

FOR LEASE

2238 W SUNNYSIDE

VISALIA, CA 93277

MARTY ZEEB SIOR
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zeeb@aol.com
CalDRE #00847045

ZEEB
Commercial Real Estate

2238 W SUNNYSIDE | VISALIA, CA 93277

Executive Summary



LEASE RATE

CONTACT THE BROKER

OFFERING SUMMARY

Available SF: 1,515 - 8,000 SF

Lease Rate: Contact the Broker

Lot Size: 2.0 Acres

Building Size: 25,000 SF

PROPERTY OVERVIEW

15 medical office suites in a new 'State of the Art' Surgery center ranging in size from 1515 sf on up to 8000 sf. Can be custom designed to suit inside. Future surgery center on 2nd floor. Projected available date: TBD

PROPERTY HIGHLIGHTS

- Medical Office Building
- Private Suites 1500 - 8000 sf
- Great access off South Mooney Blvd.

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Additional Photos



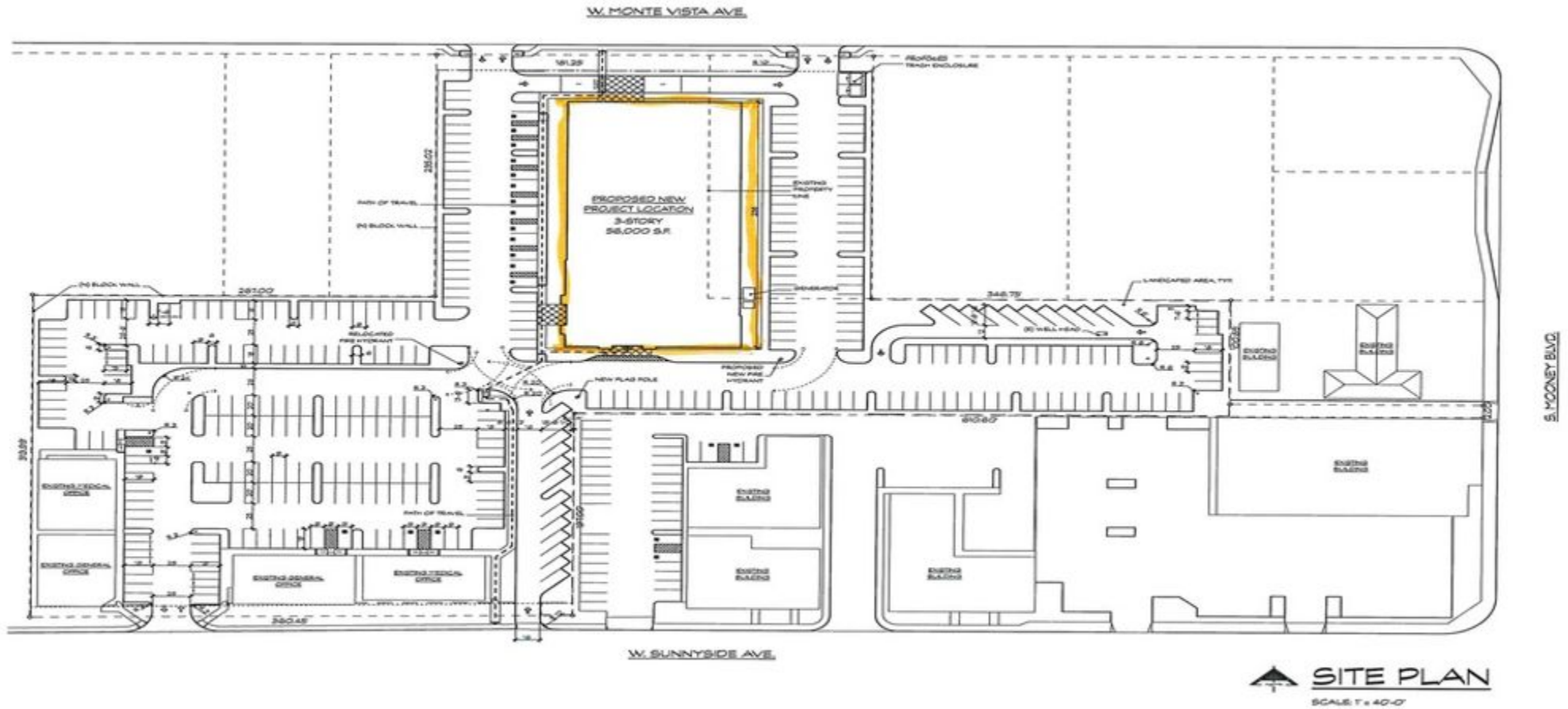
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Site Plan



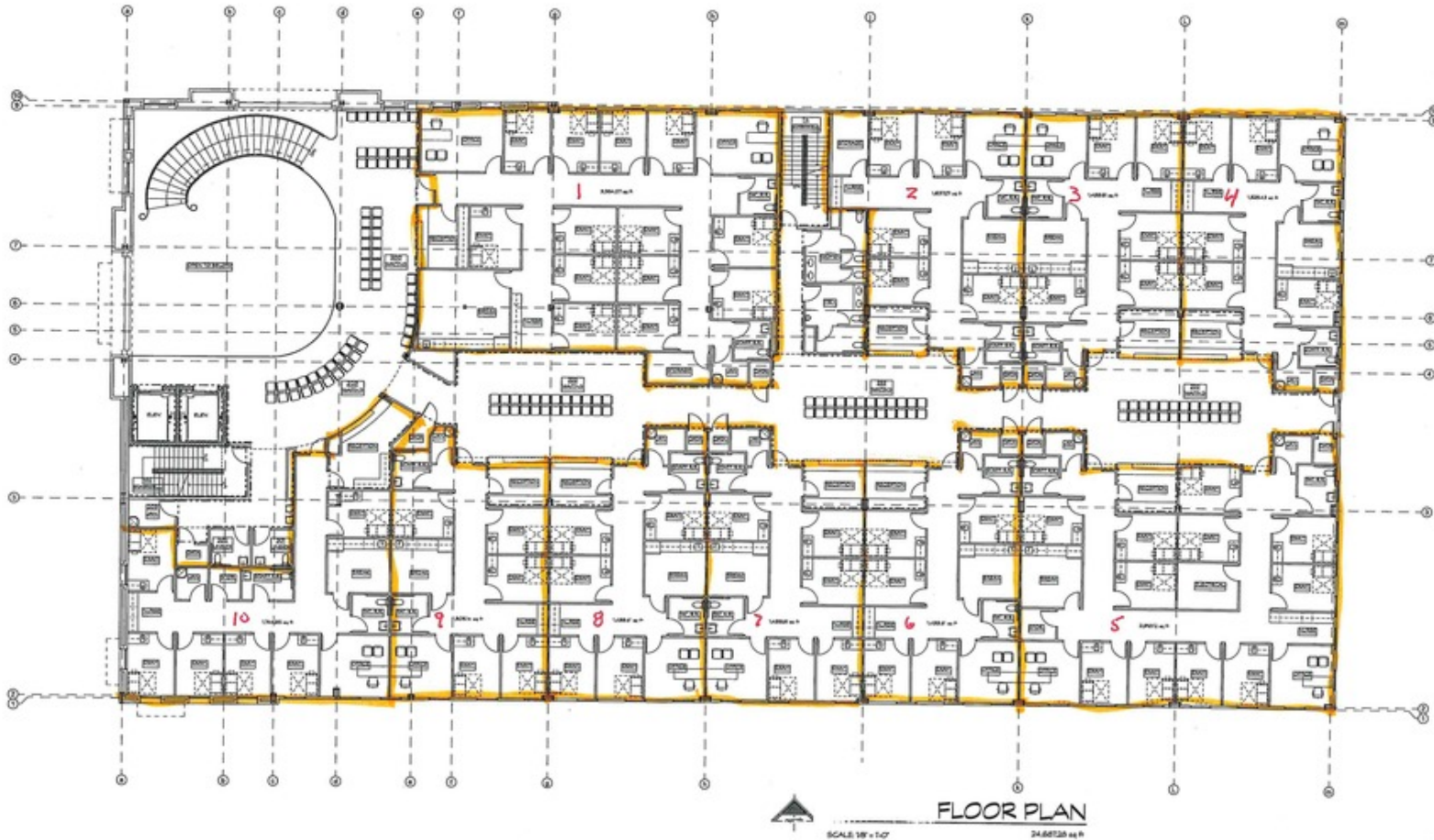
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Floor Plans



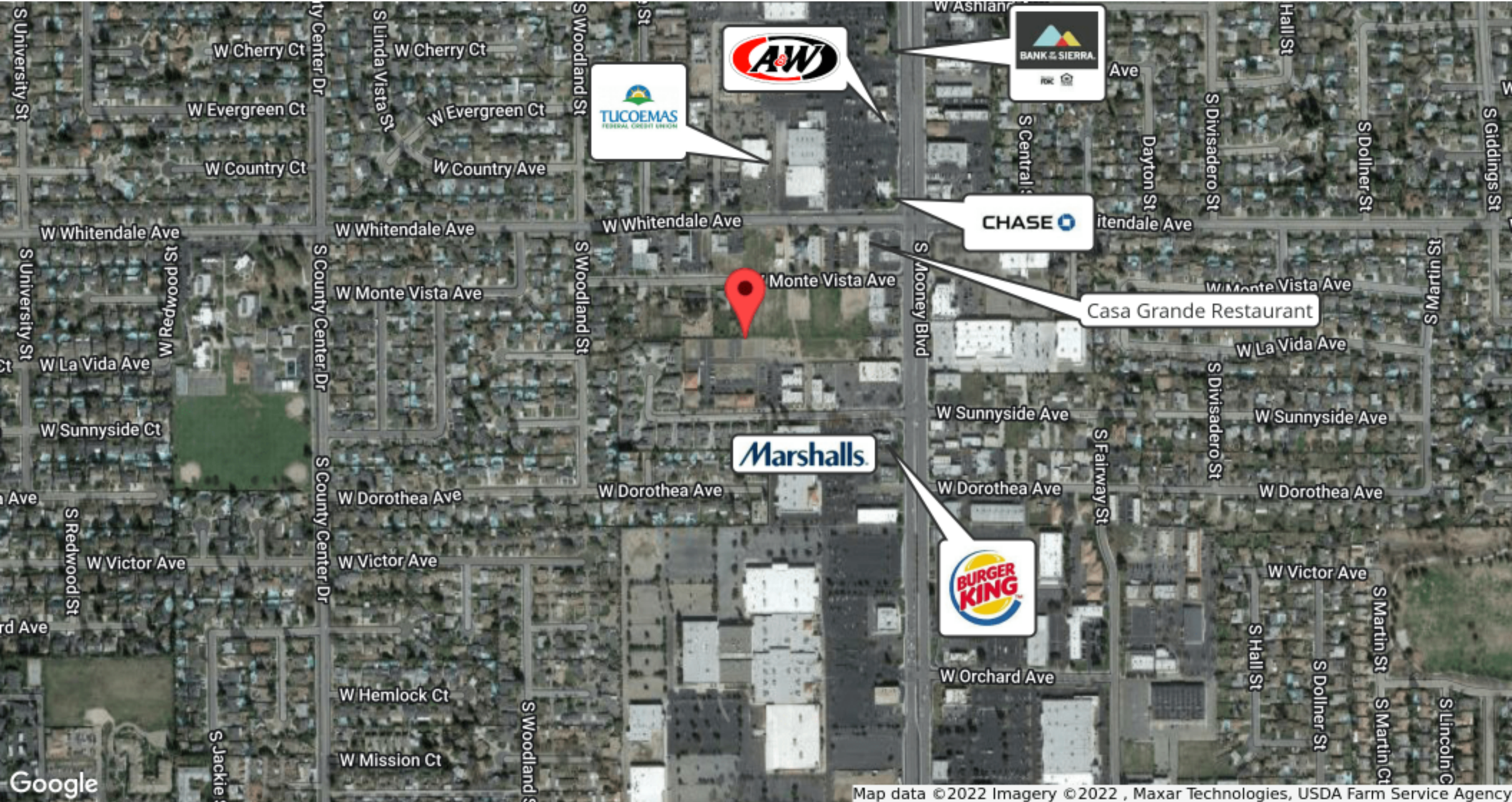
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Location Maps



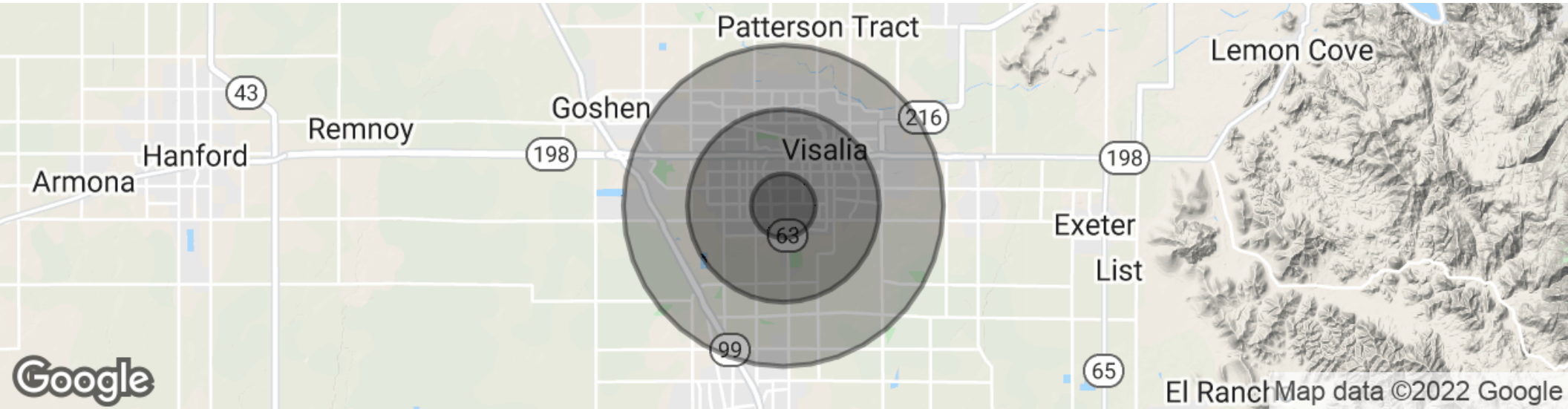
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	12,182	76,898	127,387
Median age	37.1	33.5	32.0
Median age (Male)	37.0	32.6	31.2
Median age (Female)	38.0	35.0	33.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,534	26,954	42,237
# of persons per HH	2.7	2.9	3.0
Average HH income	\$72,888	\$63,656	\$68,278
Average house value	\$288,867	\$280,835	\$278,039

* Demographic data derived from 2010 US Census

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