

3745 W CALDWELL AVENUE SUITE D | VISALIA, CA 93277

Executive Summary



LEASE RATE **\$1.25 SF/MONTH**

OFFERING SUMMARY

| | |
|----------------|-------------------------|
| Available SF: | 700 SF |
| Lease Rate: | \$1.25 SF/month (Gross) |
| Lot Size: | 0.51 Acres |
| Year Built: | 1972 |
| Building Size: | 6,114 SF |
| Renovated: | 2013 |
| Zoning: | Commercial Mixed Use |

PROPERTY OVERVIEW

If you are a professional looking for small office space in a stable, established, vibrant office complex, this is a perfect fit for you. One private office, large open work space, and a private restroom. Landlord pays water, garbage, sewer, and common area upkeep.

PROPERTY HIGHLIGHTS

- Large private office
- Private restroom
- Nice size work area

DEMOGRAPHICS

| | 1 MILE | 5 MILES | 10 MILES |
|------------------|--------|---------|----------|
| Total Households | 3,240 | 40,564 | 76,687 |
| Total Population | 8,939 | 121,862 | 246,261 |

JOHN AKERS
 559.625.2128
 jakerszcre@outlook.com
 CalDRE #00871521

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

ZEEB
Commercial Real Estate

3745 W CALDWELL AVENUE SUITE D | VISALIA, CA 93277

Additional Photos



JOHN AKERS
559.625.2128
jakerszcre@outlook.com
CalDRE #00871521

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

ZEEB
Commercial Real Estate

3745 W CALDWELL AVENUE SUITE D | VISALIA, CA 93277

Floor Plans



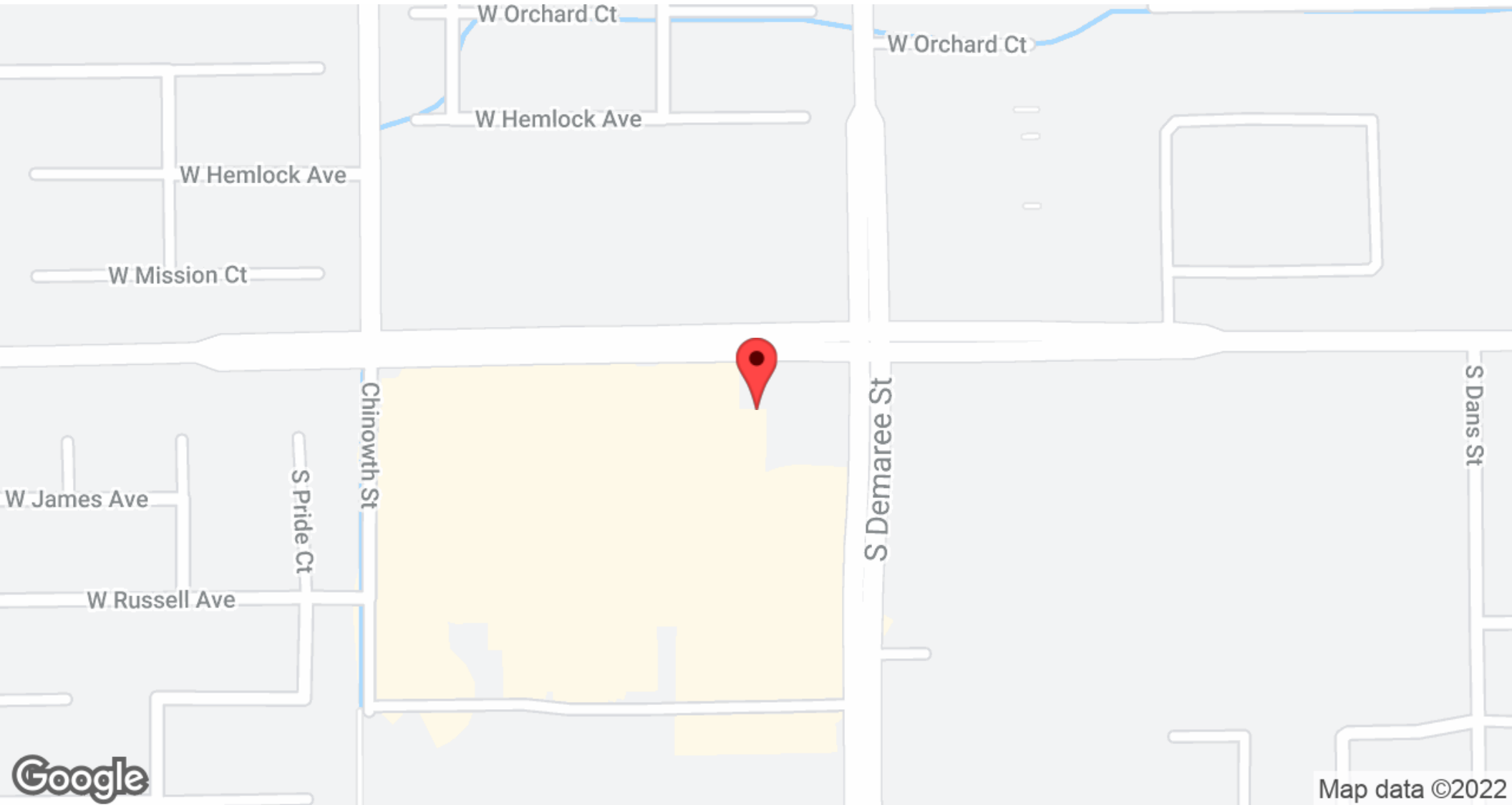
JOHN AKERS
559.625.2128
jakerszcre@outlook.com
CalDRE #00871521

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

ZEEB
Commercial Real Estate

3745 W CALDWELL AVENUE SUITE D | VISALIA, CA 93277

Location Map



JOHN AKERS
559.625.2128
jakerszcre@outlook.com
CalDRE #00871521

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

ZEEB
Commercial Real Estate

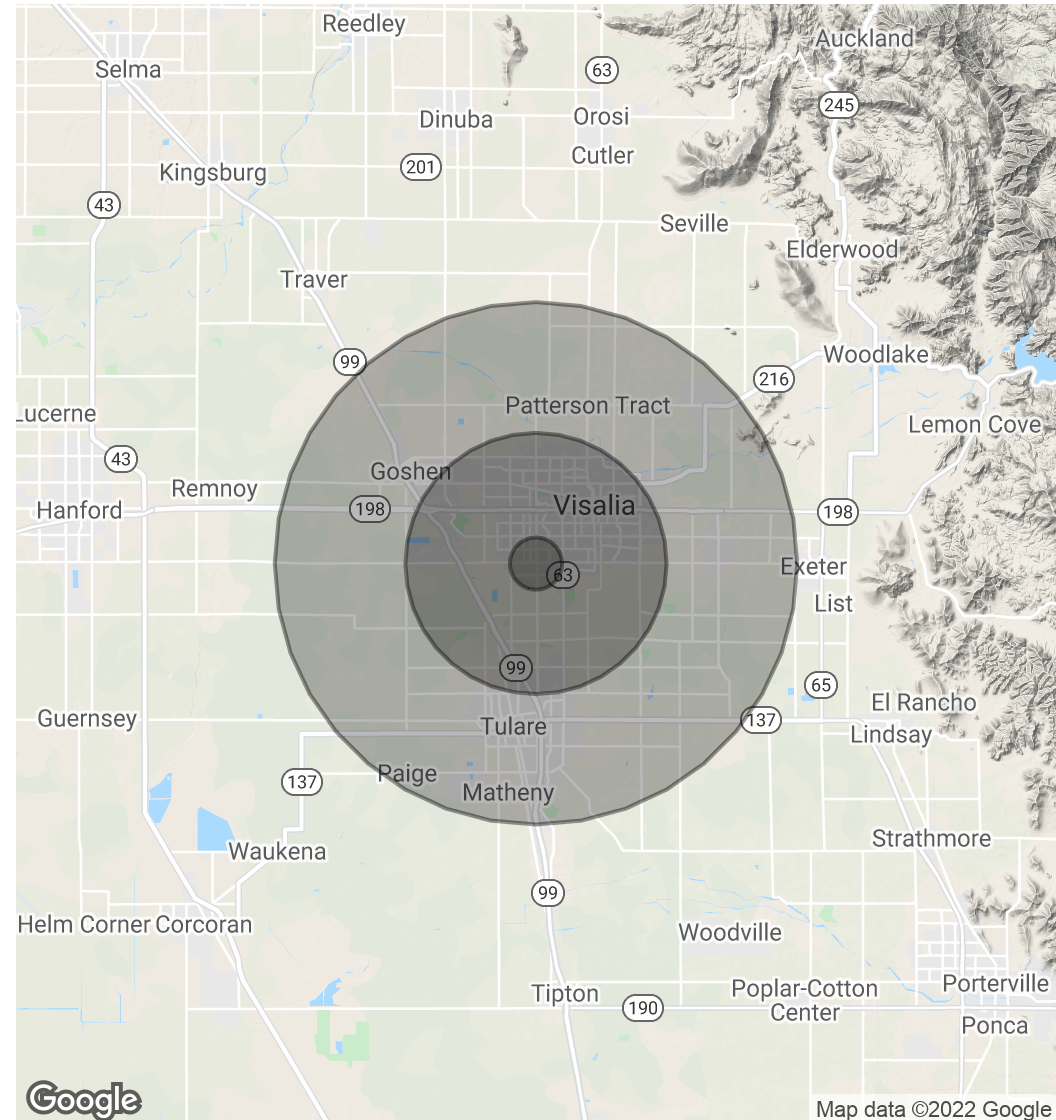
3745 W CALDWELL AVENUE SUITE D | VISALIA, CA 93277

Demographics Map & Report

| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 8,939 | 121,862 | 246,261 |
| Average Age | 33.1 | 32.4 | 30.7 |
| Average Age (Male) | 31.7 | 31.6 | 30.1 |
| Average Age (Female) | 35.0 | 33.7 | 31.8 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,240 | 40,564 | 76,687 |
| # of Persons per HH | 2.8 | 3.0 | 3.2 |
| Average HH Income | \$64,609 | \$68,943 | \$64,750 |
| Average House Value | \$273,845 | \$280,461 | \$269,710 |

* Demographic data derived from 2010 US Census



JOHN AKERS
 559.625.2128
 jakerszcre@outlook.com
 CalDRE #00871521

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

ZEEB
 Commercial Real Estate