

FOR LEASE OFFICE BUILDINGS

300-350 W Caldwell Avenue Visalia, CA 93277



FOR LEASE • OFFICE SPACE

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ZEEB

Commercial Real Estate

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LISTING HIGHLIGHTS

Commercial Office Complex for lease on busy Caldwell Avenue between West and Court on the north side of the street from the proposed Cameron Creek Shopping Center.. The complex has two units with great visibility, a beauty salon and a medical office and behind those units are two administrative office units, all with abundant parking and easy access to anywhere in Visalia.

LEASE RATE	\$1.40-\$1.50 /SF
AVAILABLE SF:	5,941 SF
BUILDING SIZE:	5,941 SF
YEAR BUILT:	1992
LAND AC:	0.603 AC
ZONING:	Service Commercial

Suite 300	2,504 SF	\$1.50 /SF
Suite 330:	996 SF	\$1.50 /SF
Suite 340:	1,353 SF	\$1.40 /SF
Suite 342:	270 SF	400 /Month
Suite 350:	826 SF	1.50 /SF

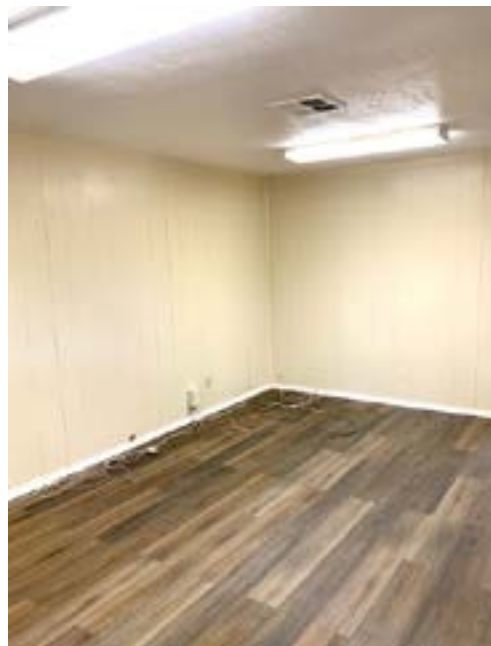


OFFICE BUILDING LOCATED ON WEST CALDWELL AVENUE

INTERIOR PHOTOS



INTERIOR PHOTOS SUITE 330



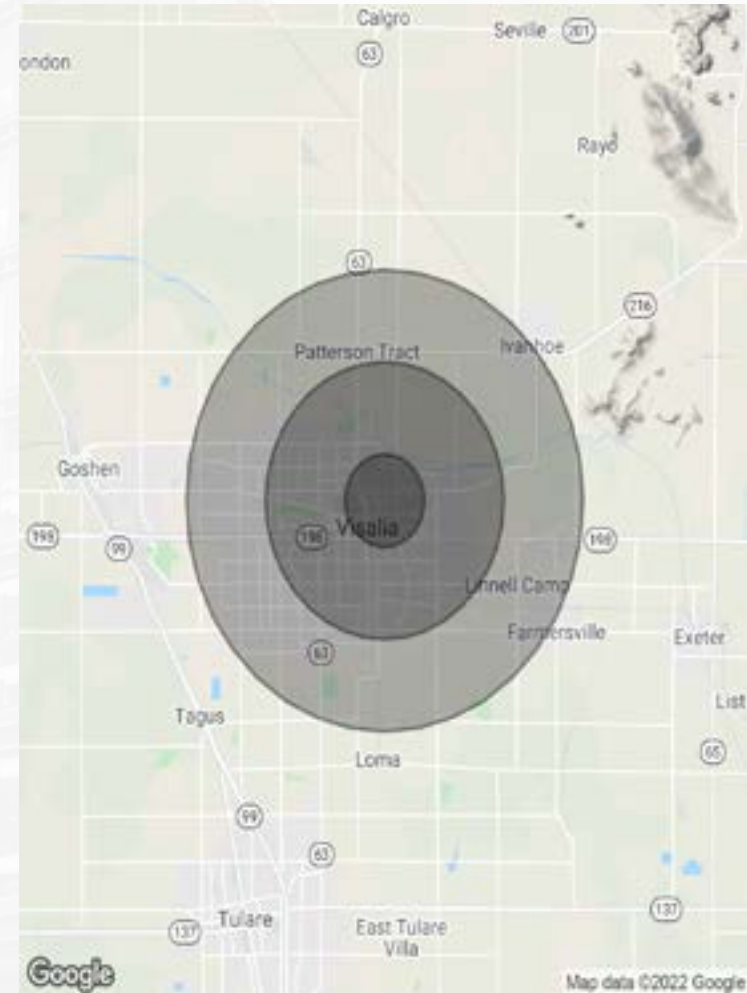
DEMOGRAPHICS

POPULATION

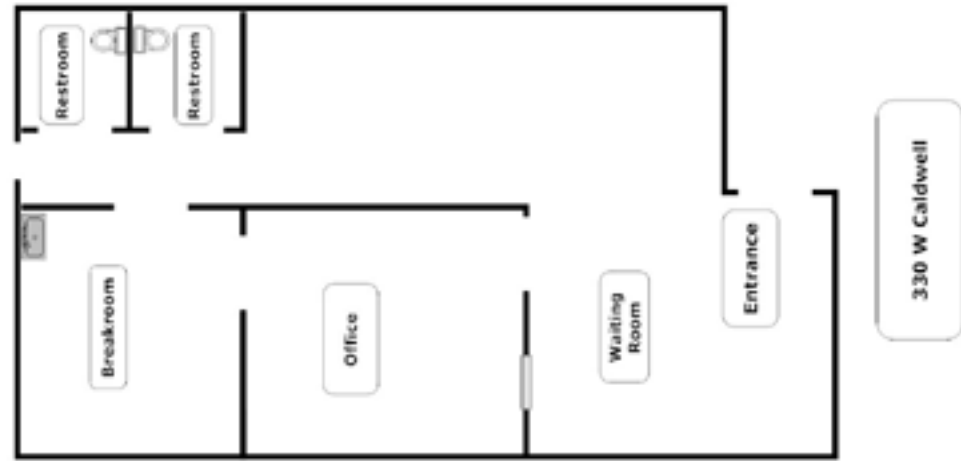
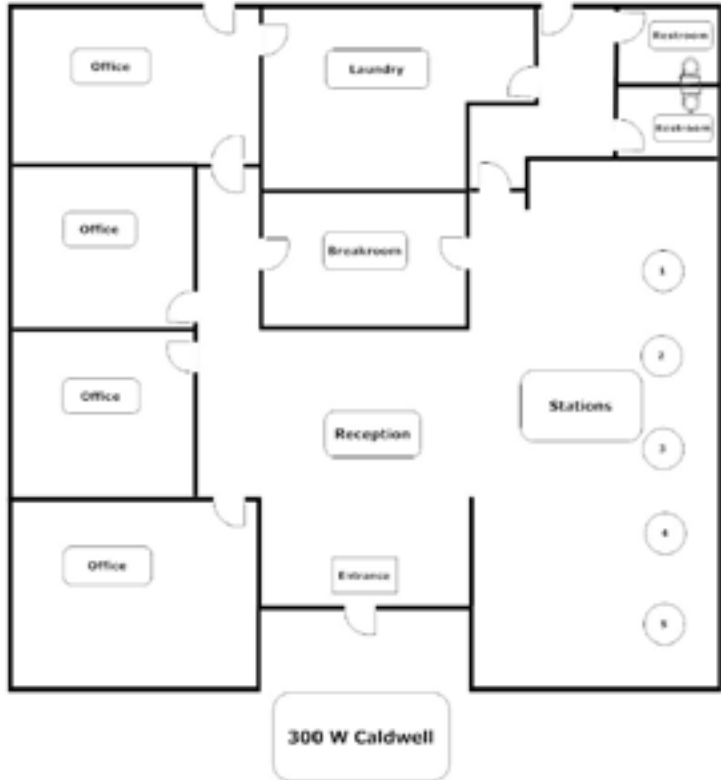
	1 Mile	3 Mile	5 Mile
2018 TOTAL POPULATION	10,587	72,322	131,771
Average Age	26.1	30.9	31.8
Average Age (Male)	25.6	30.3	31.0
Average Age (Female)	27.2	32.6	33.5

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
Total Households	2,906	22,900	43,502
# of Persons per HH	3.6	3.2	3.0
Average HH Income	\$48,244	\$64,358	\$66,694
Average House Value	\$177,045	\$263,934	\$276,893



FLOOR PLANS

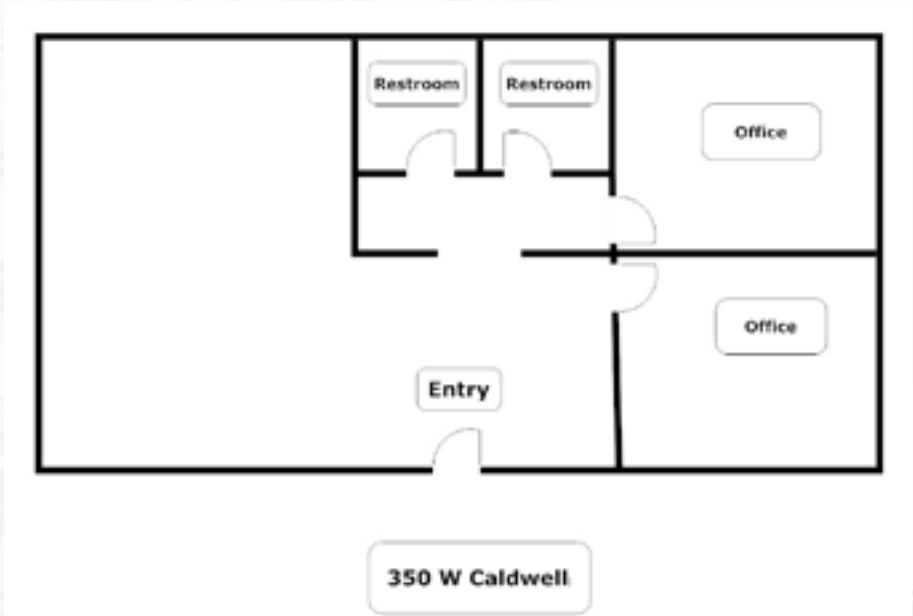


FLOOR PLANS

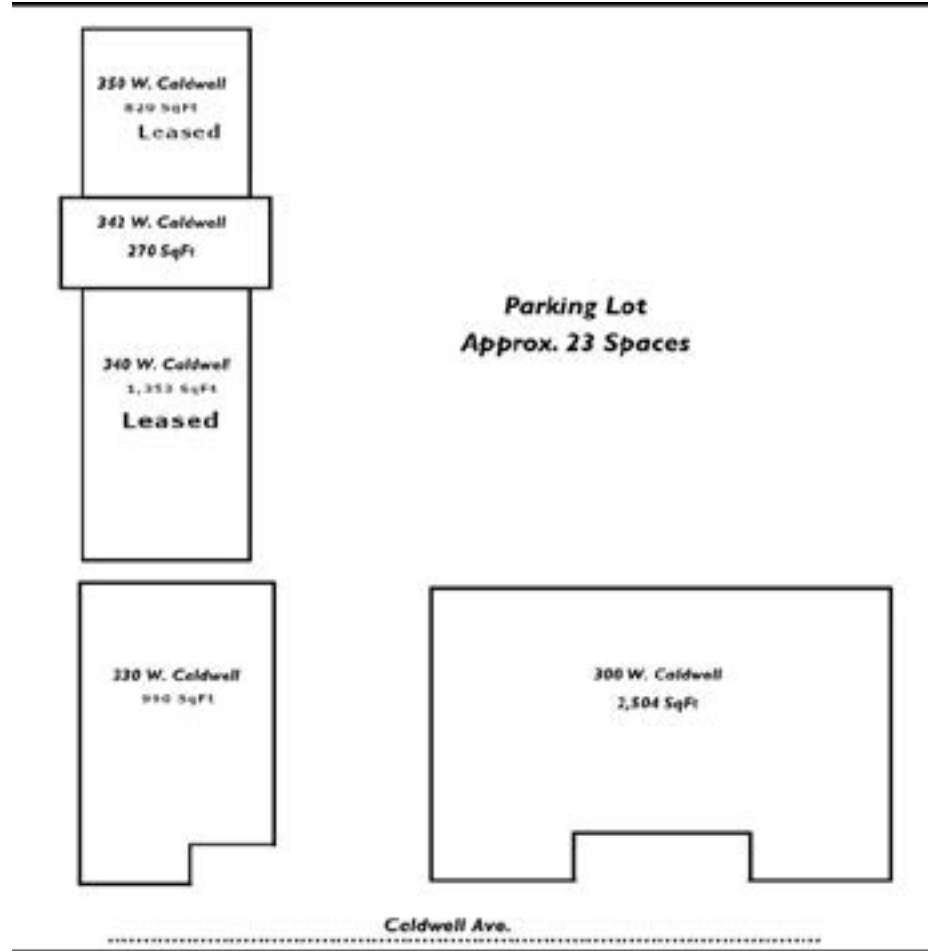
LEASED



342 W Caldwell



SITE PLAN



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AERIAL

