

FOR SALE

119 S. LOCUST

VISALIA, CA 93277

MARTY ZEEB SIOR
+15596252128 x11
zeeb@aol.com
CalDRE #00847045

ZEEB
Commercial Real Estate

119 S. LOCUST | VISALIA, CA 93277

Property Summary



PROPERTY DESCRIPTION

Two story medical office building with elevator across from Kaweah Delta Hospital and adjacent to the parking structure with 13 reserved spaces for this building. Currently 2 vascular Dr.s occupy the 2 medical suites. there are also 2 smaller basement suites that are fully conditioned and very nice. One is used by the ground floor tenant as break room, locker room and storage, the other by building owner and could be made available.

PROPERTY HIGHLIGHTS

- Medical Office Building
- Across from KDDH
- Elevator served
- Reserved Parking
- Fully Leased

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OFFERING SUMMARY

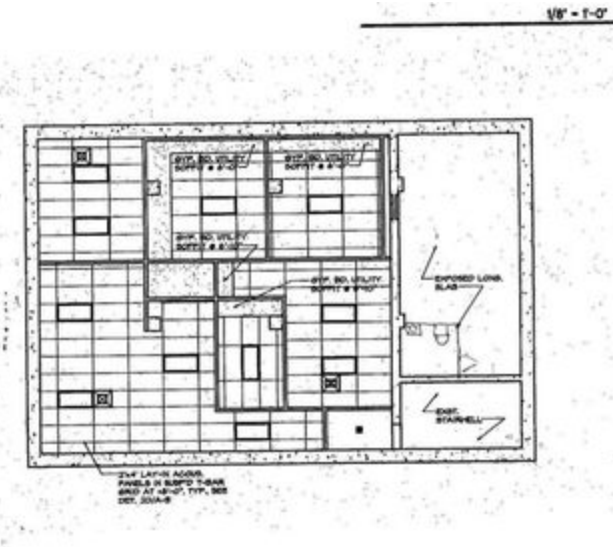
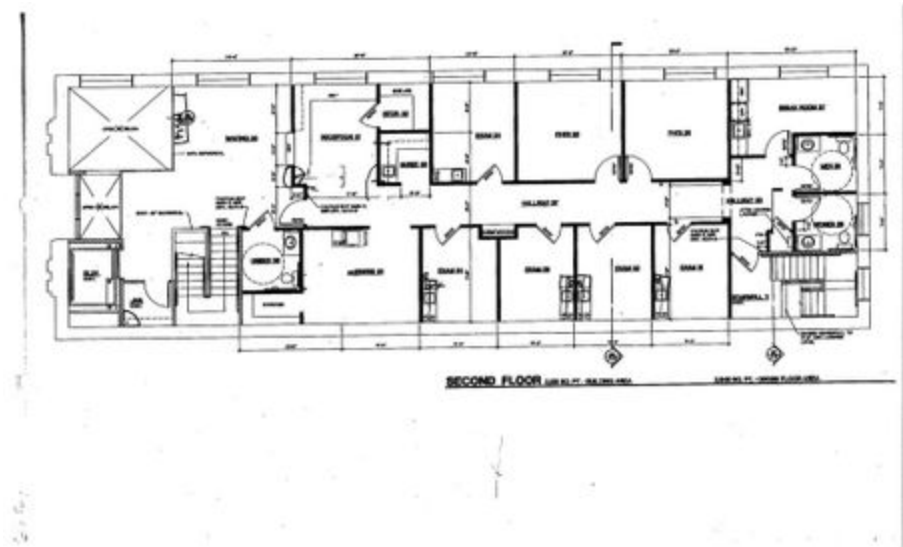
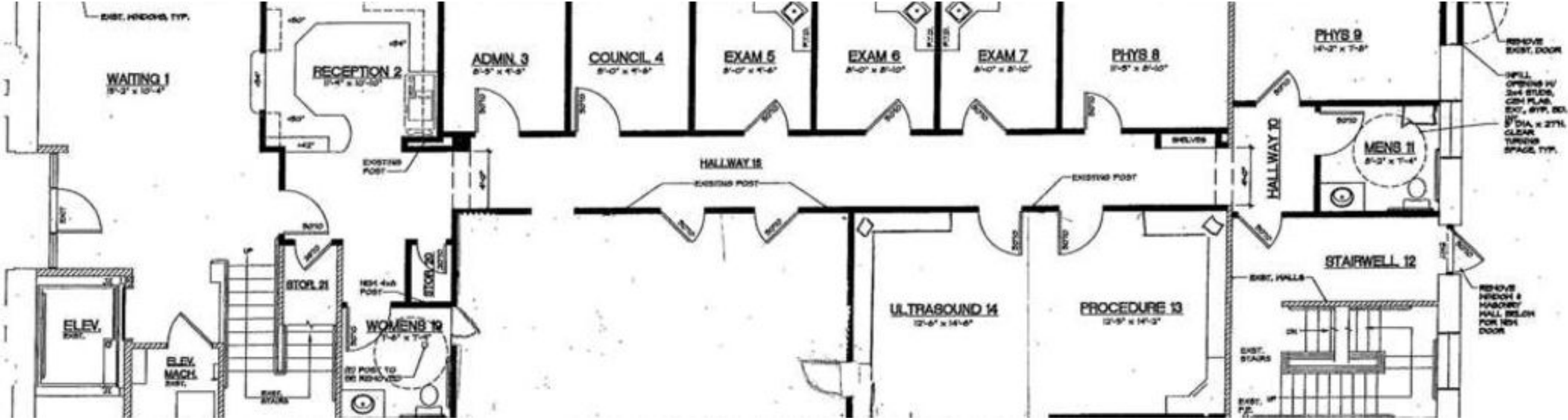
| | |
|------------------|--------------|
| Sale Price: | \$2,349,000 |
| Number of Units: | 2 |
| Lot Size: | |
| Building Size: | 8,300 SF |
| NOI: | \$114,000.00 |
| Cap Rate: | 4.85% |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| Total Households | 5,124 | 27,005 | 44,548 |
| Total Population | 16,344 | 82,911 | 134,431 |
| ... | ... | ... | ... |

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Additional Photos



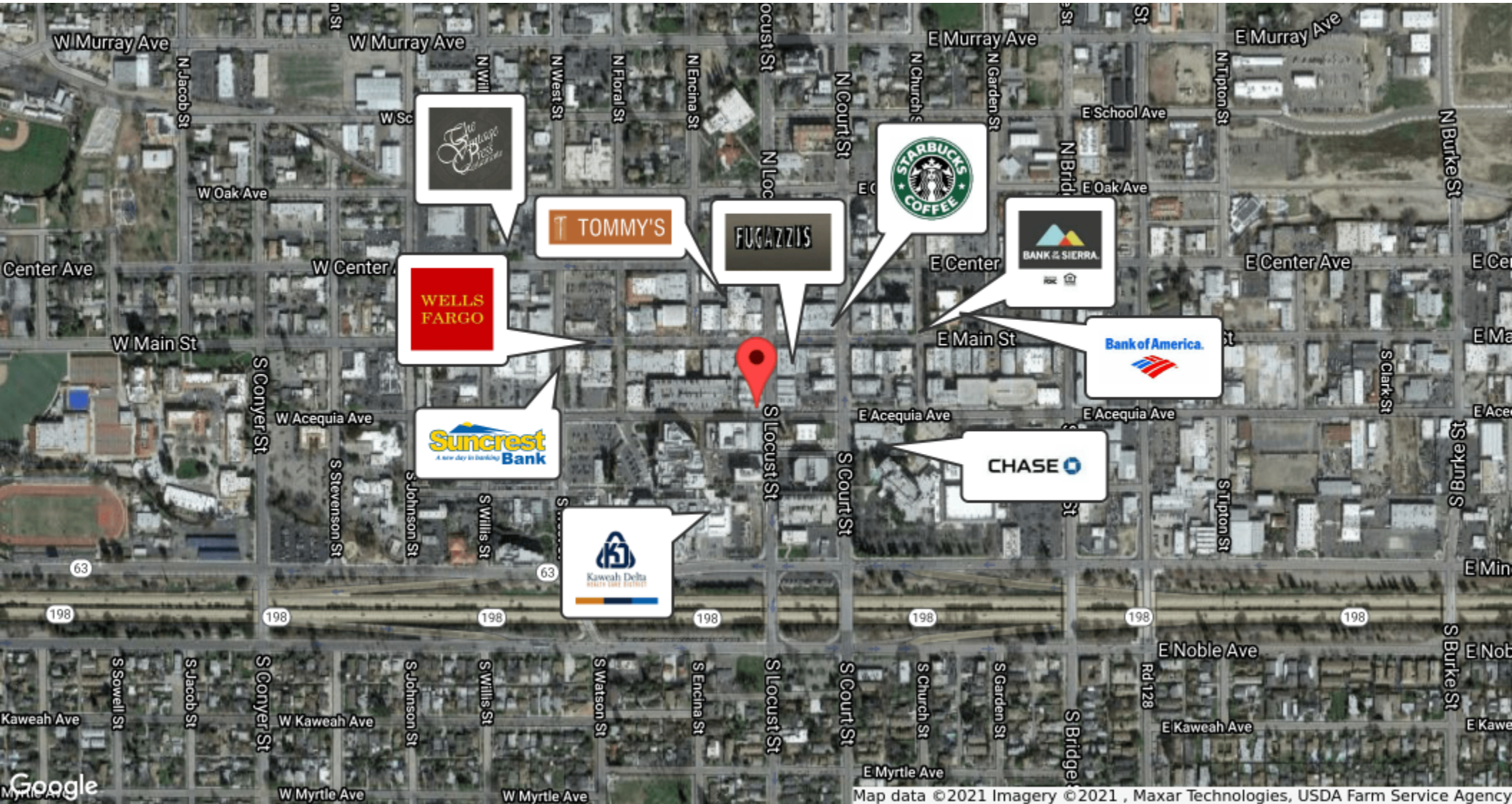
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Location Maps



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Retailer Map



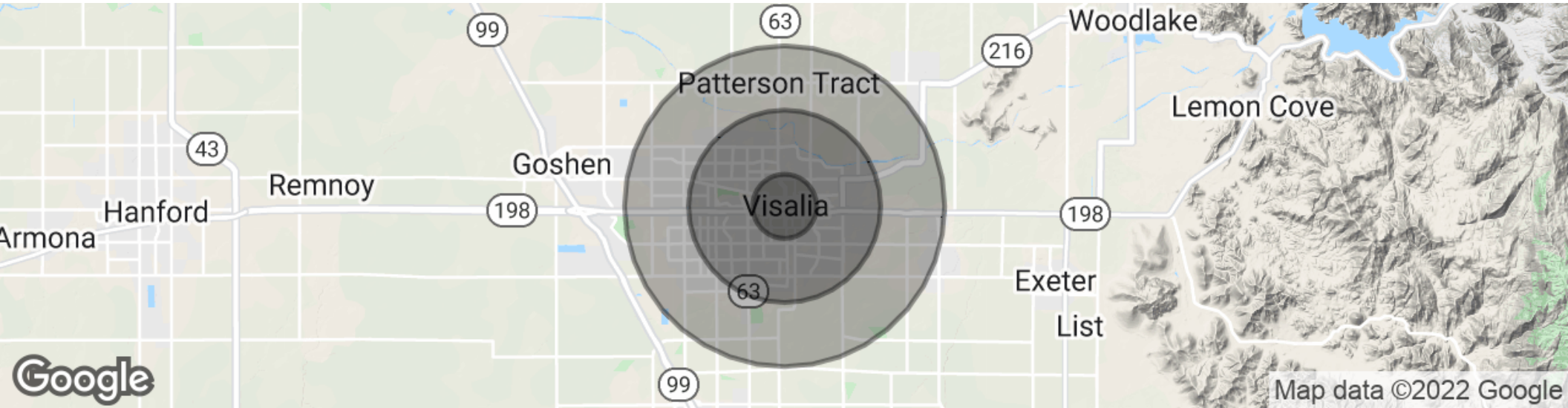
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Demographics Map & Report



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total population | 16,344 | 82,911 | 134,431 |
| Median age | 28.3 | 31.7 | 31.9 |
| Median age (Male) | 27.4 | 31.0 | 31.1 |
| Median age (Female) | 29.6 | 33.3 | 33.6 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 5,124 | 27,005 | 44,548 |
| # of persons per HH | 3.2 | 3.1 | 3.0 |
| Average HH income | \$47,927 | \$64,843 | \$67,435 |
| Average house value | \$211,326 | \$271,319 | \$276,916 |

* Demographic data derived from 2010 US Census

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