

TUSCAN PLAZA 307 | 307 E CALDWELL AVENUE, VISALIA, CA 93277

Executive Summary



LEASE RATE **\$2.25 SF/MONTH**

OFFERING SUMMARY

Available SF:	3,900 SF
Lease Rate:	\$2.25 SF/month (NNN)
Lot Size:	0.0 Acres
Building Size:	3,900 SF
Zoning:	Professional and Administrative

PROPERTY OVERVIEW

Design your own suite in Visalia's prestigious professional build to suite office development, TUSCAN PLAZA. With its abundant and convenient parking, this highly visible Southern Visalia location (on Caldwell between Santa Fe & Court Streets), is the perfect opportunity for you to create the office or medical space of your dreams. Classic Tuscan design, quality construction and tasteful landscaping. Build-to-suit, professional office space for lease (\$2.25/sf NNN), medical (\$2.50/sf NNN). Contact Marty.

PROPERTY HIGHLIGHTS

- Net Pad, all on site and off site improvement completed and in place
- Design your own floor plan
- Abundant and convenient parking
- Medical and professional suites available from 3,900 to 33,000 square feet
- Owners association to maintain entire development
- Classic Tuscan design utilizing stone and high quality craftsmanship
- Build-to-suit lease available for qualified tenants

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Additional Photos



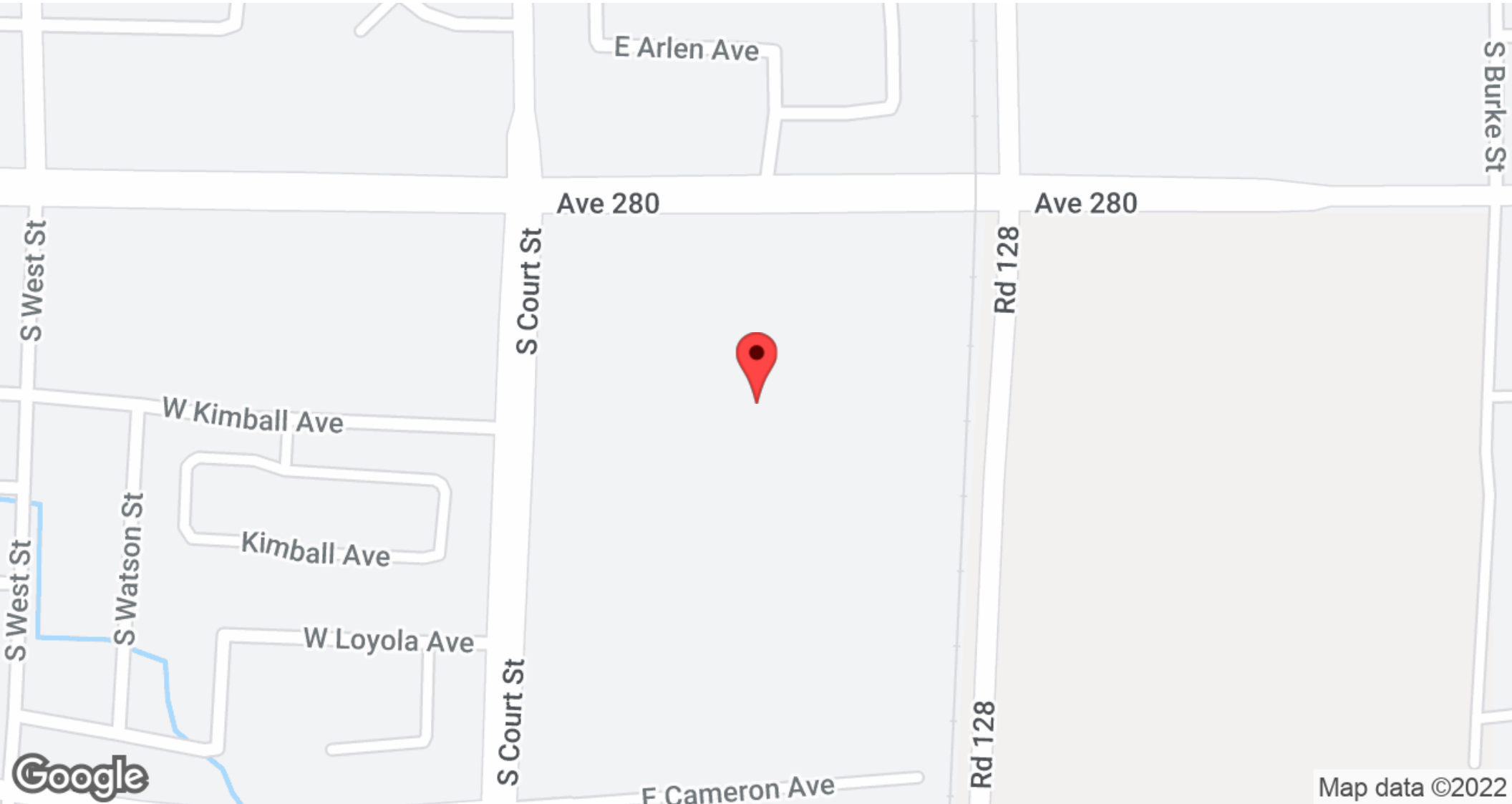
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Location Map



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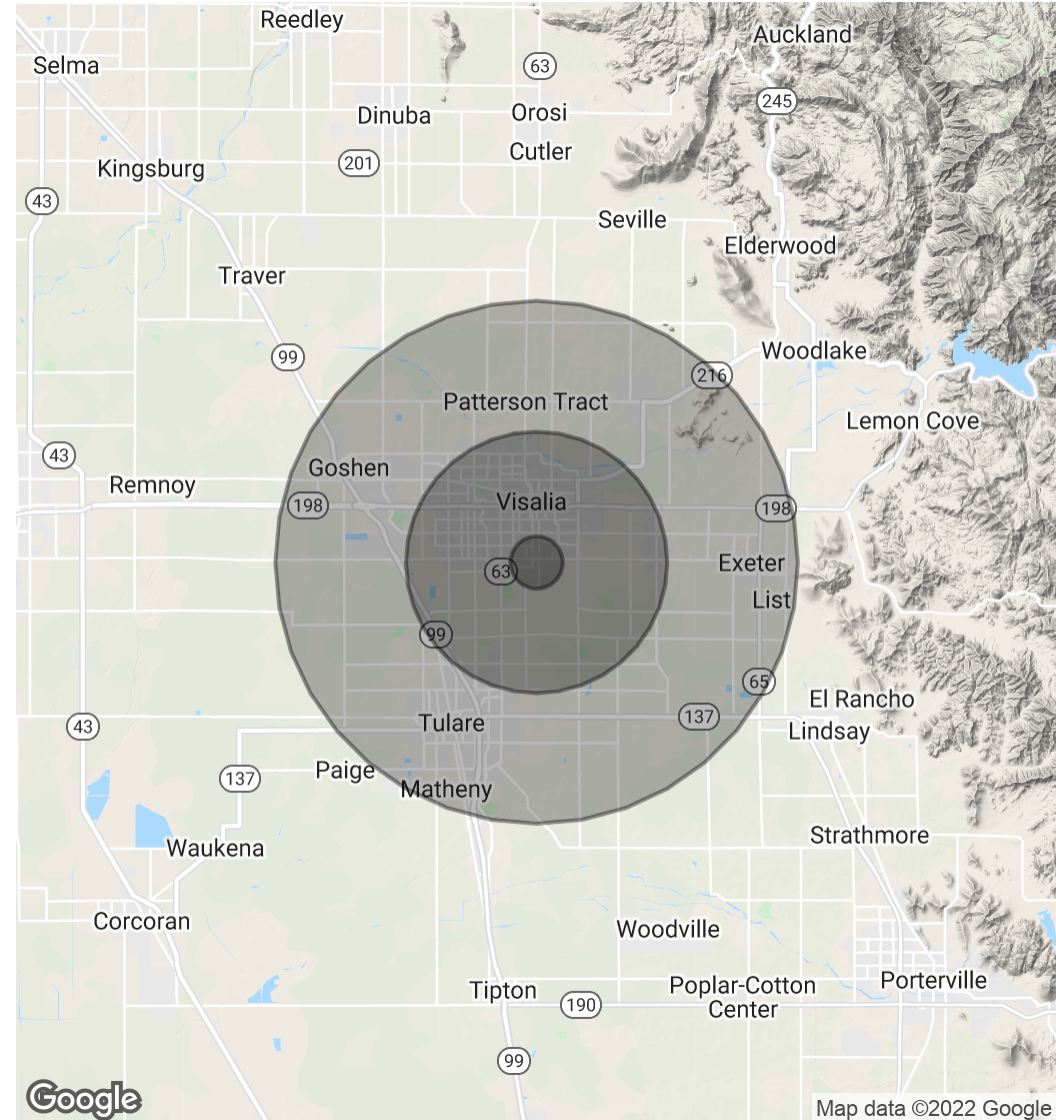
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,114	122,897	254,163
Average age	37.6	31.9	30.8
Average age (Male)	36.6	31.0	30.1
Average age (Female)	39.2	33.6	32.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,170	40,672	79,507
# of persons per HH	2.8	3.0	3.2
Average HH income	\$77,752	\$65,283	\$64,725
Average house value	\$320,710	\$270,234	\$271,862

* Demographic data derived from 2010 US Census



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