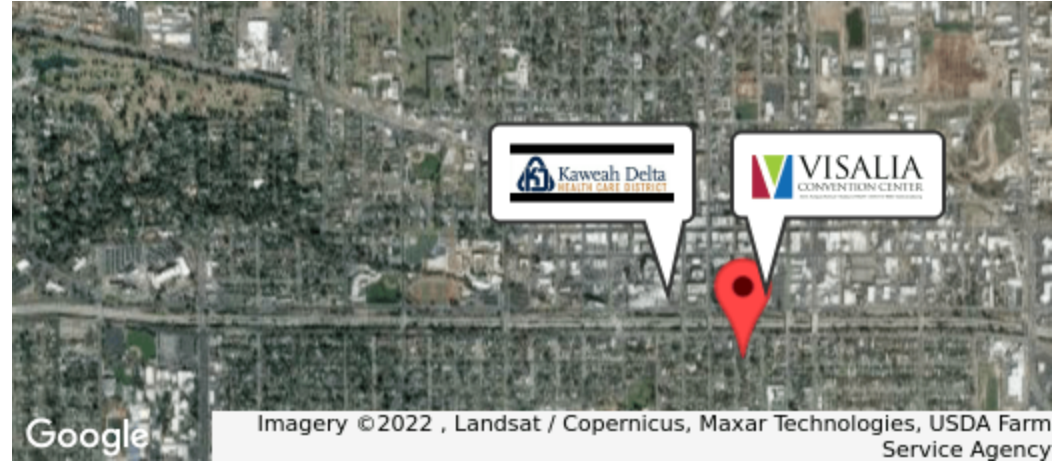


432 S CHURCH STREET | VISALIA, CA 93277

Executive Summary



LEASE RATE **\$1,300.00 PER MONTH**

OFFERING SUMMARY

Available SF: 924 SF

Lease Rate: \$1,300.00 per month (MG)

Lot Size: 0.13 Acres

Year Built: 1924

Building Size: 924 SF

Zoning: PA

PROPERTY OVERVIEW

Office space available near downtown just south of Kaweah Delta Medical Center and the Convention Center. Great location for a medical office, insurance, or a number of office uses. Handicapped entrance as well as parking in the rear of the building. Perfect office for two or three people. Landlord is anxious to lease and will make necessary improvements to put the property in the condition you need for your business.

PROPERTY HIGHLIGHTS

- Older home converted into an office
- Open floor plan with plenty of work area
- Handicapped access and parking in the rear

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	5,215	15,824	26,628
Total Population	15,727	49,724	81,710

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Additional Photos



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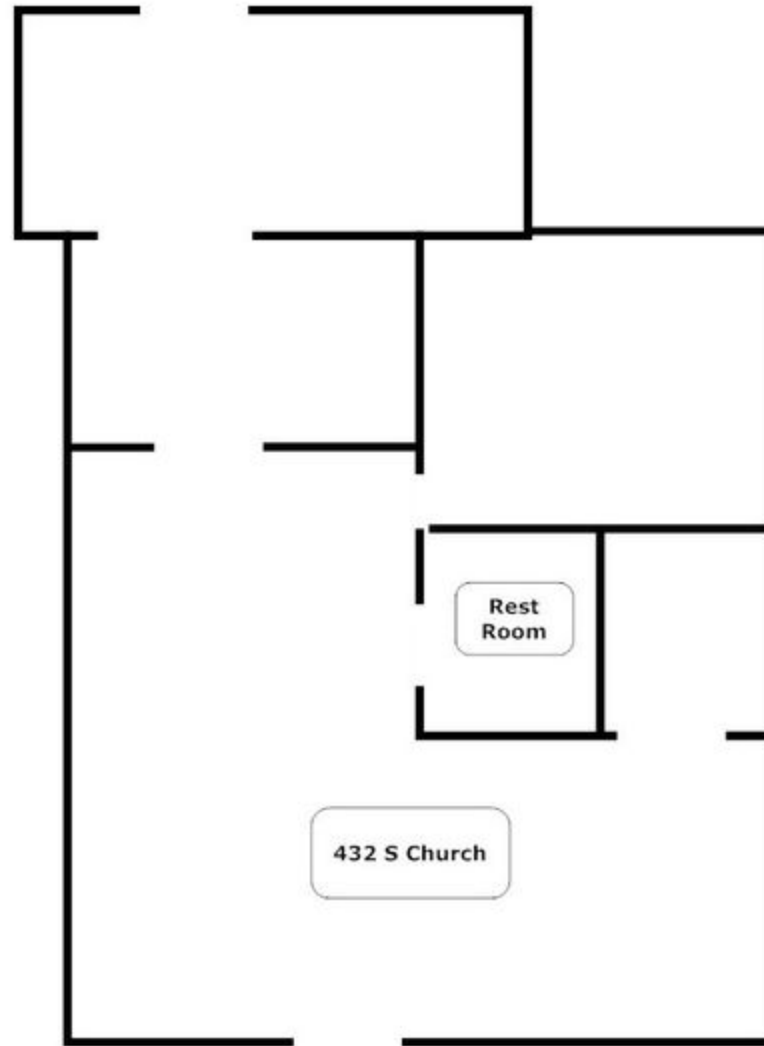
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Floor Plans



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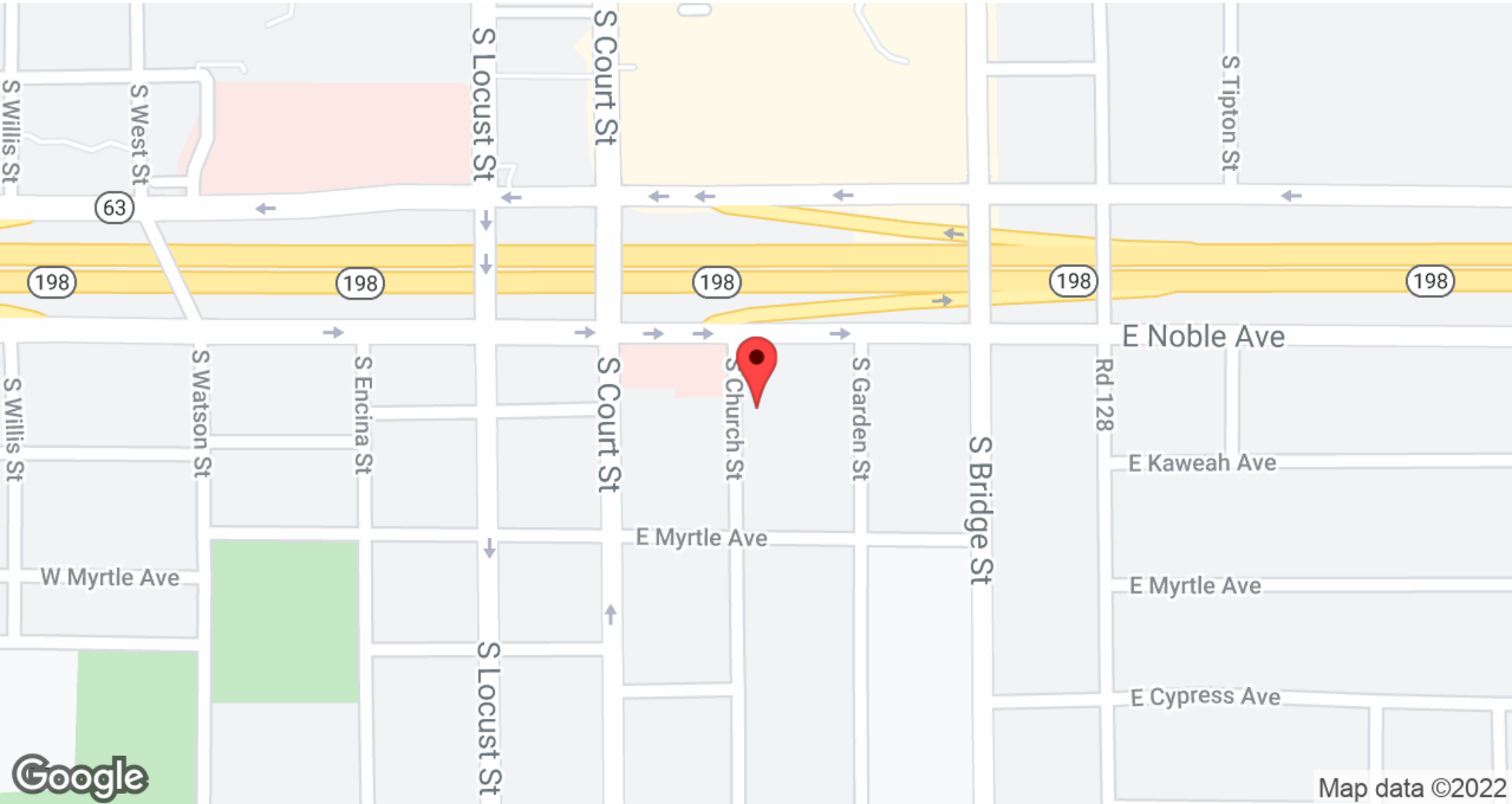
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Location Map



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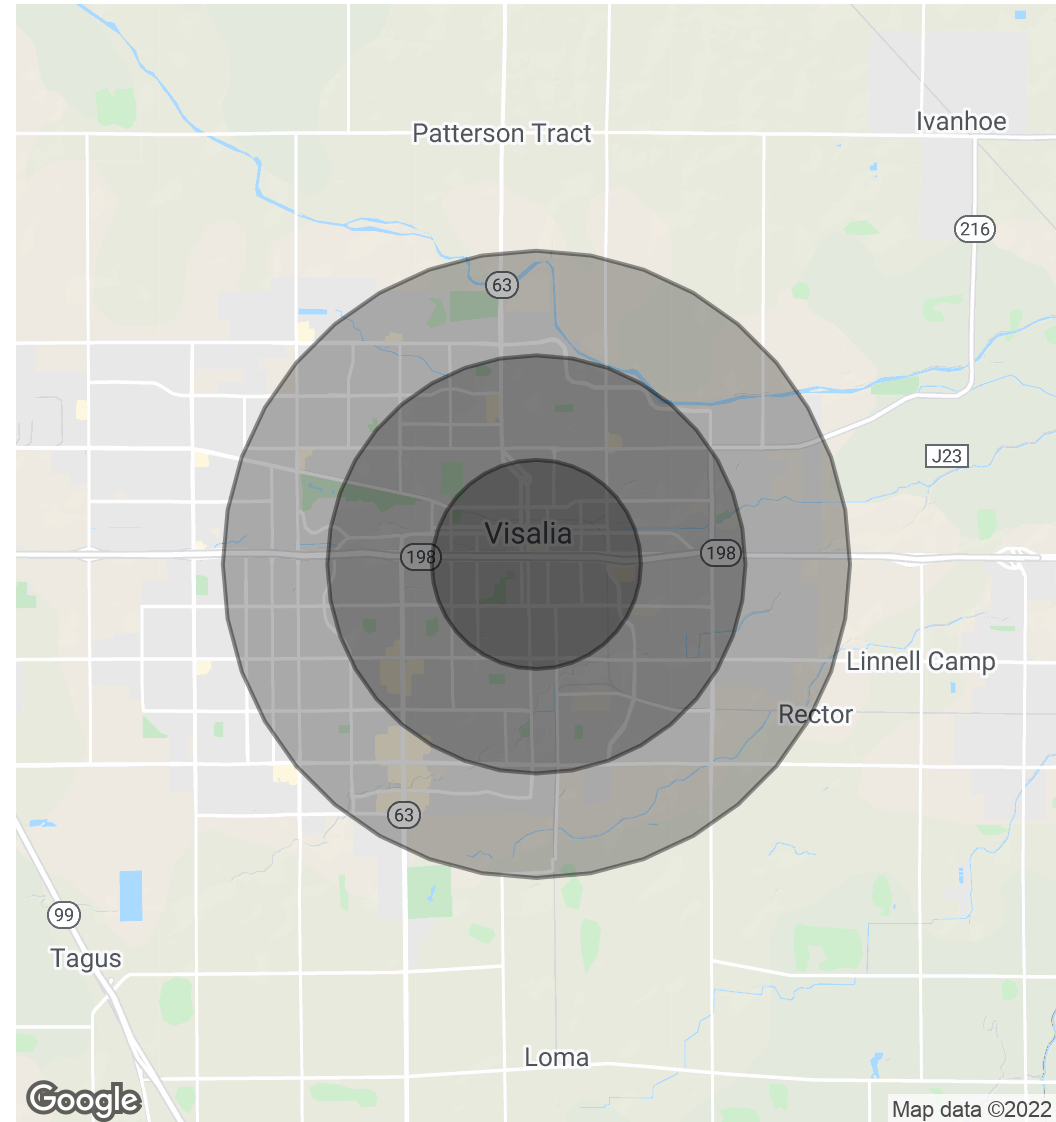
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Demographics Map & Report

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	15,727	49,724	81,710
Average Age	29.8	31.0	31.7
Average Age (Male)	28.6	30.4	31.0
Average Age (Female)	31.6	32.6	33.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,215	15,824	26,628
# of Persons per HH	3.0	3.1	3.1
Average HH Income	\$50,144	\$60,634	\$64,884
Average House Value	\$230,442	\$255,573	\$271,116

* Demographic data derived from 2010 US Census



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