

FOR LEASE

# TUSCAN PLAZA 323-329

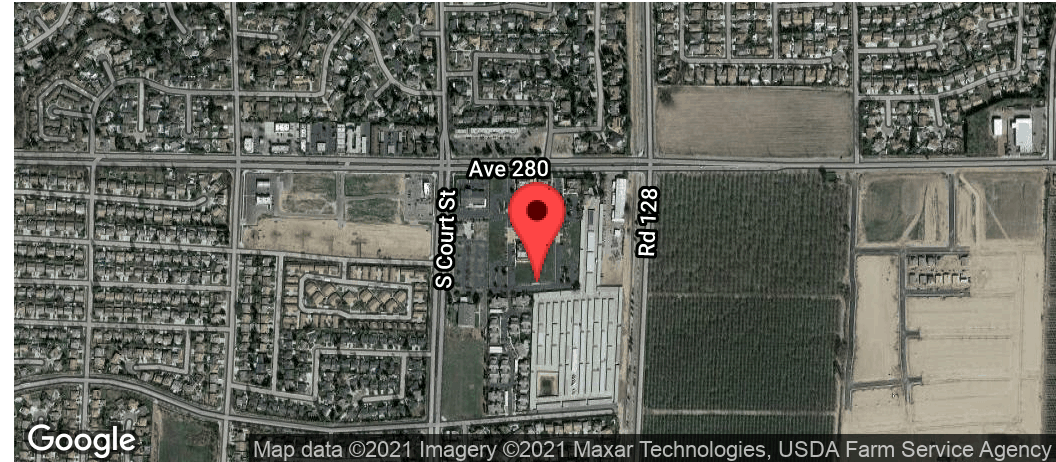
323-329 E CALDWELL AVENUE, VISALIA, CA 93277

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**ZEEB**  
Commercial Real Estate

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## Executive Summary



### LEASE RATE

**\$1.85/SF NNN**

### OFFERING SUMMARY

Available SF:	25,800 SF
Lot Size:	0.0 Acres
Building Size:	25,800 SF
Zoning:	Professional and Administrative
Price / SF:	\$1.85

### PROPERTY OVERVIEW

Design your own suite in a build to suite 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.

### PROPERTY HIGHLIGHTS

- 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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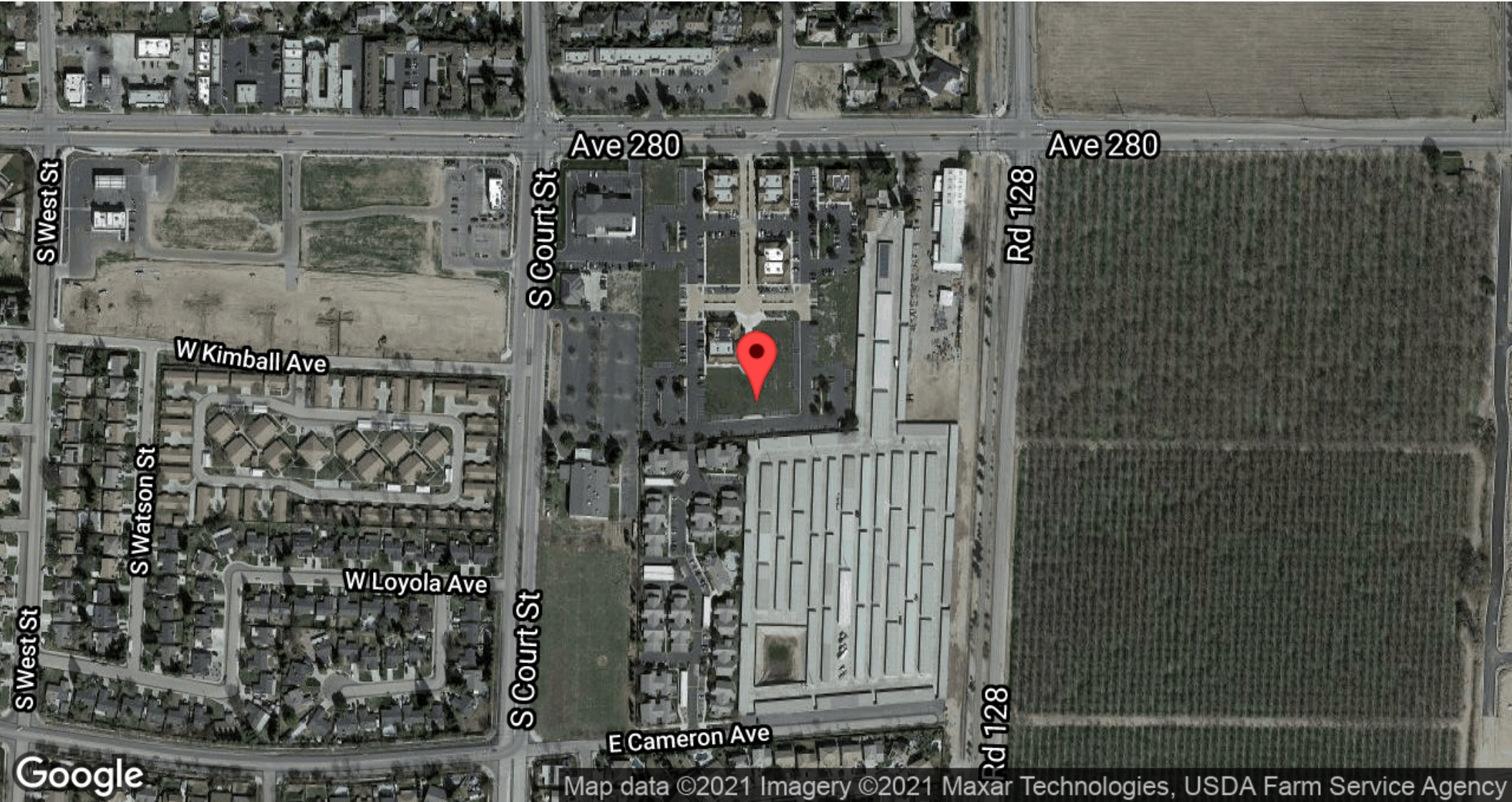
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This information is believed to be reliable, however broker makes no guarantee as to its current validity.

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## Location Maps



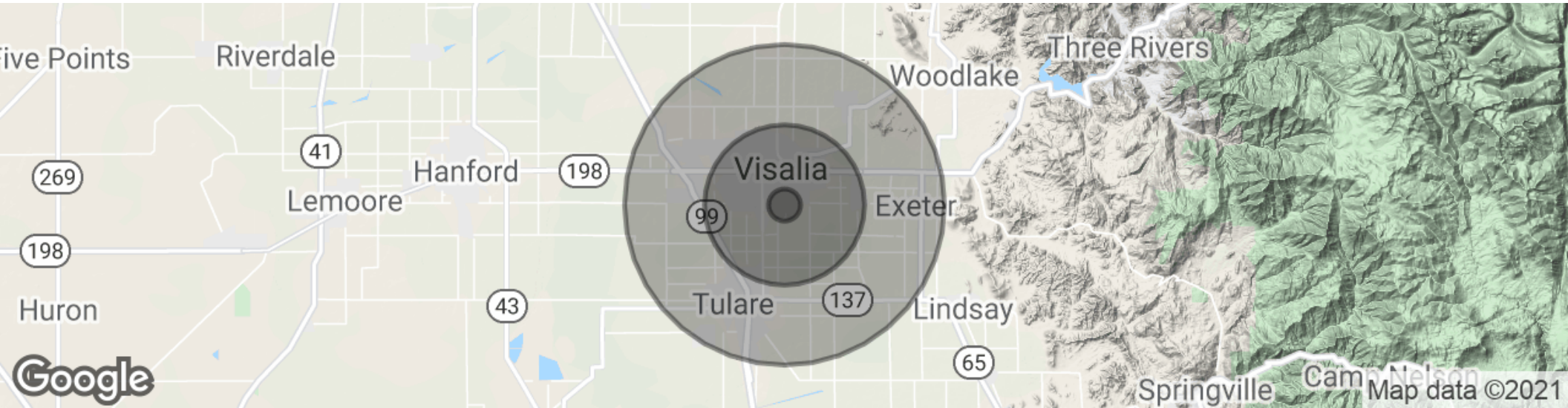
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## Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total population	6,018	123,231	255,738
Median age	37.5	32.0	30.8
Median age (Male)	36.5	31.1	30.1
Median 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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