

TUSCAN PLAZA 323-329 | 323-329 E CALDWELL AVENUE, VISALIA, CA 93277

Executive Summary



SALE PRICE

\$6,450,000

OFFERING SUMMARY

Available SF:

Lot Size: 0.0 Acres

Building Size: 25,800 SF

Zoning: Professional and Administrative

Price / SF: \$250.00

PROPERTY OVERVIEW

Design your own suite in an 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 of your dreams. Classic Tuscan design, quality construction and tasteful landscaping. Build-to-suit, cold shell delivered building available to purchase(\$250/sf) or lease (\$1.85/sf NNN). Contact Marty for more information. Will also sell fully improved building pad for \$100/sf. all utilities and site improvements are in. Plans available for additional cost.

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

MARTY ZEEB SIOR

+15596252128 x11
zeeb@aol.com
CalDRE #00847045

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

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Additional Photos



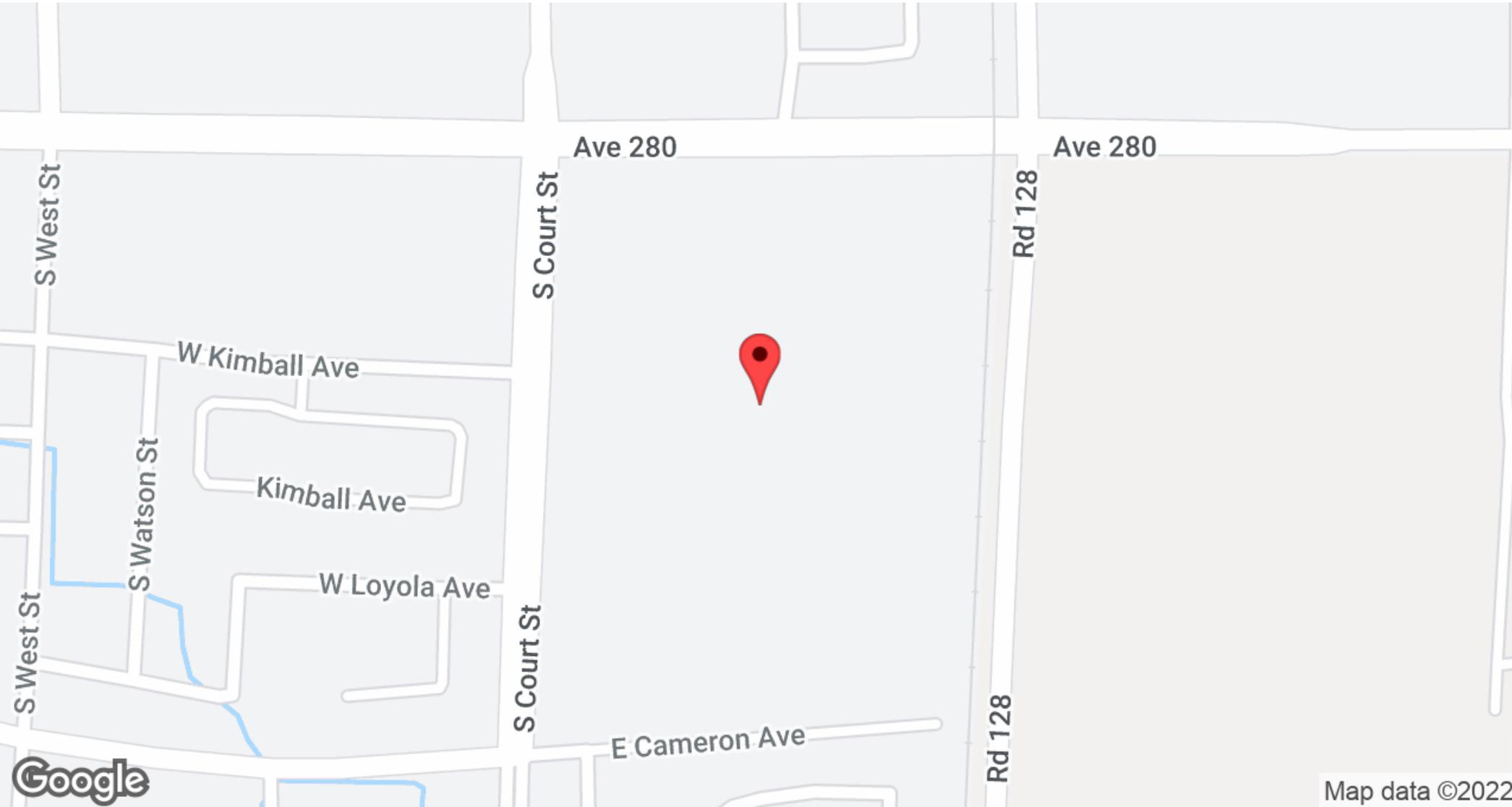
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Location Map



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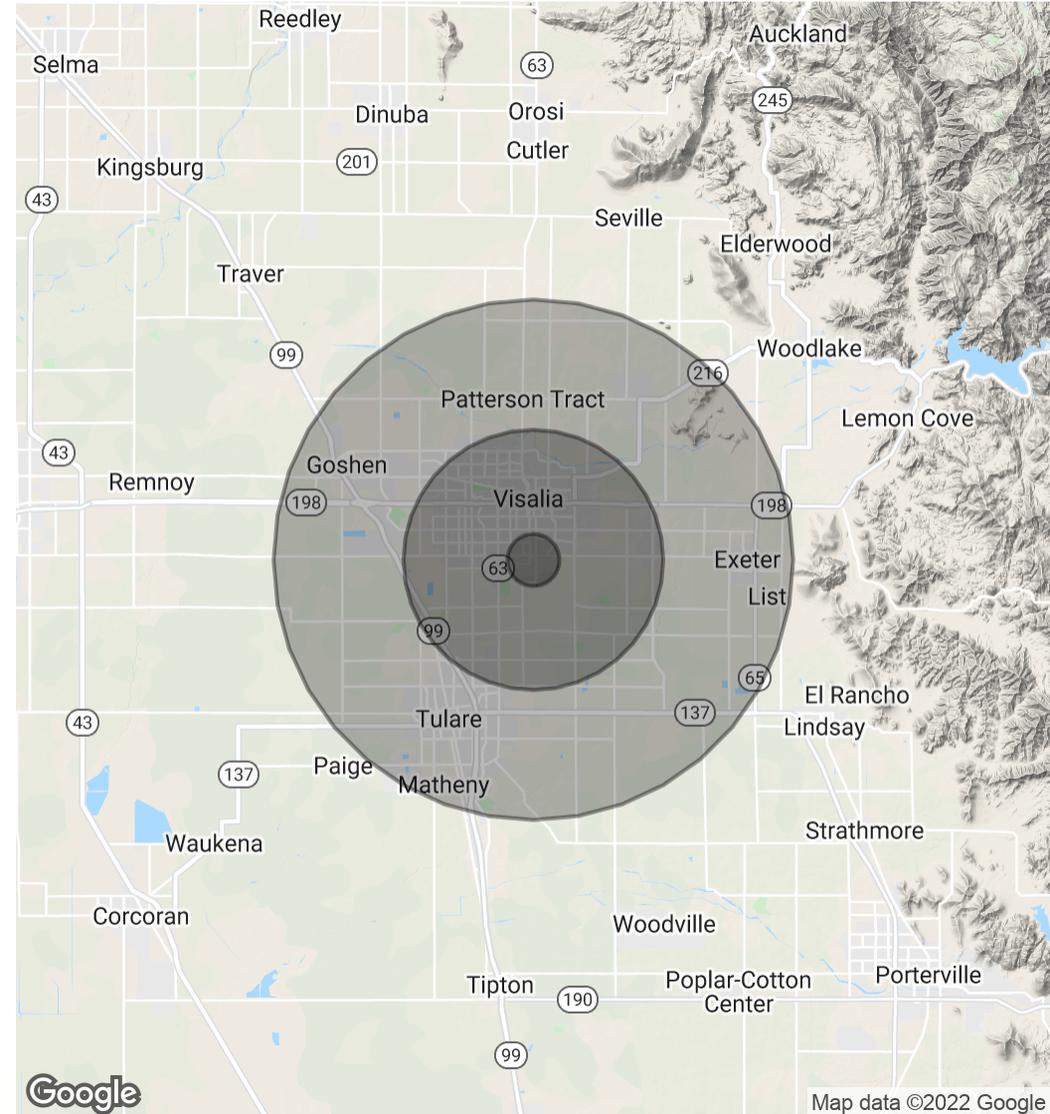
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,018	123,231	255,738
Average age	37.5	32.0	30.8
Average age (Male)	36.5	31.1	30.1
Average age (Female)	39.2	33.7	32.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,134	40,924	80,011
# of persons per HH	2.8	3.0	3.2
Average HH income	\$77,649	\$65,480	\$64,614
Average house value	\$320,717	\$271,701	\$271,382

* Demographic data derived from 2010 US Census



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