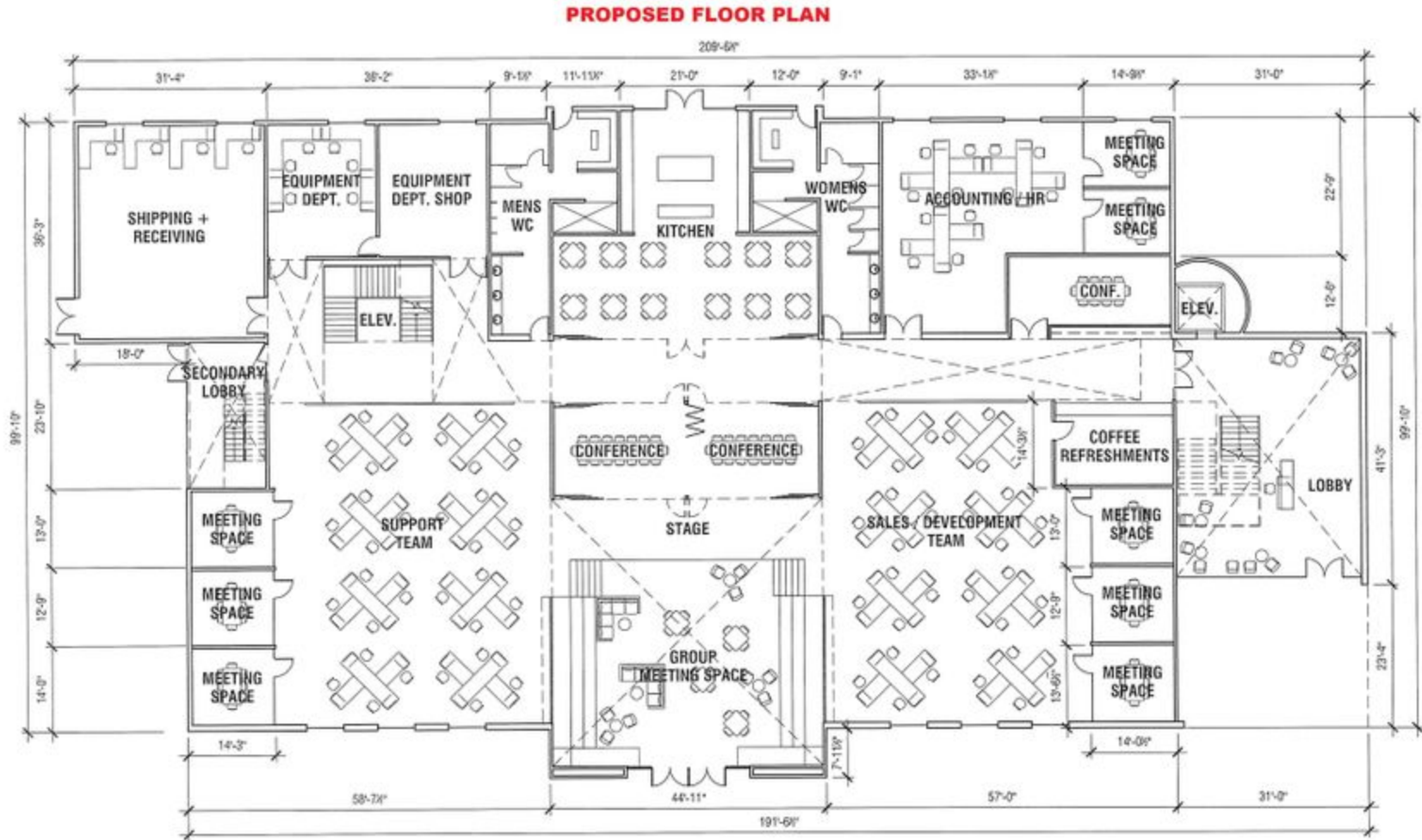
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Floor Plans



FIRST FLOOR PLAN

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Location Maps



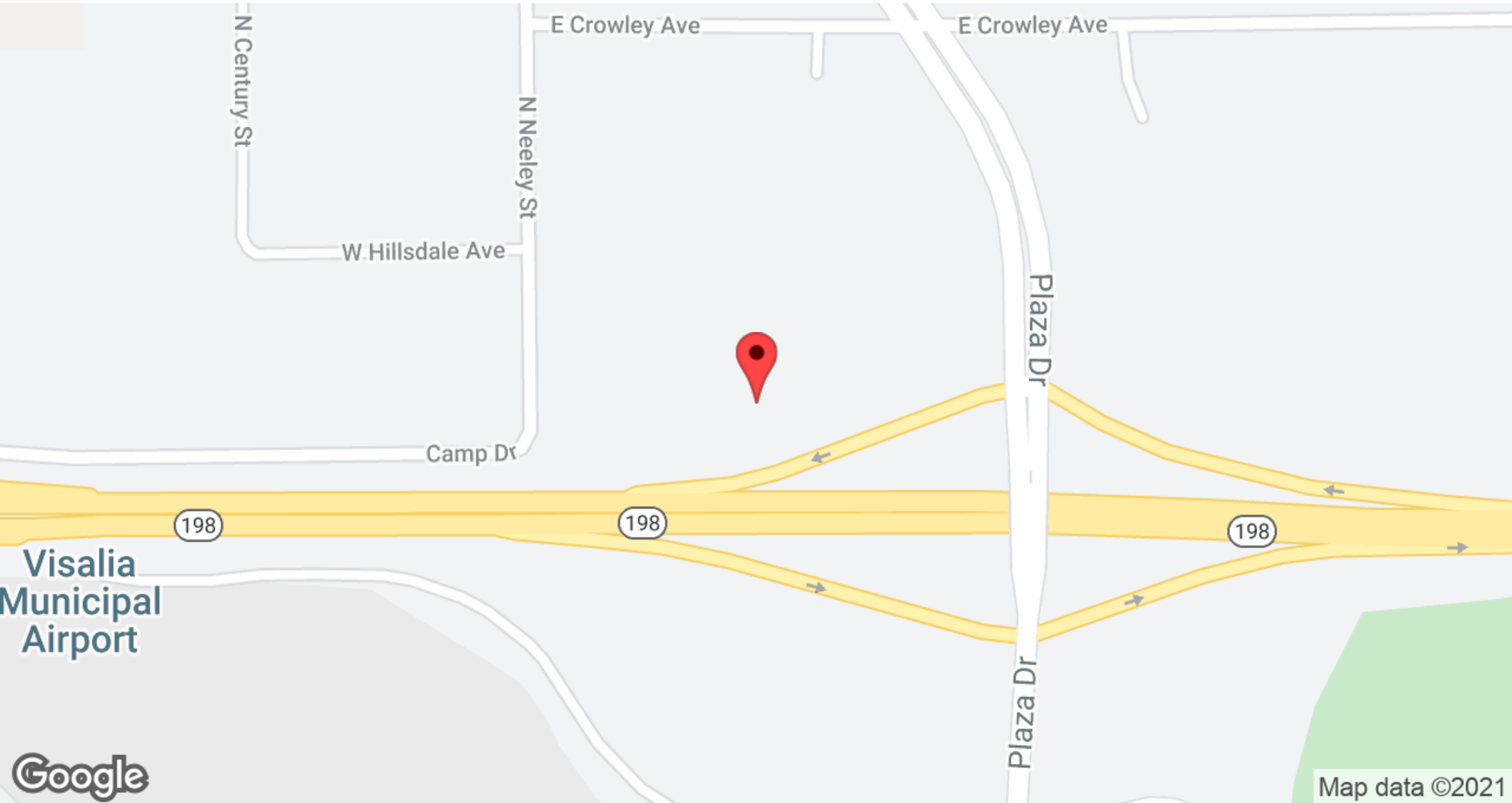
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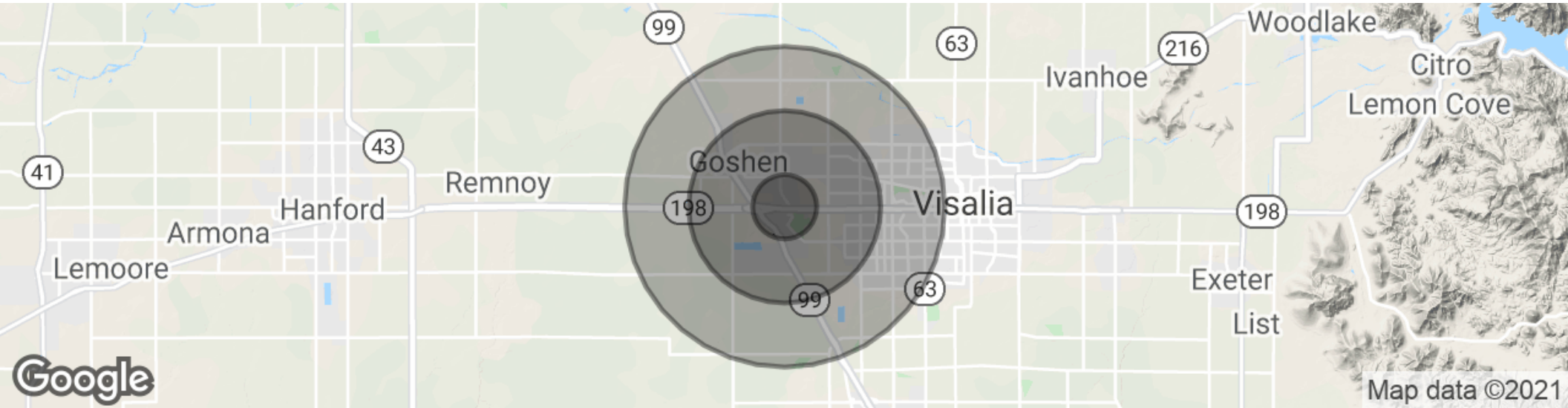
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,084	21,413	59,497
Median age	29.7	31.5	32.7
Median age (Male)	29.9	31.3	32.1
Median age (Female)	29.4	31.8	33.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	908	6,679	19,966
# of persons per HH	3.4	3.2	3.0
Average HH income	\$96,649	\$92,634	\$76,863
Average house value	\$306,818	\$294,722	\$300,606

* Demographic data derived from 2010 US Census

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