

431 S. BRIDGE ST. | VISALIA, CA 93277

Executive Summary



LEASE RATE **\$4,000.00 PER MONTH**

OFFERING SUMMARY

Available SF:	2,190 SF
Lease Rate:	\$4,000.00 per month (NNN)
Lot Size:	0.18 Acres
Building Size:	2,190 SF
Zoning:	PA

PROPERTY OVERVIEW

Medical office building with a reception area, business office, 6 treatment rooms, Dr. office, break area with kitchen and 3 restrooms. Available August 1, 2020.

PROPERTY HIGHLIGHTS

- 6 treatment rooms
- Handicap access
- 10 parking stalls, 1 handicapped

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Additional Photos



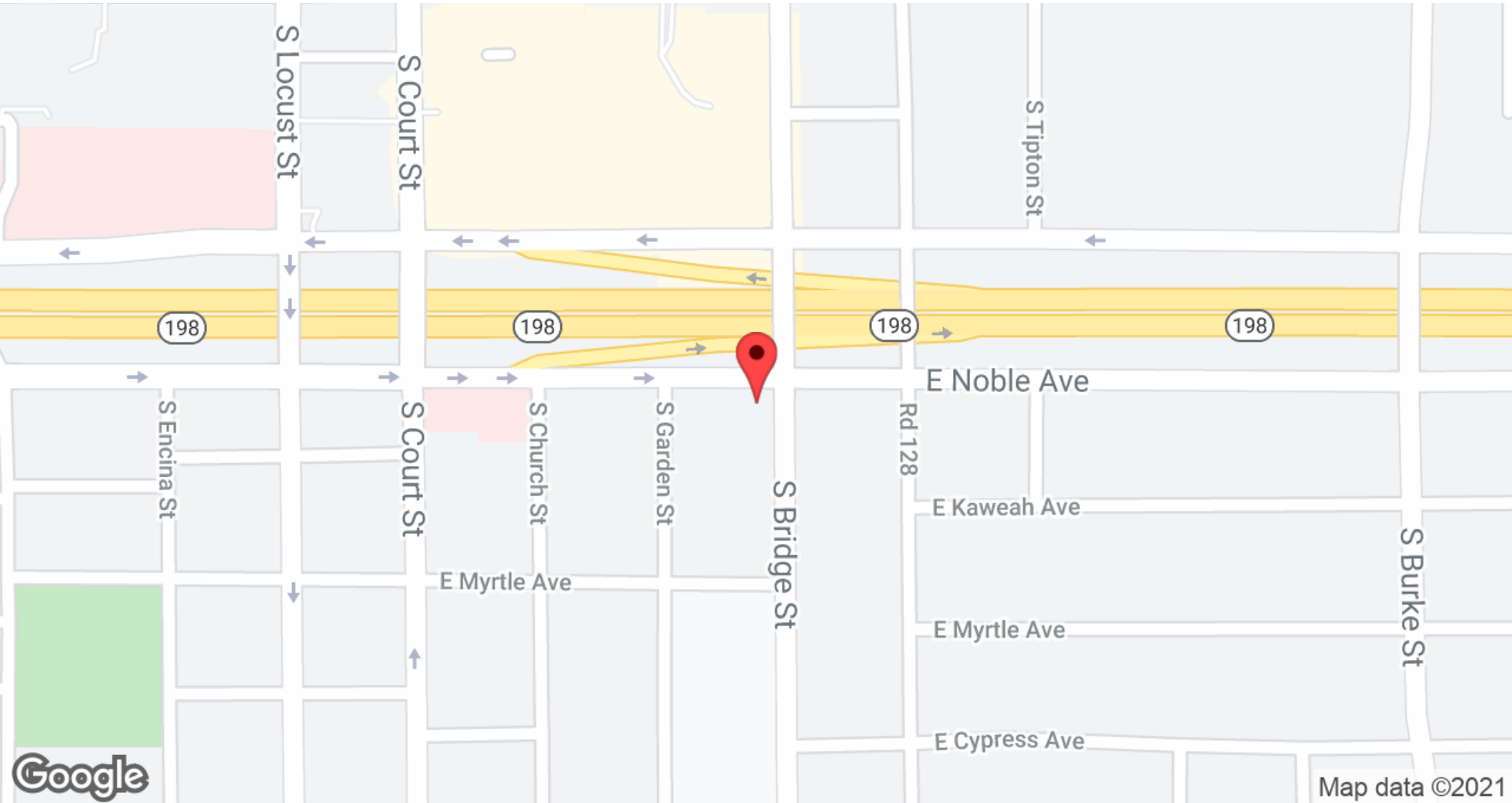
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Location Map



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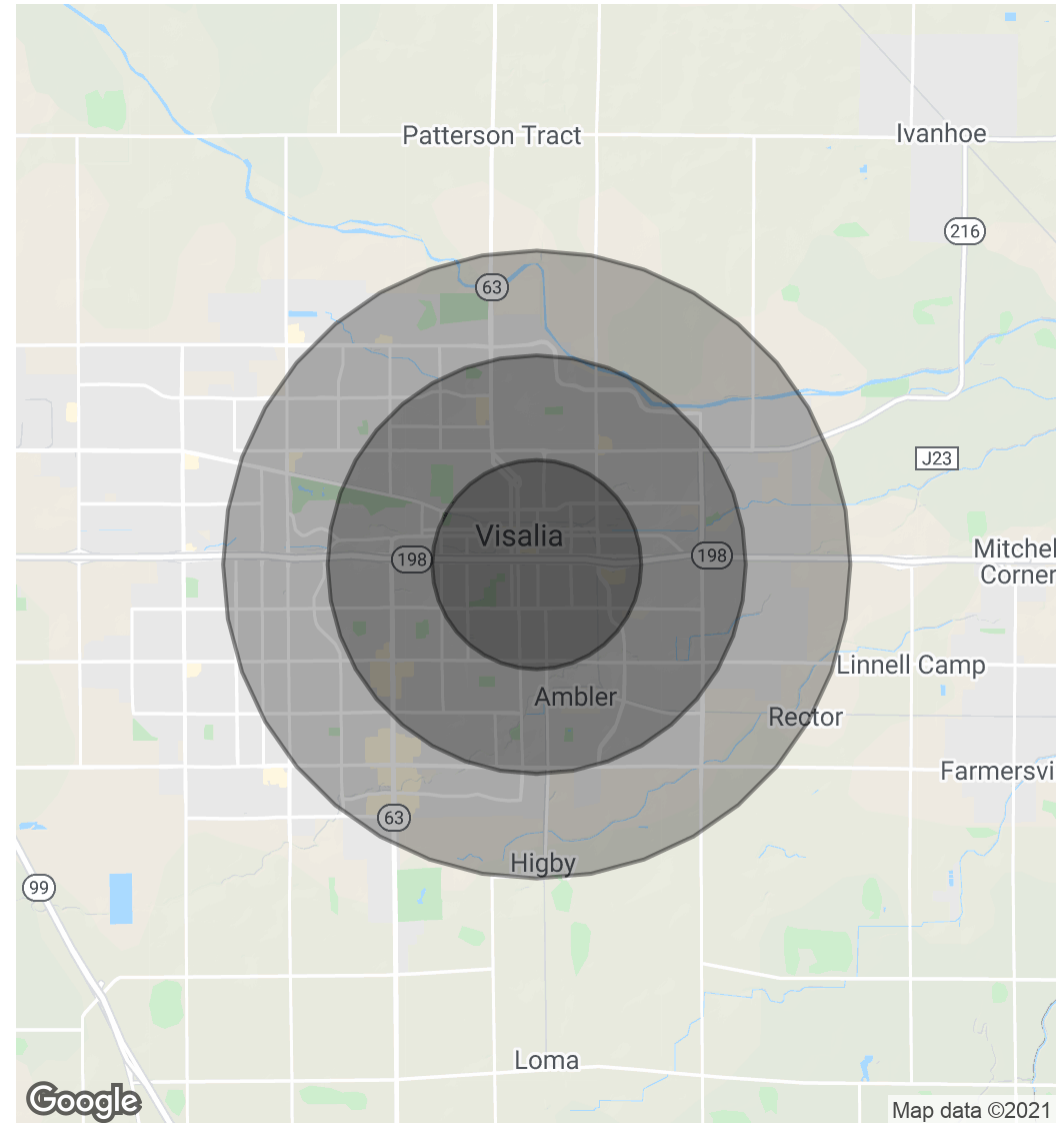
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Demographics Map & Report

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	15,150	49,007	81,053
Average age	29.6	30.8	31.5
Average age (Male)	28.4	30.1	30.8
Average age (Female)	31.4	32.5	33.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,013	15,569	26,250
# of persons per HH	3.0	3.1	3.1
Average HH income	\$49,505	\$60,361	\$64,581
Average house value	\$226,948	\$252,951	\$269,976

** Demographic data derived from 2010 US Census*



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