

FOR LEASE | 11,284 to 15,000 SF OFFICE BUILDING

Up to 15 Offices and Large Conference Room

8040 Doe Ave 'B', Visalia, CA 93291



FOR LEASE • Office Building

MARTY ZEEB | ZEEB COMMERCIAL BROKER ASSOCIATE
DRE# 00847045 - 559.625.2128 x11 - zeeb@aol.com

ZEEB
Commercial Real Estate

Visalia's Most Respected Commercial Real Estate Firm
132 N. Akers St., Visalia, CA 93291 • (559) 625-2128

LISTING HIGHLIGHTS

15,000sf Available. Large office building with up to 15 offices and large conference room, large bullpen area and several large rooms, men's & women's restrooms. Located in Visalia's industrial northwest area.

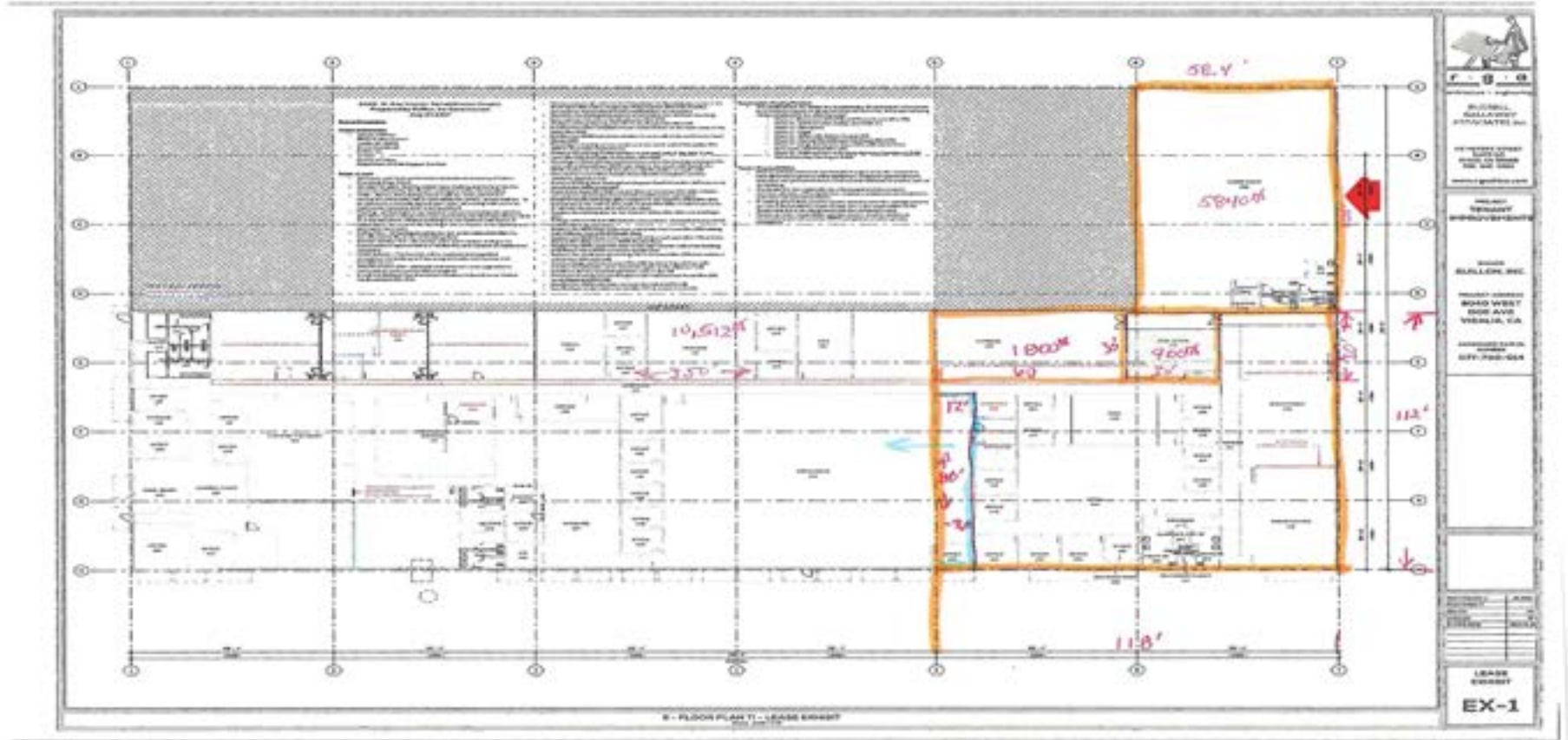
LEASE RATE:	\$1.40 /SF Modified Gross
AVAILABLE SF:	11,284 to 15,000 SF
BUILDING SIZE:	15,000 SF
NO OF FLOORS:	1
LAND AC:	3.6 AC
ZONING:	Industrial



INTERIOR PICS



FLOOR PLANS



DEMOGRAPHICS

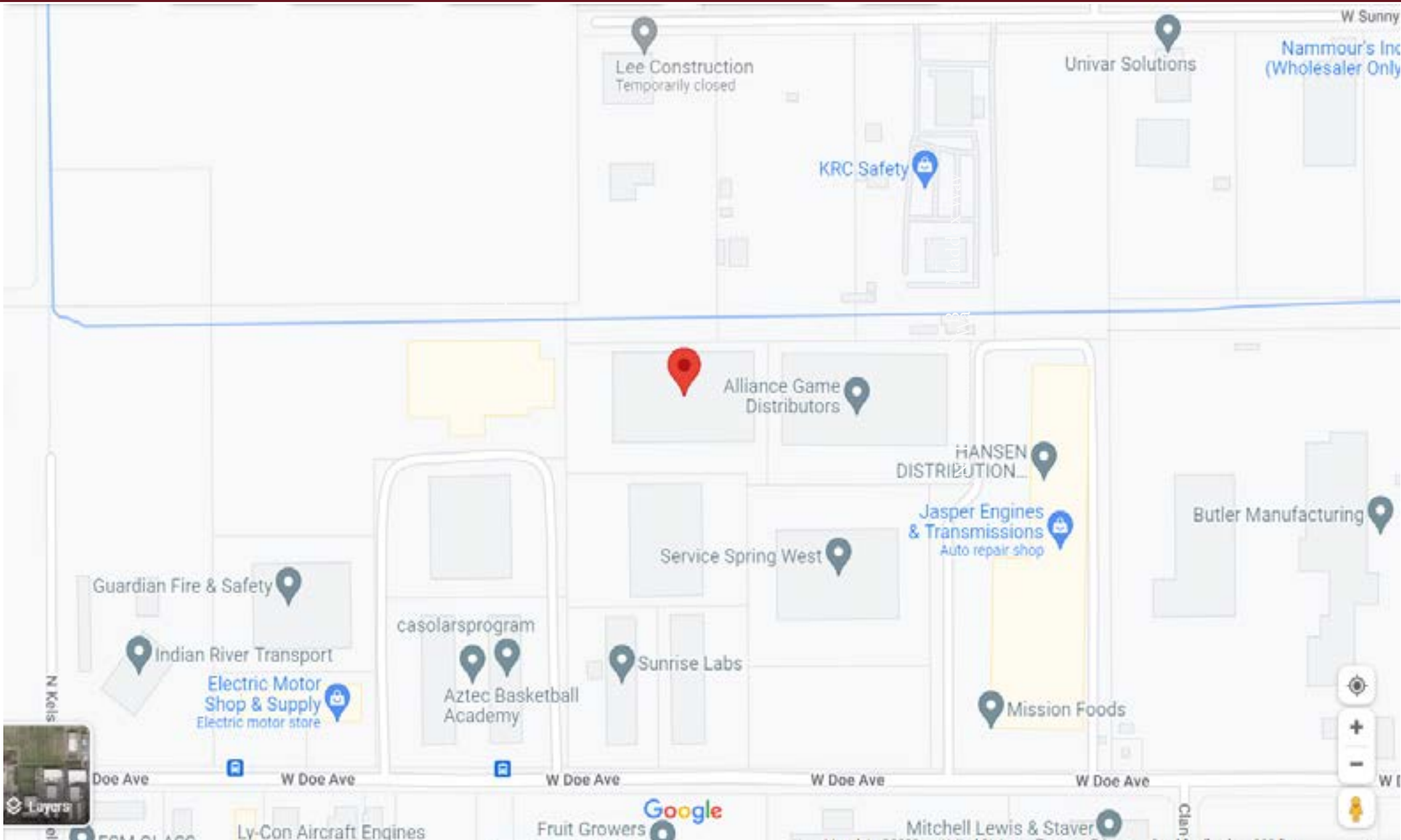
POPULATION

	1 Mile	3 Mile	5 Mile
2018 TOTAL POPULATION	10,587	72,322	131,771
Average Age	26.1	30.9	31.8
Average Age (Male)	25.6	30.3	31.0
Average Age (Female)	27.2	32.6	33.5

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
Total Households	2,906	22,900	43,502
# of Persons per HH	3.6	3.2	3.0
Average HH Income	\$48,244	\$64,358	\$66,694
Average House Value	\$177,045	\$263,934	\$276,893

FOR LEASE - 11,284 to 15,000 OFFICE BUILDING 8040 Doe Ave 'B', Visalia, CA 93291



MARTY ZEEB | ZEEB COMMERCIAL BROKER ASSOCIATE
DRE# 00847045 - 559.625.2128 x11 - zeeb@aol.com

Note: This information is believed to be reliable, however broker makes no guarantee as to its current validity.

ZEEB
Commercial Real Estate
Visalia's Most Respected Commercial Real Estate Firm
132 N. Akers St., Visalia, CA 93291 • (559) 625-2128