

# 8040 DOE AVE | VISALIA, CA 93291

## Executive Summary



### LEASE RATE

**\$0.60 SF/MONTH**

### PROPERTY OVERVIEW

Industrial warehouse, 5840sf with 2 grade level doors, small office with restroom. Additional space available for expansion up to 6740sf. Call for details.

### OFFERING SUMMARY

Available SF:	5,840 SF
Lease Rate:	\$0.60 SF/month (MG)
Lot Size:	3.6 Acres
Building Size:	73,500 SF
Zoning:	IH

### PROPERTY HIGHLIGHTS

- Large open warehouse
- 2 grade level doors
- Can expand up to 6740sf

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Additional Photos



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Aerial Map



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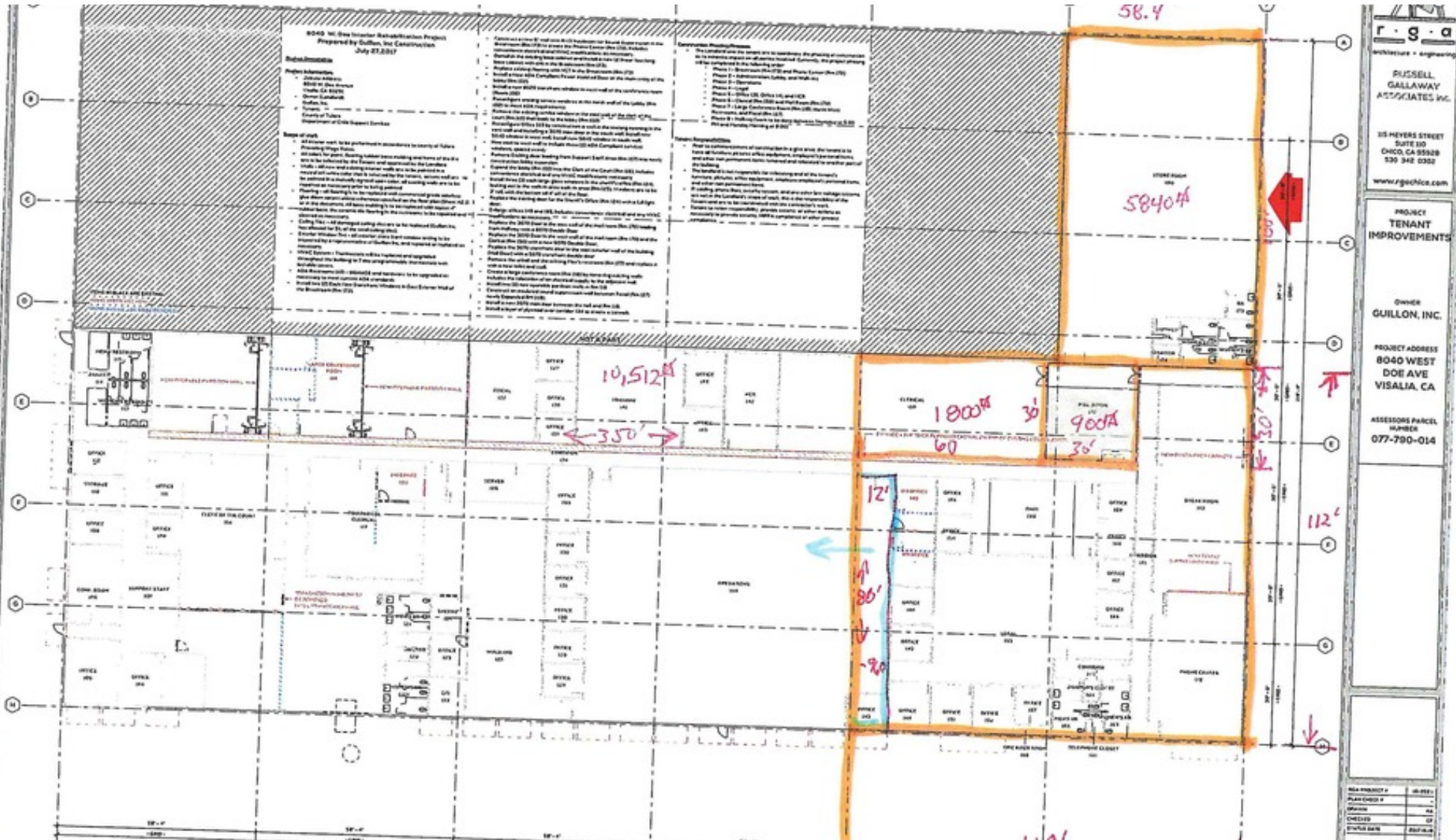
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## Floor Plans



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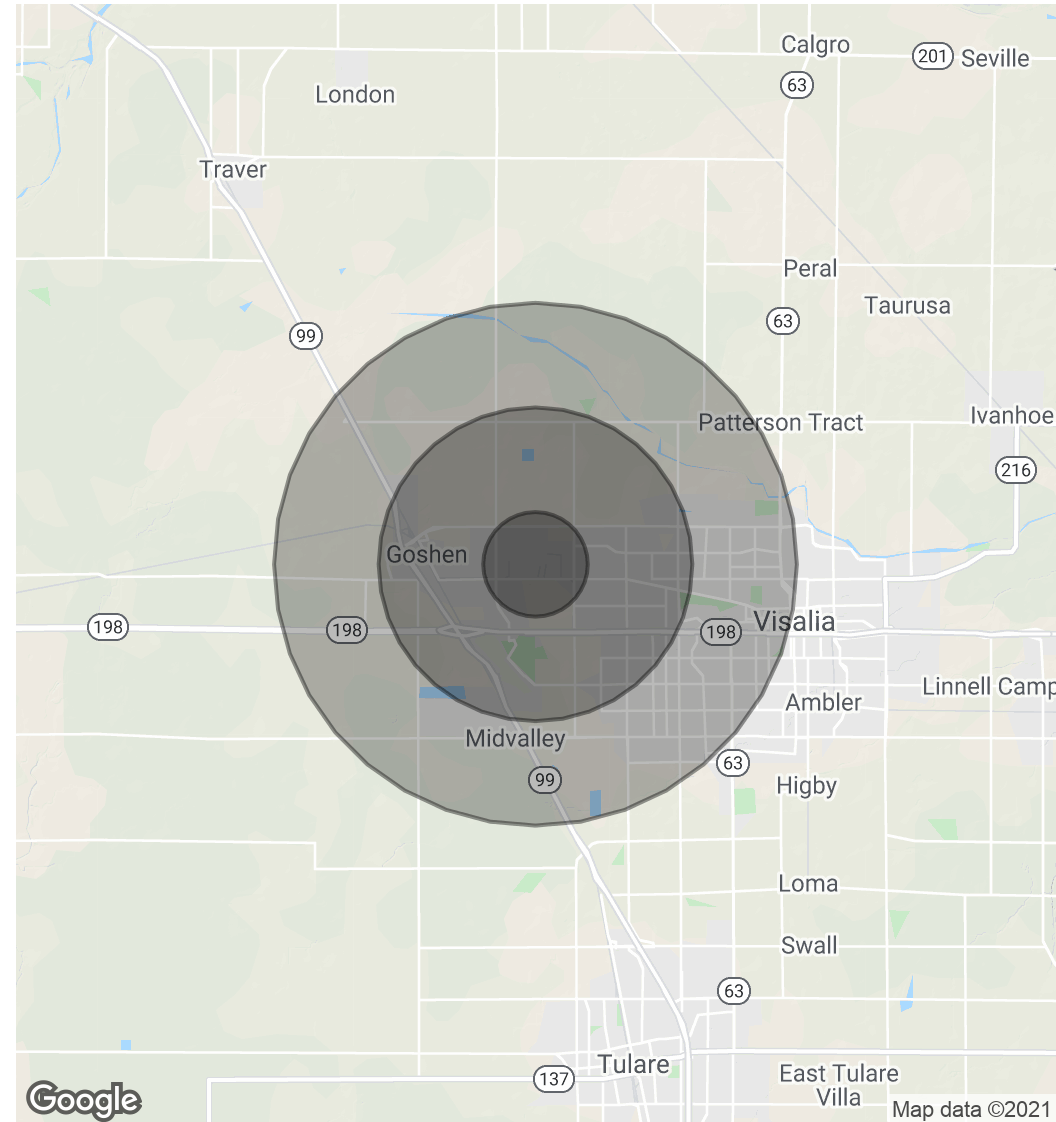
## Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,069	25,916	68,441
Average age	28.8	31.5	32.6
Average age (Male)	29.2	31.3	32.0
Average age (Female)	28.3	31.8	33.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,182	8,260	22,837
# of persons per HH	3.4	3.1	3.0
Average HH income	\$95,368	\$89,498	\$76,786
Average house value	\$306,505	\$305,719	\$300,227

\* Demographic data derived from 2010 US Census



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