

FOR LEASE

TUSCAN PLAZA 205

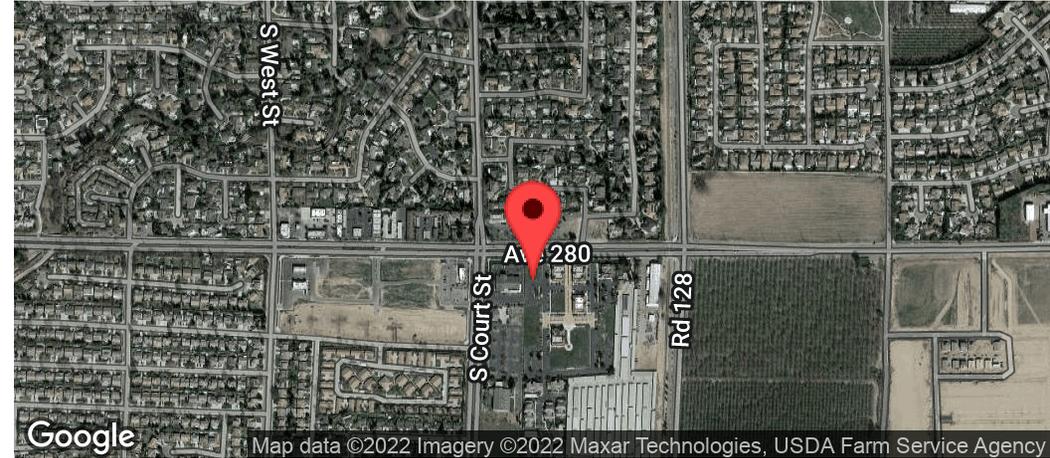
205 E CALDWELL AVENUE, VISALIA, CA 93277

MARTY ZEEB SIOR
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zeeb@aol.com
CalDRE #00847045

ZEEB
Commercial Real Estate

TUSCAN PLAZA 205 | 205 E CALDWELL AVENUE, VISALIA, CA 93277

Executive Summary



LEASE RATE

\$2.25SF

OFFERING SUMMARY

Available SF:	5,000 SF
Lot Size:	0.16 Acres
Building Size:	5,000 SF
Zoning:	Professional and Administrative
Price / SF:	\$2.25/sf

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 space lease (\$2.25sf NNN), medical lease (\$2.50/sf NNN). Contact Marty for more information.

PROPERTY HIGHLIGHTS

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Additional Photos



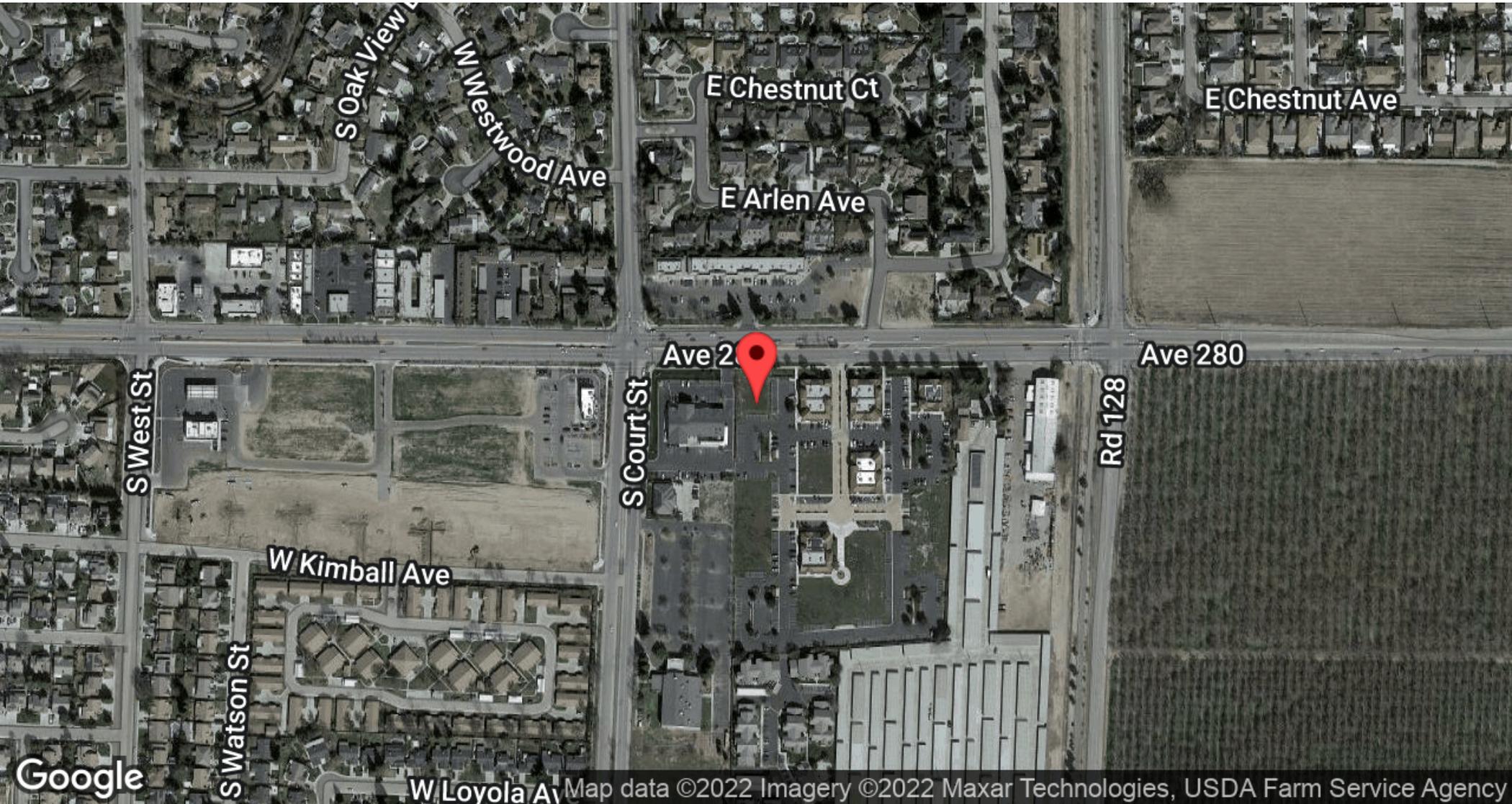
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Location Maps



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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total population	6,741	126,018	259,095
Median age	38.1	31.9	30.7
Median age (Male)	37.3	31.0	30.1
Median age (Female)	39.6	33.6	31.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,401	41,715	80,946
# of persons per HH	2.8	3.0	3.2
Average HH income	\$77,968	\$65,246	\$64,141
Average house value	\$321,614	\$270,704	\$270,929

* Demographic data derived from 2010 US Census

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