

FOR LEASE

TUSCAN PLAZA 319

319 E CALDWELL AVENUE, VISALIA, CA 93277

MARTY ZEEB SIOR
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CalDRE #00847045

ZEEB
Commercial Real Estate

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Executive Summary



LEASE RATE

\$2.25/SF

OFFERING SUMMARY

Available SF:	3,900 SF
Lot Size:	0.16 Acres
Building Size:	3,900 SF
Zoning:	Professional and Administrative
Price / SF:	\$2.25/sf NNN

PROPERTY OVERVIEW

Design your own suite in a “warm shell” office building in Visalia’s prestigious professional office development, TUSCAN PLAZA. With its abundant and convenient parking, this highly visible Southern Visalia location (on Caldwell between Santa Fe & Court Streets), is the perfect opportunity for you to create the office or medical space of your dreams. Classic Tuscan design, quality construction and tasteful landscaping. Build-to-suit, professional office lease (\$2.25/sf NNN), medical lease (2.50/sf NNN). Contact Marty for more information.

PROPERTY HIGHLIGHTS

- Net Pad, all on site and off site improvement completed and in place
- Design your own floor plan
- Abundant and convenient parking
- Medical and professional suites available from 3,900 to 33,000 square feet
- Owners association to maintain entire development
- Classic Tuscan design utilizing stone and high quality craftsmanship
- Build-to-suit lease available for qualified tenants

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Additional Photos



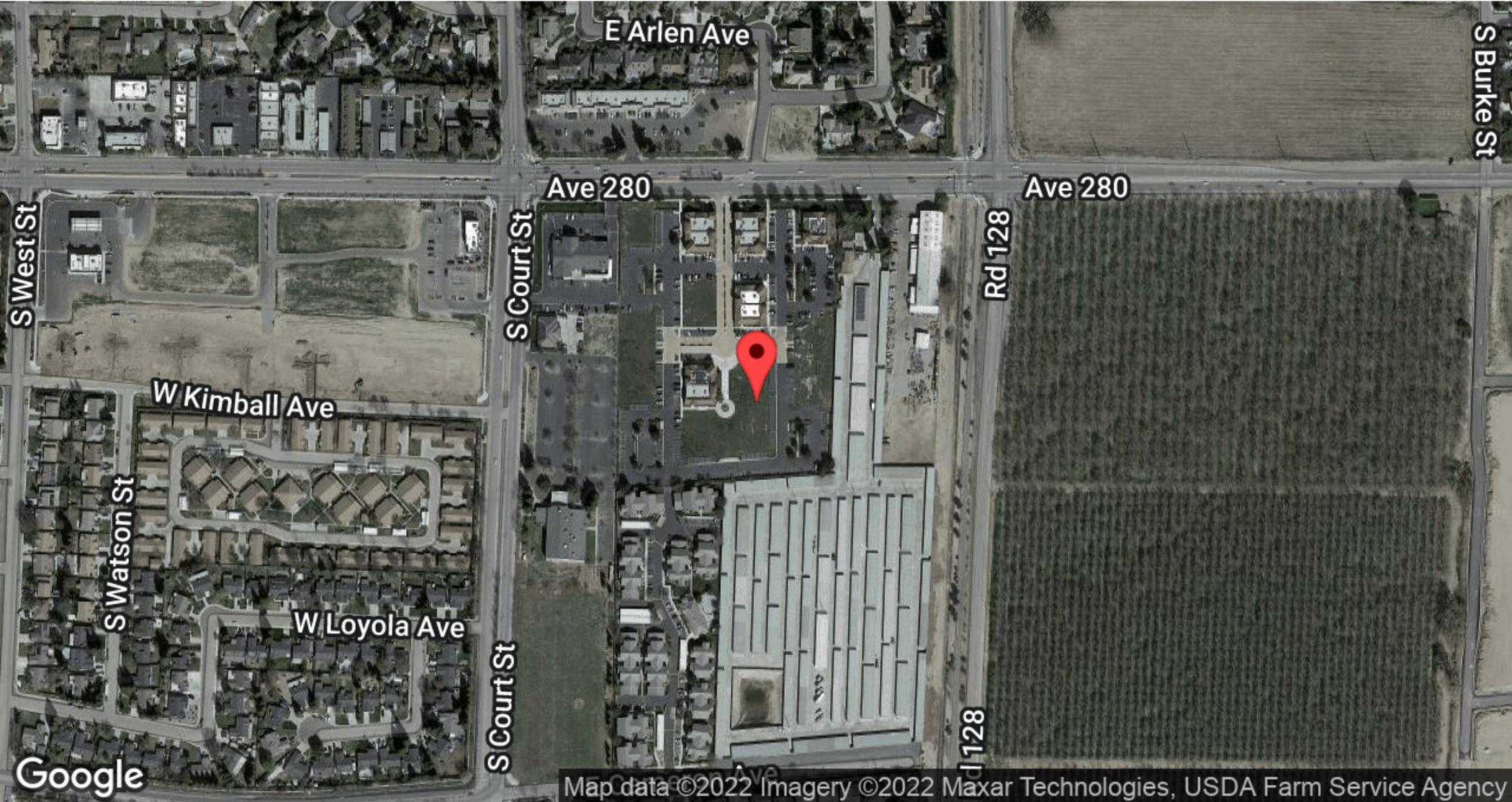
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Location Maps



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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total population	6,043	124,194	255,430
Median age	37.5	31.9	30.8
Median age (Male)	36.5	31.0	30.1
Median age (Female)	39.2	33.6	32.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,145	41,124	79,988
# of persons per HH	2.8	3.0	3.2
Average HH income	\$77,603	\$65,148	\$64,709
Average house value	\$320,395	\$268,863	\$271,350

* Demographic data derived from 2010 US Census

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