

746 E DOUGLAS | VISALIA, CA 93292

Executive Summary



LEASE RATE **\$0.60 - 0.75 SF/MONTH**

OFFERING SUMMARY

Available SF: 2,911 - 5,911 SF

Lease Rate: \$0.60 - 0.75 SF/month
(MG)

Building Size: 2,911 SF

Zoning: Service Commercial

PROPERTY OVERVIEW

Industrial warehouse just north of downtown Visalia. Currently has 5 offices, break room/conference room and private bathroom. Adjacent 3,000 sq ft warehouse (748 E Douglas) also available for rent for a total of 5,911 sq ft. Owner occupied. Estimated to be available March 2022.

PROPERTY HIGHLIGHTS

- -Downtown Industrial District of Visalia
- -1 Roll-up Door
- -Office Space

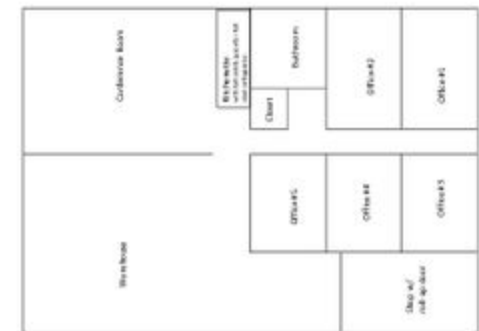
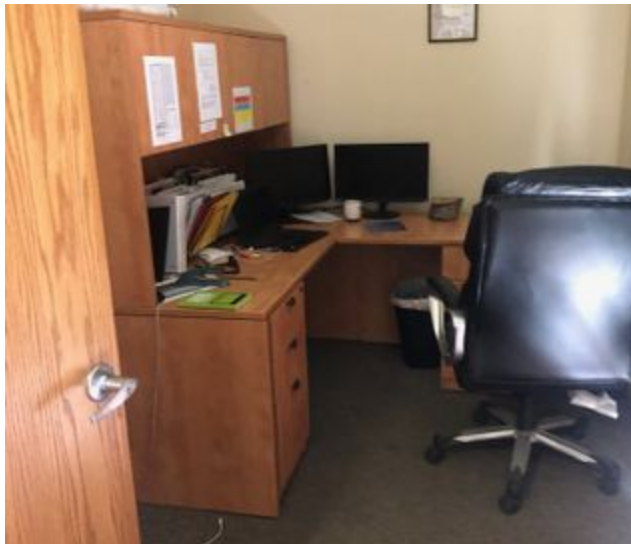
JESSICA BENEVENTO
 559.625.2128 x13
 Jessica@zeebre.com
 CalDRE #02033759

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

ZEEB
Commercial Real Estate

746 E DOUGLAS | VISALIA, CA 93292

Additional Photos



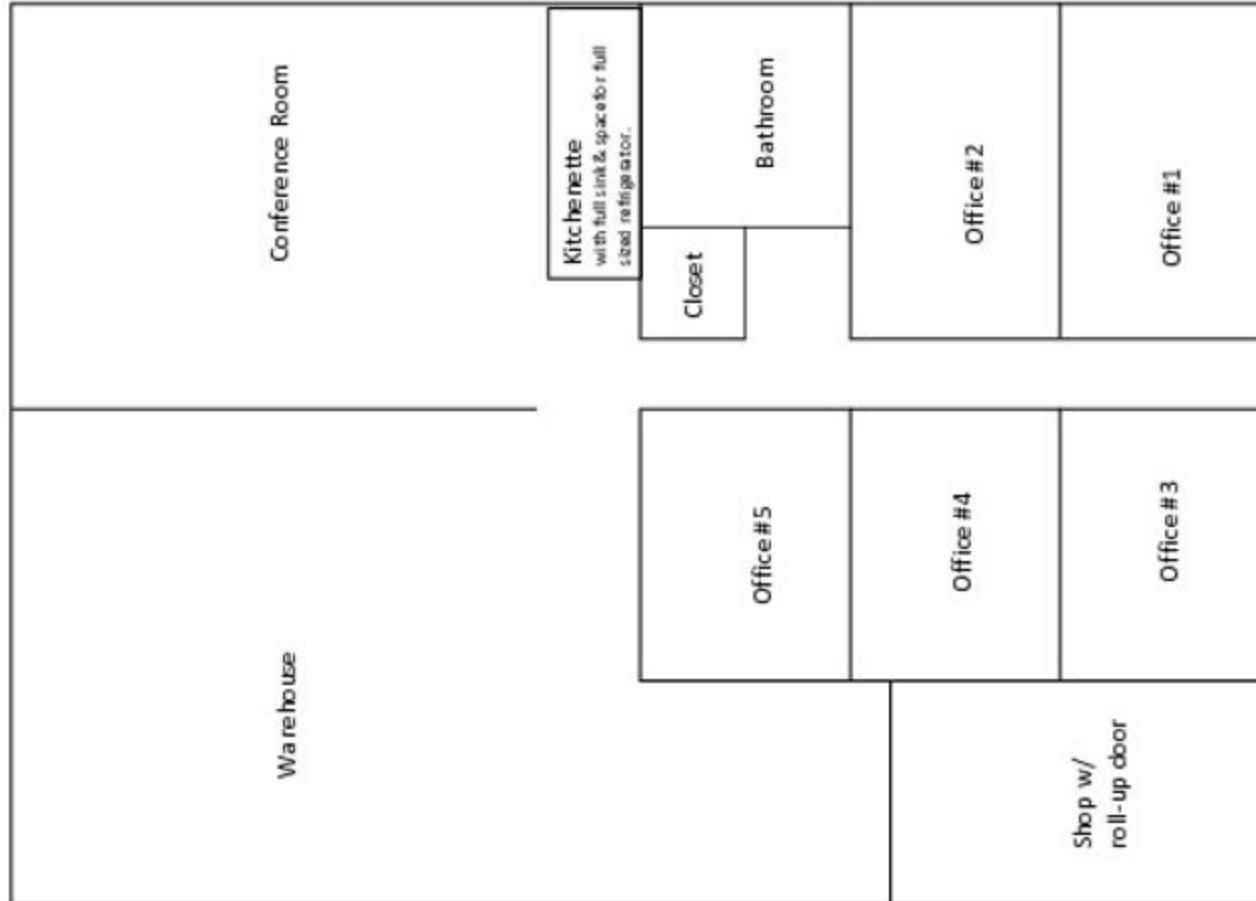
JESSICA BENEVENTO
559.625.2128 x13
Jessica@zeebre.com
CalDRE #02033759

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

ZEEB
Commercial Real Estate

746 E DOUGLAS | VISALIA, CA 93292

Floor Plans



JESSICA BENEVENTO
559.625.2128 x13
Jessica@zeebre.com
CalDRE #02033759

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

ZEEB
Commercial Real Estate

746 E DOUGLAS | VISALIA, CA 93292

Location Map



JESSICA BENEVENTO
559.625.2128 x13
Jessica@zeebre.com
CalDRE #02033759

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

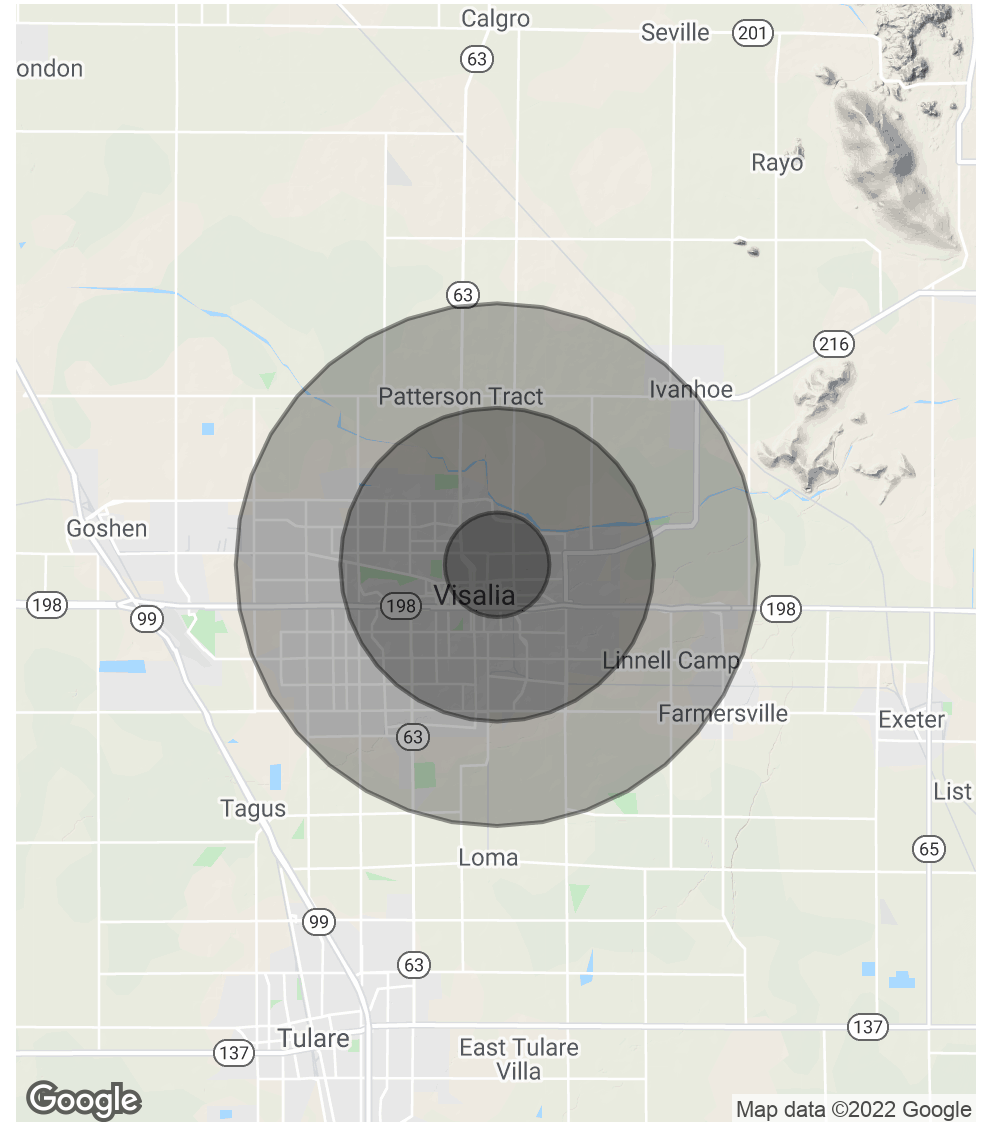
ZEEB
Commercial Real Estate

746 E DOUGLAS | VISALIA, CA 93292

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
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 & INCOME	1 MILE	3 MILES	5 MILES
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

* Demographic data derived from 2010 US Census



JESSICA BENEVENTO
 559.625.2128 x13
 Jessica@zeebre.com
 CalDRE #02033759

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

ZEEB
 Commercial Real Estate