

# 3330 S. FAIRWAY | VISALIA, CA 93277

## Executive Summary



### LEASE RATE

**\$1.25 SF/MONTH**

### OFFERING SUMMARY

Available SF: 3,000 SF

Lease Rate: \$1.25 SF/month (MG)

Building Size: 3,000 SF

### PROPERTY OVERVIEW

Available 3/1/22. Reasonable rent rate on this mid size office space. Spacious lobby or reception with lots of glass looking into large bullpen or open area. 4-5 offices, 2 restrooms plus a nice break room. Ample parking- space is located on east side of Tokyo Garden.

### PROPERTY HIGHLIGHTS

- Near Mooney Blvd
- Great rent rate
- Ample on site parking

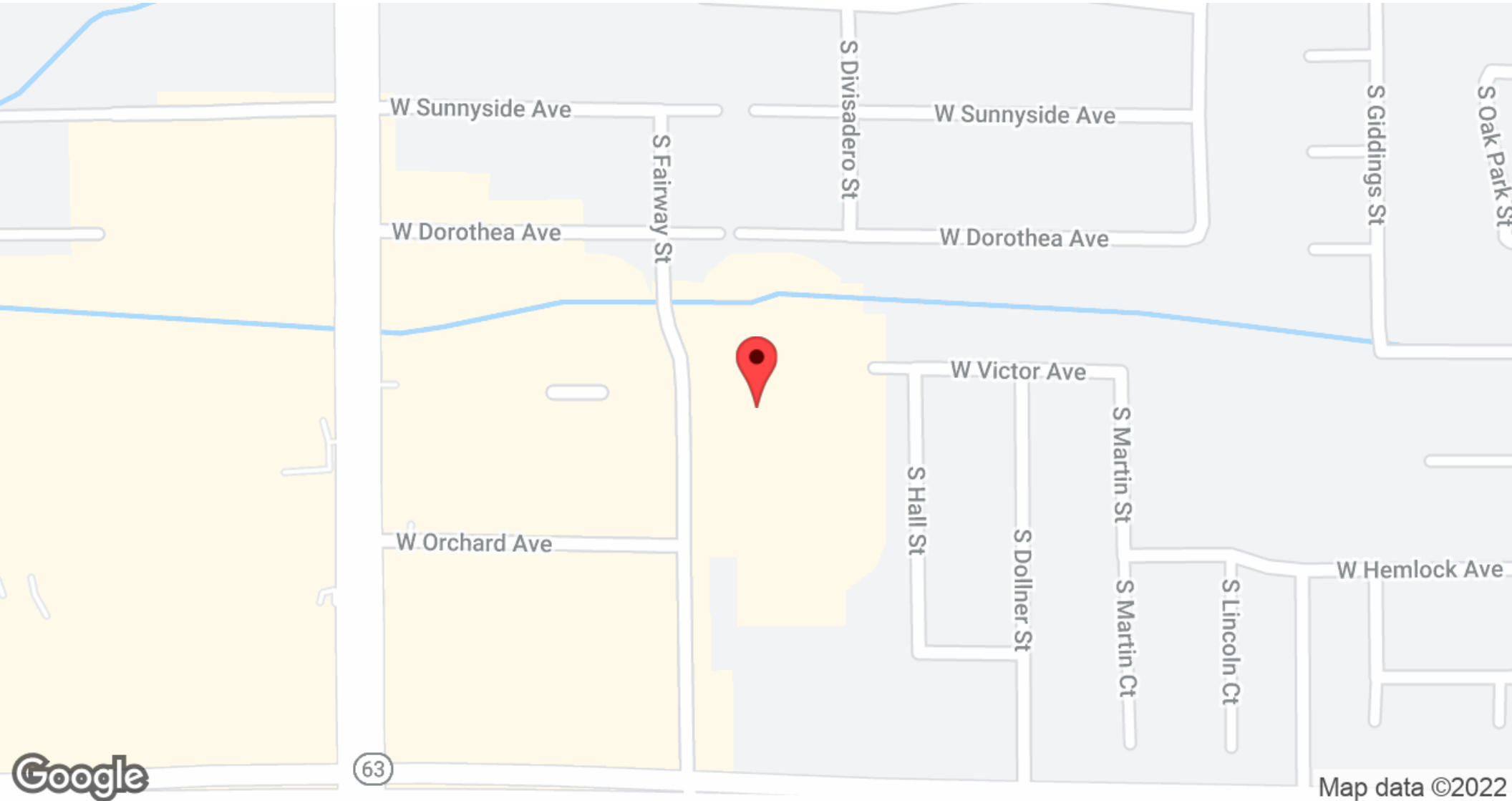
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## Location Map



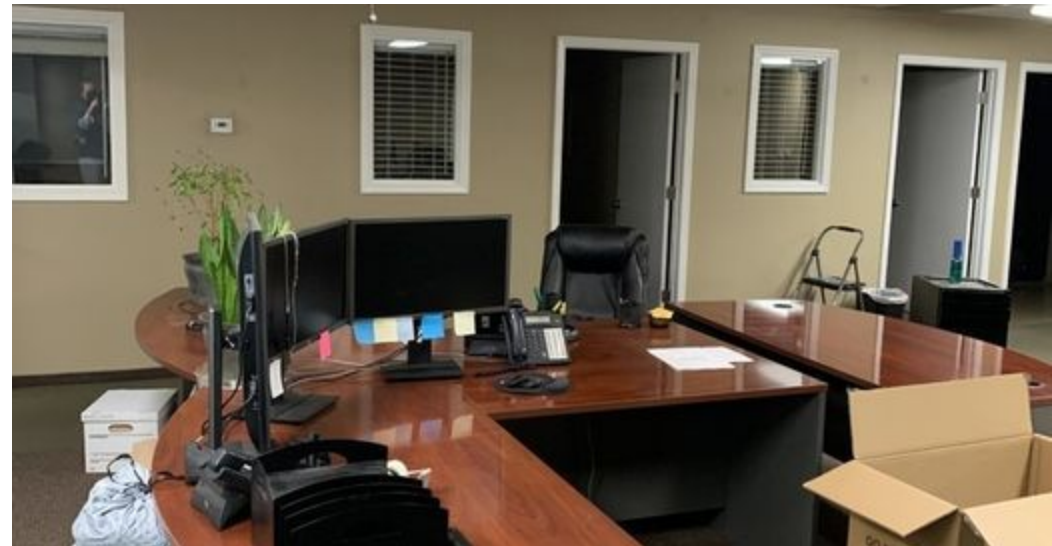
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Additional Photos



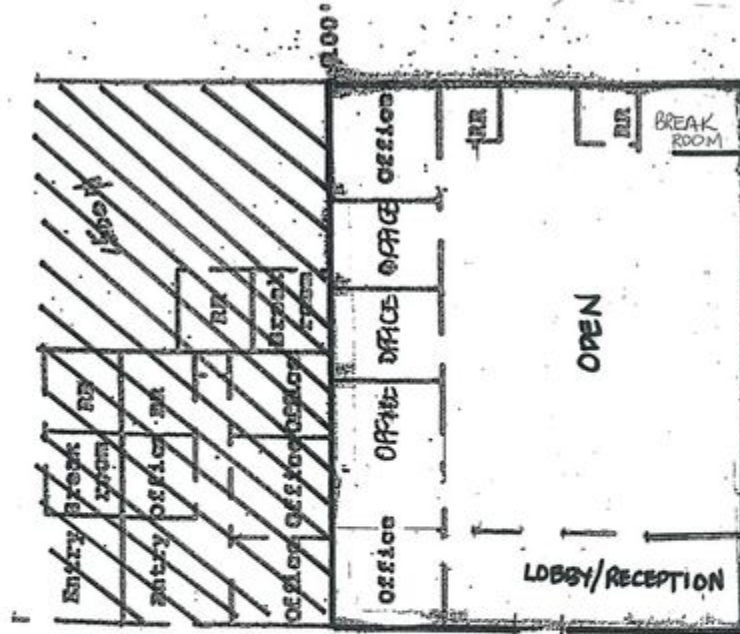
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Floor Plans



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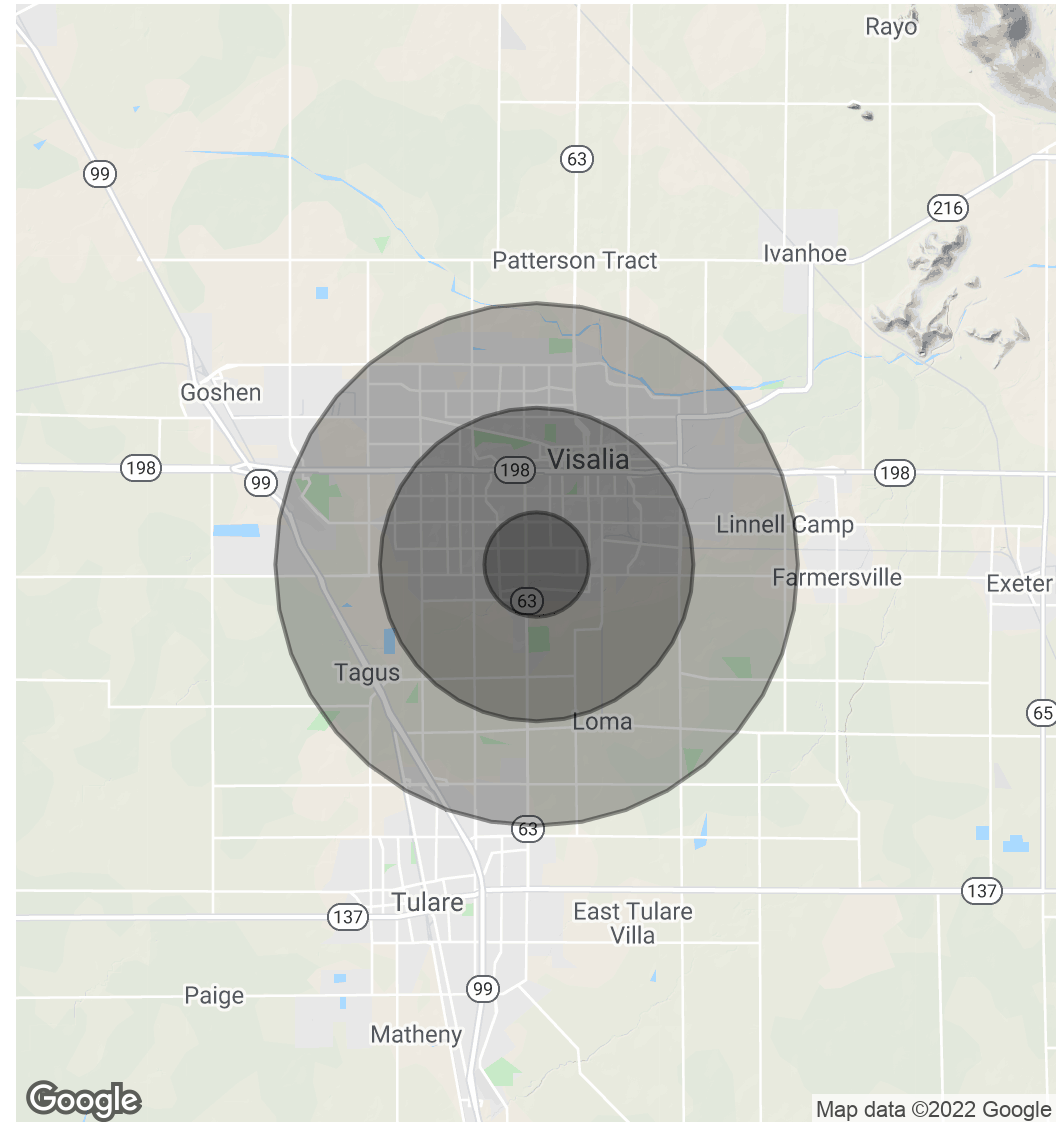
## Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,916	74,905	129,250
Average Age	38.2	33.4	32.0
Average Age (Male)	38.1	32.5	31.2
Average Age (Female)	38.9	34.9	33.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,013	26,189	42,886
# of Persons per HH	2.7	2.9	3.0
Average HH Income	\$75,236	\$63,501	\$67,397
Average House Value	\$301,220	\$280,098	\$276,140

\* Demographic data derived from 2010 US Census



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