

27908 B N. HWY 99 | VISALIA, CA 93277

Executive Summary



LEASE RATE **\$0.15 - 0.30 SF/MONTH**

OFFERING SUMMARY

Available SF:	1.15 Acres
Lease Rate:	\$0.15 - 0.30 SF/month (Ground)
Lot Size:	1.15 Acres
Zoning:	Highway Commercial

PROPERTY OVERVIEW

Prime location with Hwy 99 visibility! 1.15 acre site is adjacent to Shell Gas/Mini Market and west of new Valley Children's location. Easy on/off Hwy 99 and Caldwell. Ideal location for fast food, restaurant, drive-thru coffee, etc. Ground Lease Only- Rent rate Negotiable.

PROPERTY HIGHLIGHTS

- Excellent Highway 99 Visibility
- Immediate on/off ramp access
- New nearby development coming soon
- Prime location for fast food, drive-thru or restaurant use

SHARI AGUIRRE
559.625.2128
shari@zeebre.com
CalDRE #01115021

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



27908 B N. HWY 99 | VISALIA, CA 93277

Location Map



Map data ©2021

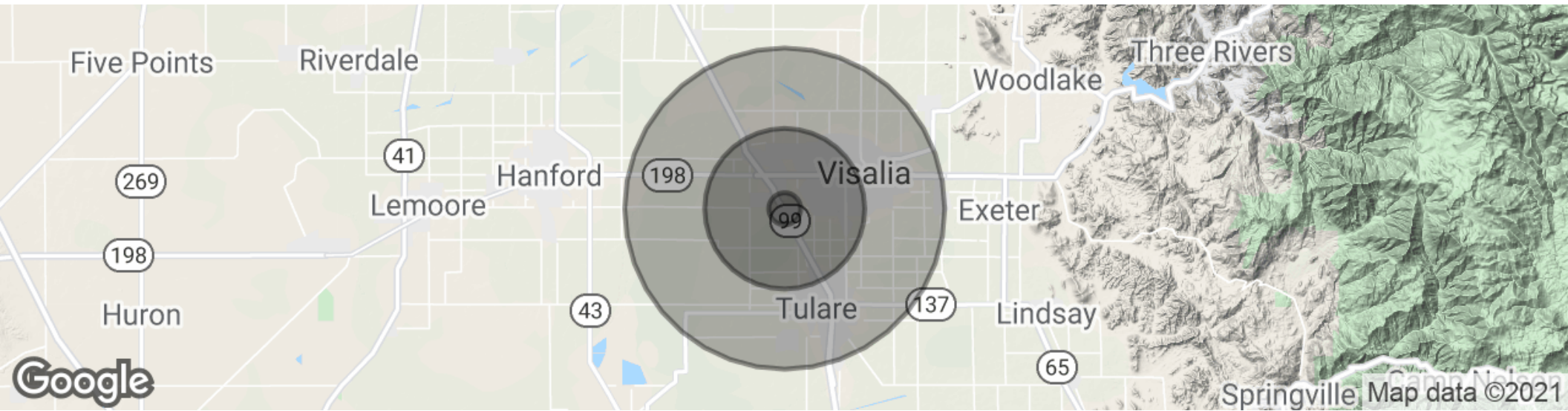
SHARI AGUIRRE
559.625.2128
shari@zeebre.com
CalDRE #01115021

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

ZEEB
Commercial Real Estate

27908 B N. HWY 99 | VISALIA, CA 93277

Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,352	64,172	219,764
Median age	32.1	33.6	31.0
Median age (Male)	31.6	32.8	30.2
Median age (Female)	32.4	34.6	32.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	424	22,110	69,214
# of persons per HH	3.2	2.9	3.2
Average HH income	\$85,724	\$75,272	\$65,607
Average house value	\$441,607	\$298,460	\$273,696

* Demographic data derived from 2010 US Census

SHARI AGUIRRE
 559.625.2128
 shari@zeebre.com
 CalDRE #01115021

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

ZEEB
Commercial Real Estate