

# 748 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:                                     3,000 SF

Zoning:     Service Commercial

### PROPERTY OVERVIEW

Industrial warehouse just north of downtown Visalia. Adjacent 2,911 sq ft warehouse with 5 offices, break room/conference room and private bathroom also available for rent for a total of 5,911 sq ft. Owner occupied. Estimated to be available January 2022.

### PROPERTY HIGHLIGHTS

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

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**ZEEB**  
**Commercial Real Estate**

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Location Map



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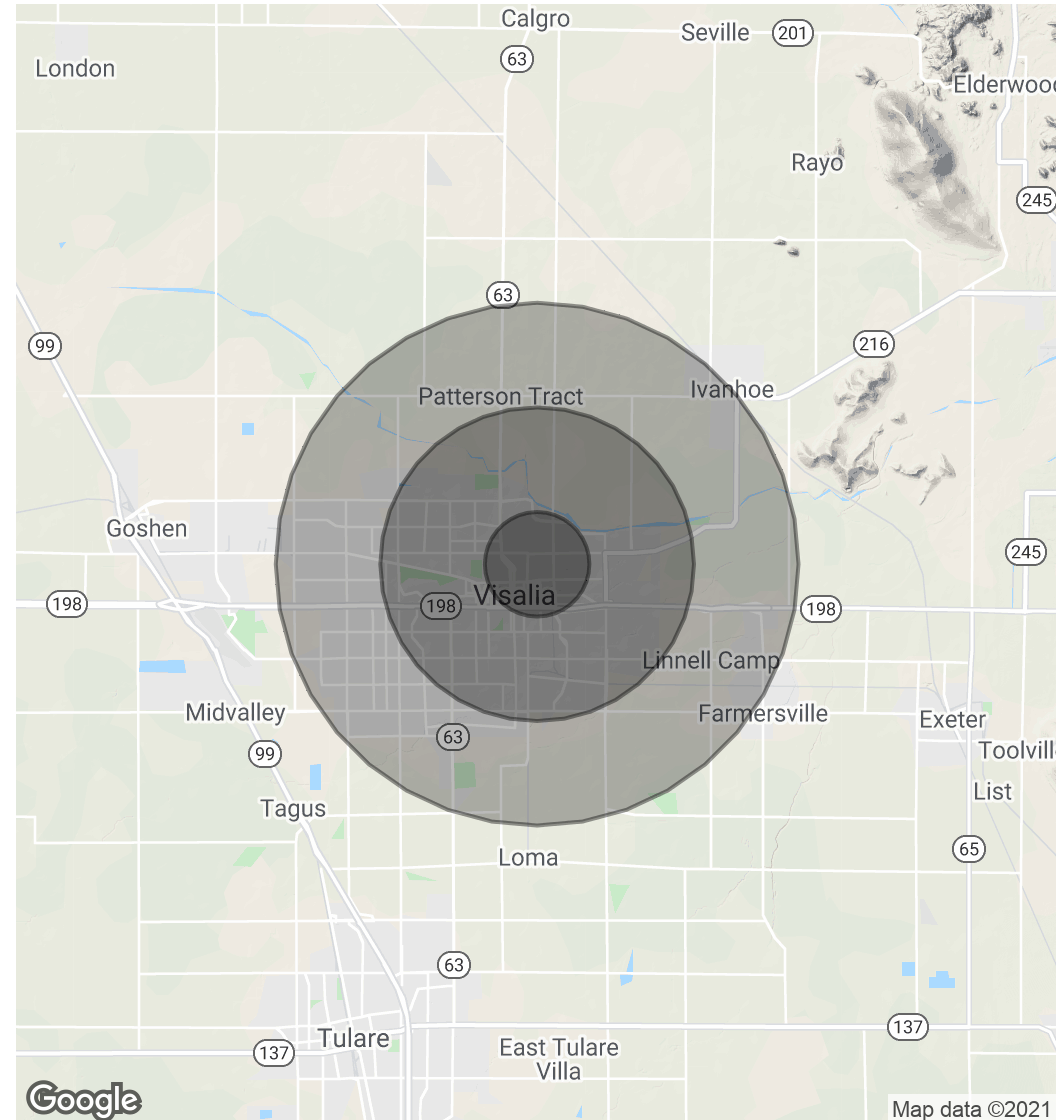
## Demographics Map & Report

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



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