

TUSCAN PLAZA 323 | 323 E CALDWELL AVENUE, VISALIA, CA 93277

Executive Summary



SALE PRICE

\$3,225,000

OFFERING SUMMARY

Available SF:

Lot Size: 0.33 Acres

Building Size: 12,900 SF

Zoning: Professional and Administrative

Price / SF: \$250.00

PROPERTY OVERVIEW

Design your own suite in an office building in Visalia's prestigious professional 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 of your dreams. Classic Tuscan design, quality construction and tasteful landscaping ~ Build-to-suit building delivered cold shell for \$250/sf available to lease (\$1.85/sf NNN). Contact Marty for more information.

All utilities and site improvements are in. Plans available for additional cost.

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



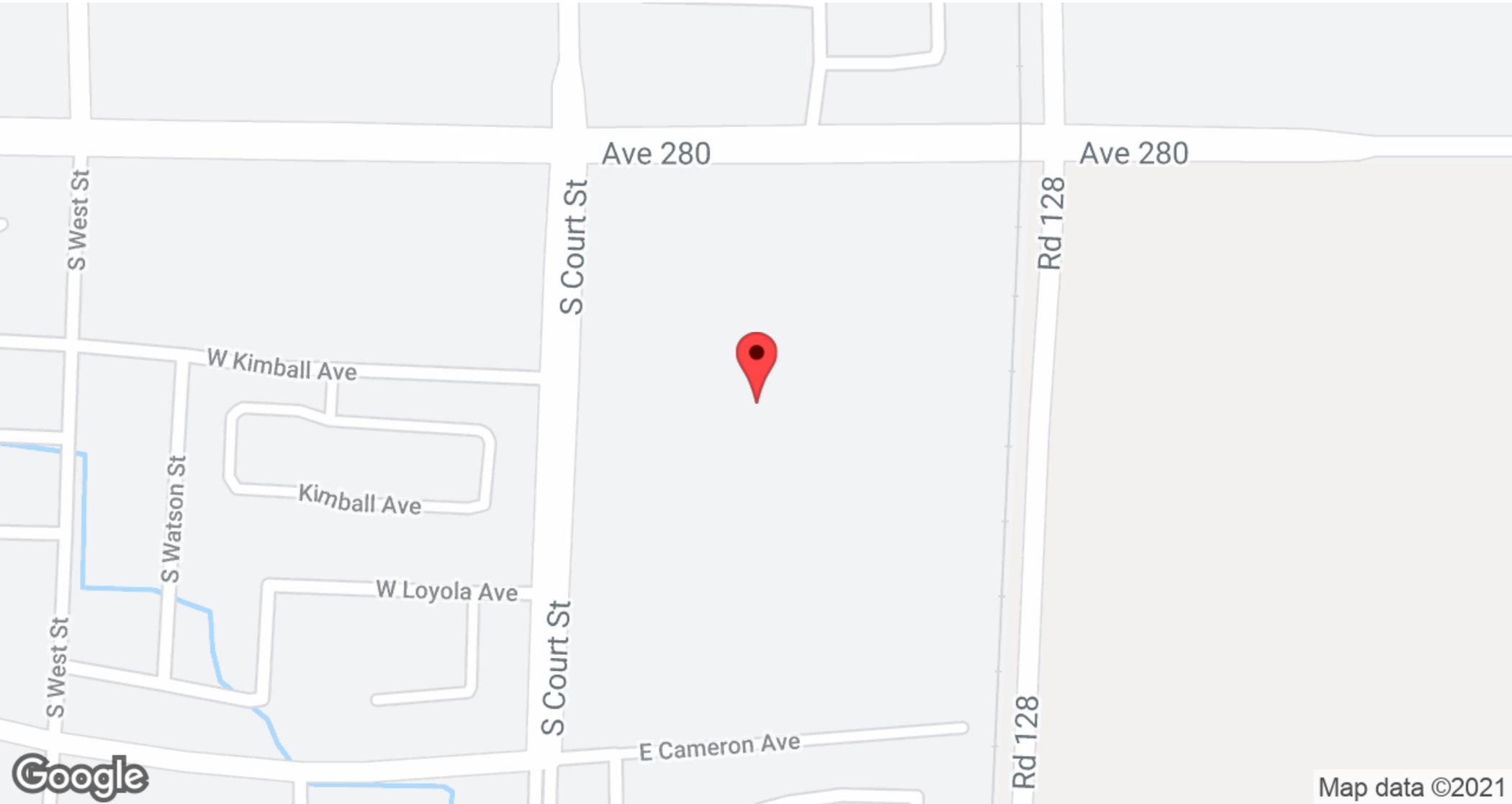
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Location Maps



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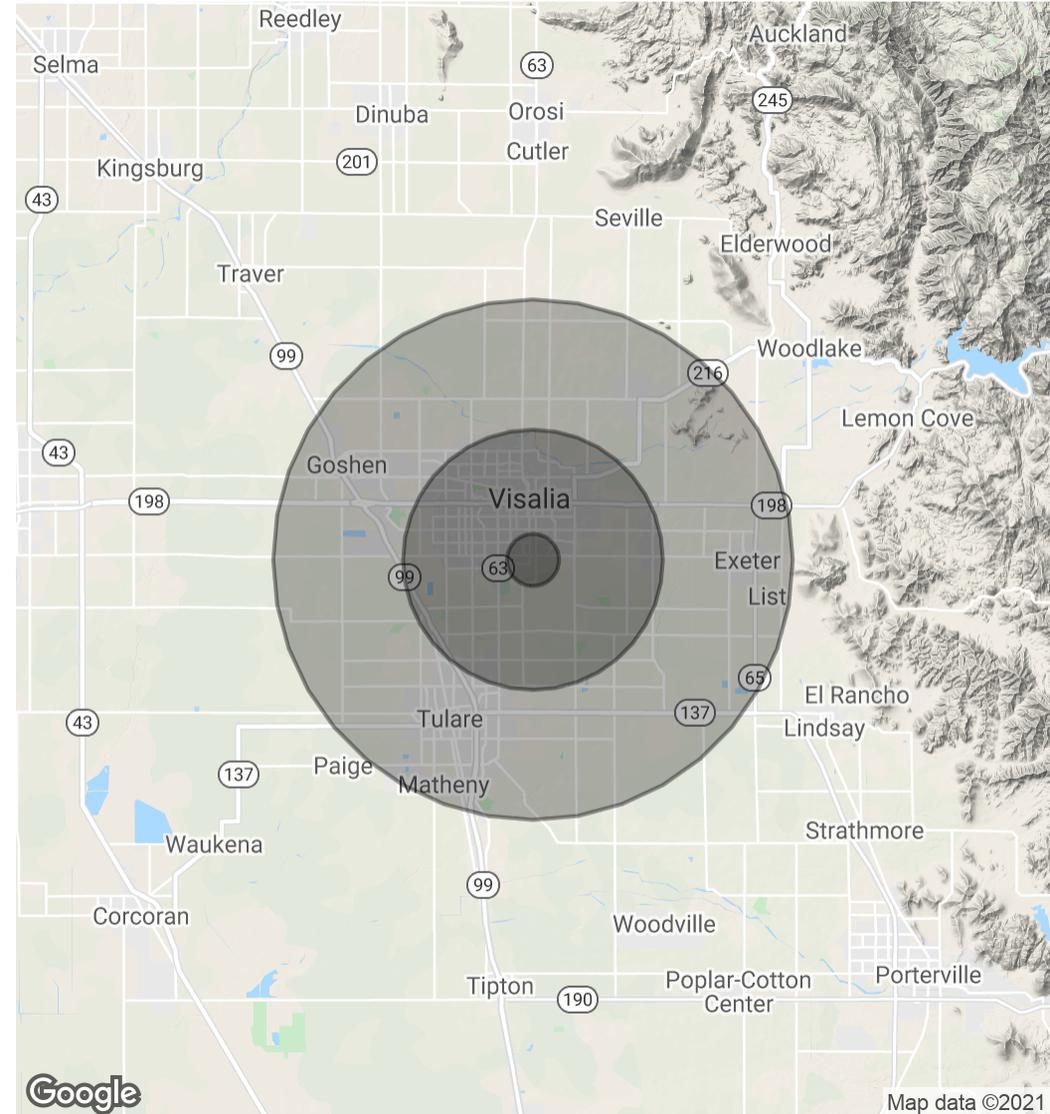
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,067	125,849	257,076
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	2,150	41,699	80,535
# of persons per HH	2.8	3.0	3.2
Average HH income	\$77,808	\$65,115	\$64,487
Average house value	\$320,845	\$270,616	\$271,602

* Demographic data derived from 2010 US Census



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