

RESTAURANT LEASE 1102 W VISALIA ROAD EXETER, CA 93221 CITRUS PLAZA

Executive Summary



LEASE RATE **\$1.25 SF/MONTH**

OFFERING SUMMARY

Available SF: 3,106 SF

Lease Rate: \$1.25 SF/month (NNN)

Building Size: 3,106 SF

PROPERTY OVERVIEW

Restaurant property in Exeter's Citrus Plaza, excellent, almost turn-key condition. Walk-in freezer, hoods in place, ample food preparation area, bar, seating, ample storage areas, and a well designed reception area.

PROPERTY HIGHLIGHTS

- Walk-in freezer
- Hoods in place
- Ample food preparation area
- Seating

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,474	5,472	8,928
Total Population	4,433	17,106	30,273

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

132 N Akers St
 Visalia, CA 93291-5121
 559.625.2128 | zeebre.com

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Retailer Map



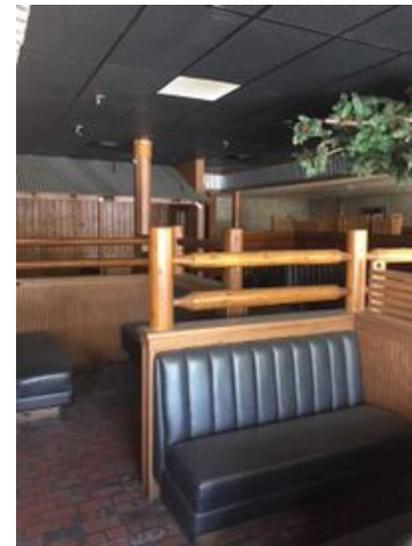
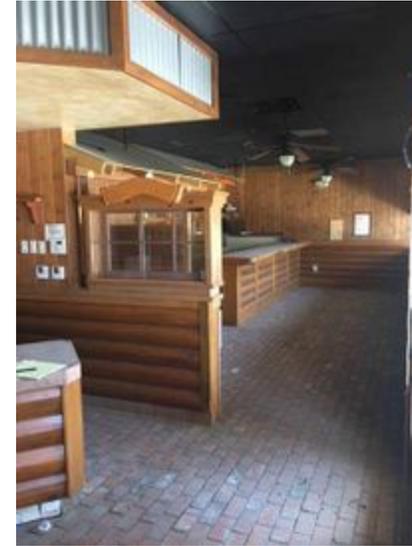
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Additional Photos



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Additional Photos



Service Counter



Staging Area



Door to freezer



Walk in freezer..

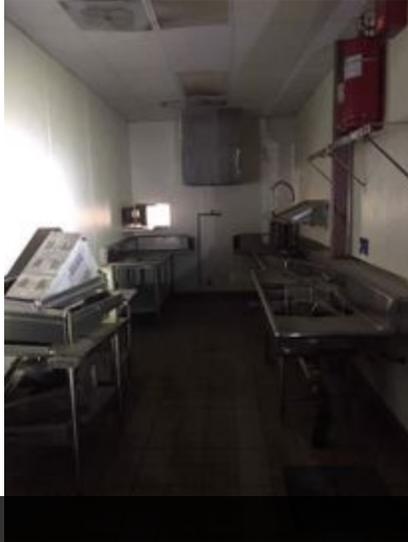
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Additional Photos



Food Prep Area



Food Prep Area



Bar



Service Counter

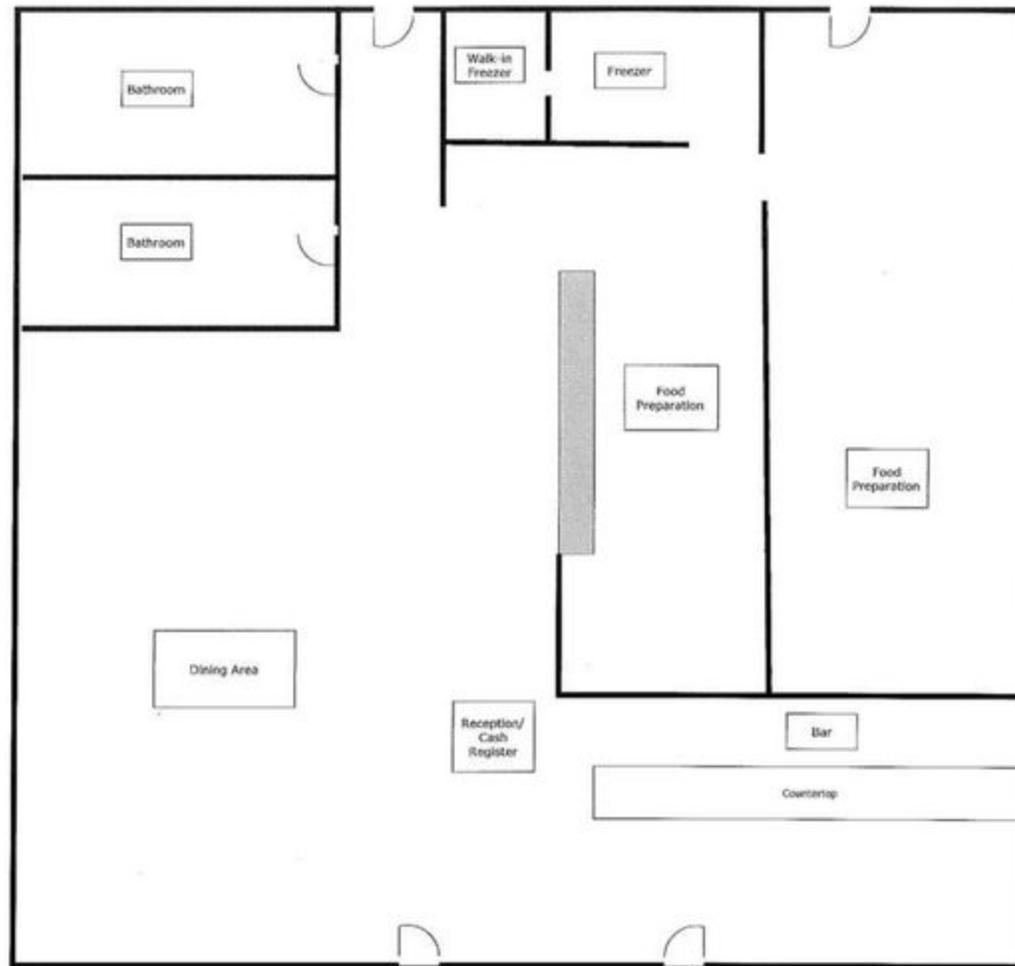
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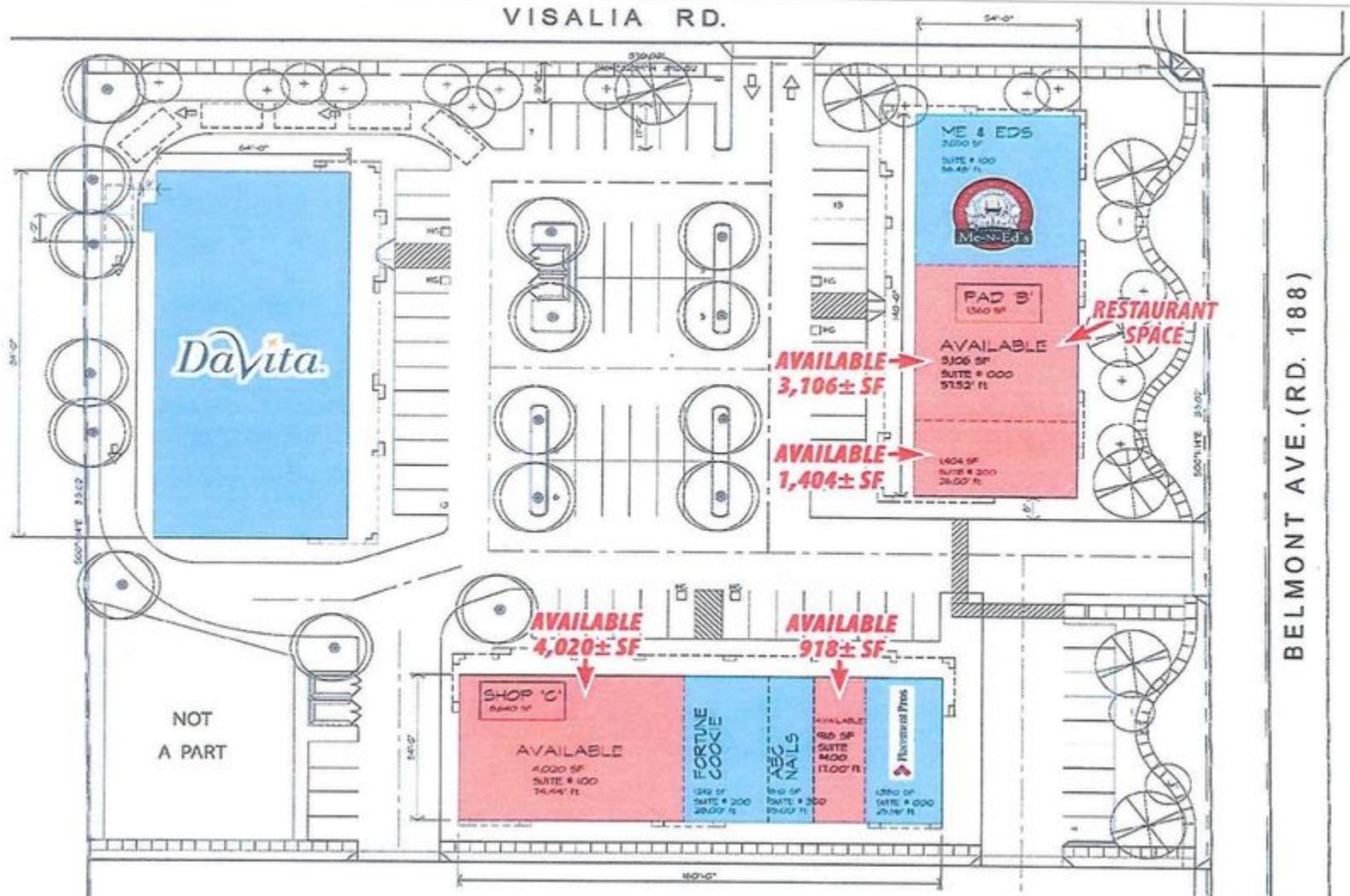
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Site Plan



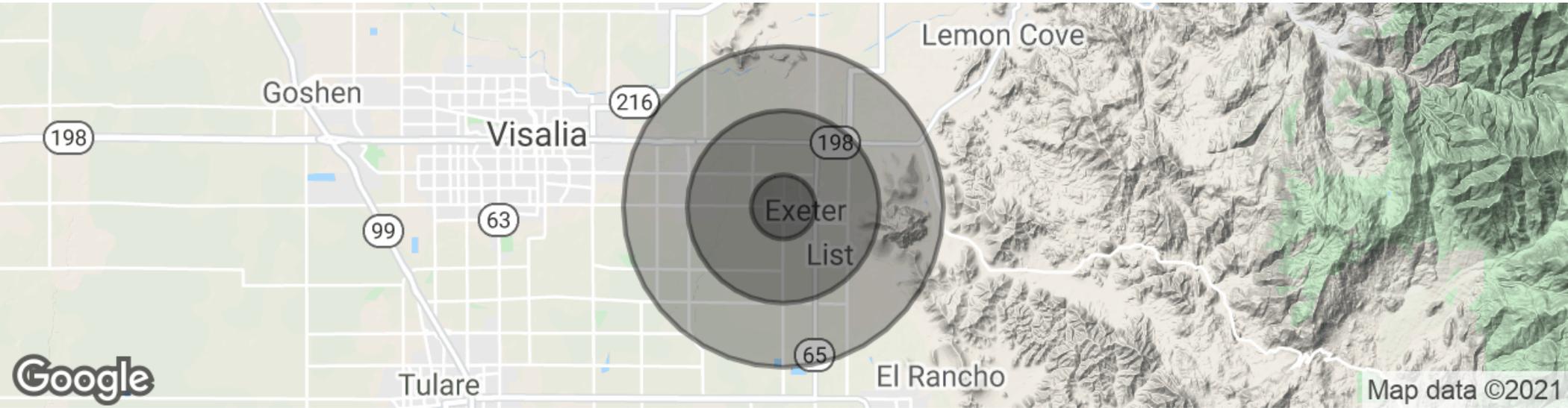
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,433	17,106	30,273
Median age	29.9	30.4	29.9
Median age (Male)	26.5	28.1	28.8
Median age (Female)	34.2	33.6	31.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,474	5,472	8,928
# of persons per HH	3.0	3.1	3.4
Average HH income	\$53,036	\$53,045	\$51,372
Average house value		\$278,880	\$276,930

* Demographic data derived from 2010 US Census

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