

LEASED INVESTMENT! | 105 S. WILLIS, VISALIA, CA 93291

Executive Summary



SALE PRICE

\$1,200,000

OFFERING SUMMARY

Lot Size:	0.2 Acres
Year Built:	2019
Building Size:	1,444 SF
Zoning:	mixed use downtown
Price / SF:	\$831.02

PROPERTY OVERVIEW

Investment Sale Real Estate only, 2 year old Quick Service restaurant property on prime Main St. corner with stop lights, efficient design, layout and great exposure with a 9 spot private parking lot. Inside dining and approx. 450sf patio. Please do not disturb employees, call and set appointment with broker.

PROPERTY HIGHLIGHTS

- 15 year NNN lease @ \$5000/mo.
- Increasing 10% every 5 years.
- Great foot traffic.
- Close to a high school

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Additional Photos



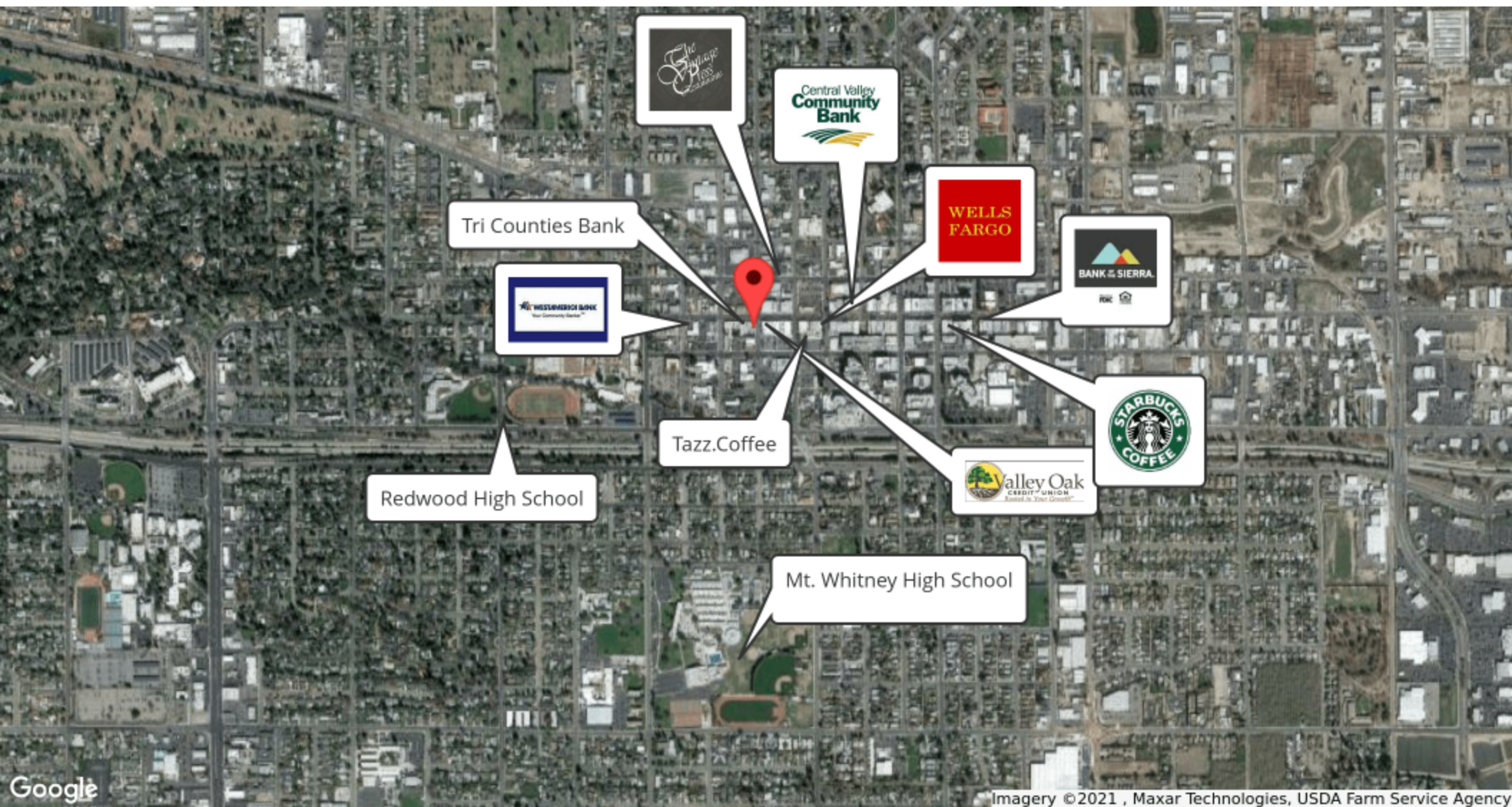
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Retailer Map



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Location Map



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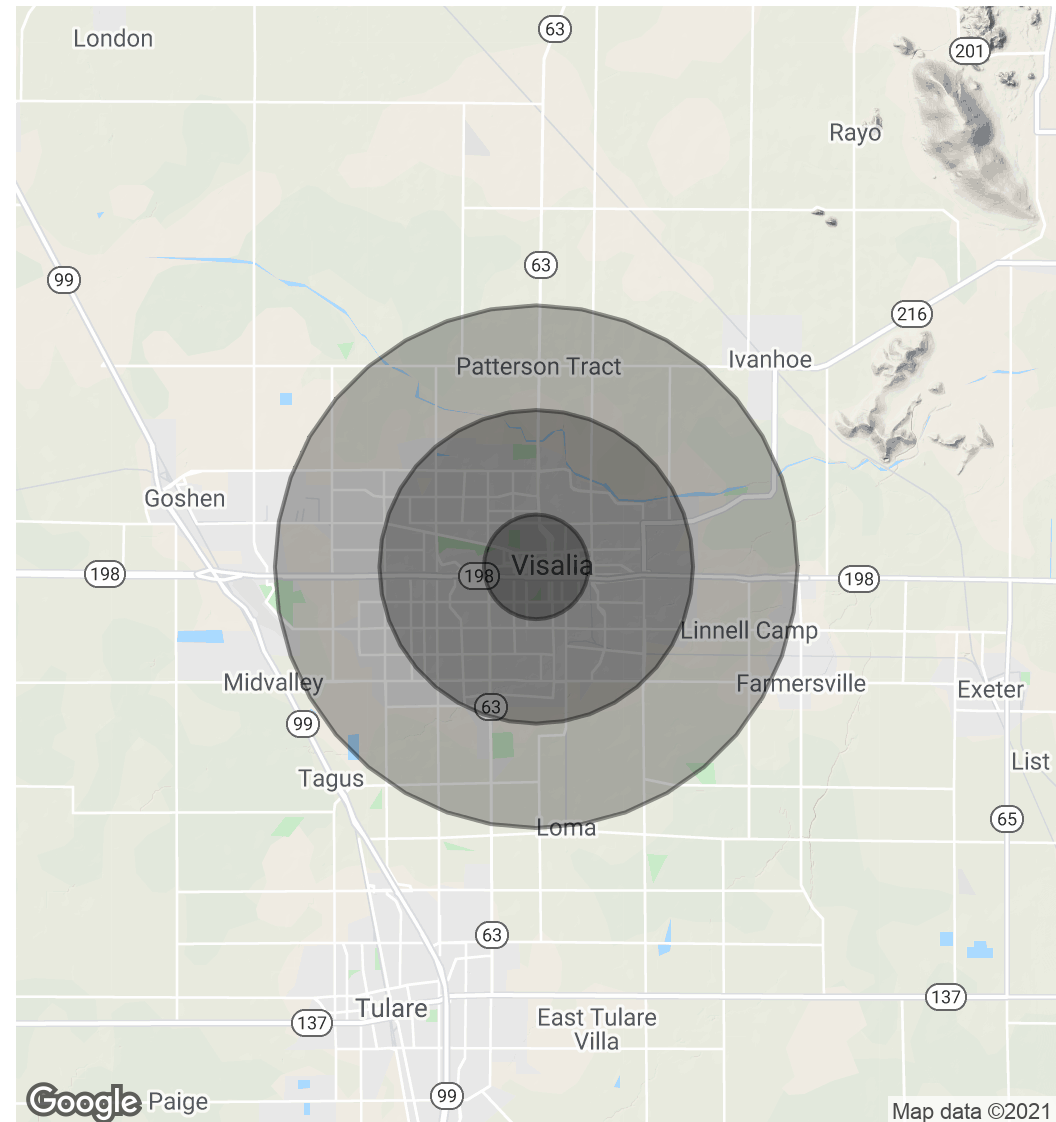
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,056	85,011	132,470
Average age	28.1	31.8	31.8
Average age (Male)	27.4	31.1	31.0
Average age (Female)	29.2	33.4	33.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,264	27,853	43,689
# of persons per HH	3.2	3.1	3.0
Average HH income	\$49,371	\$64,988	\$67,693
Average house value	\$217,818	\$273,441	\$275,507

** Demographic data derived from 2010 US Census*



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