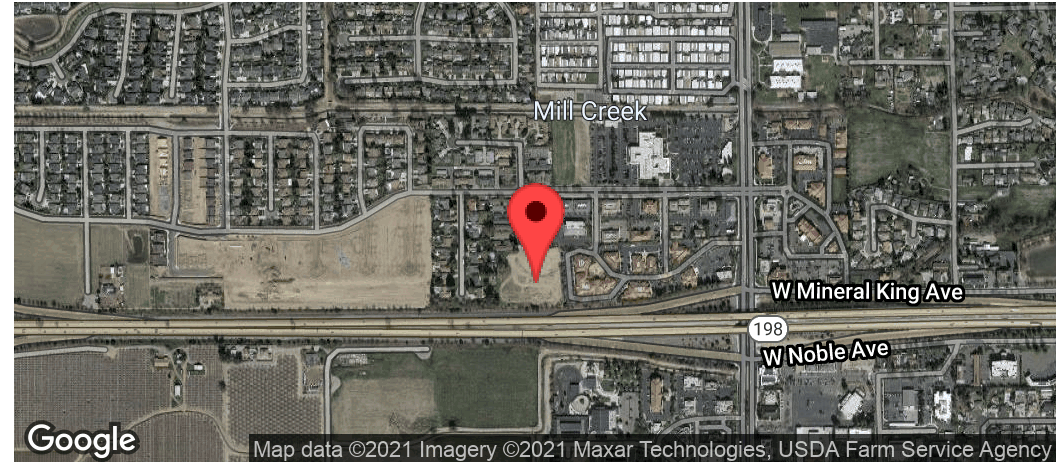


# MISSION SANTA CRUZ | MISSION OAKS PARCELS, MISSION SANTA CRUZ, VISALIA, CA 93291

## Executive Summary



### SALE PRICE

**\$1,072,575**

### OFFERING SUMMARY

Available SF:	3405
Lot Size:	0.08 Acres
Building Size:	3,405 SF
Zoning:	Commercial
Price / SF:	\$315.00

### PROPERTY OVERVIEW

Rare small suite in the high end Mission Oaks Office Park with Hwy 198 visibility. Suitable for medical or general offices. A 3405sf improved building suite with all building standard work completed by Seller, including parking lot, driveway etc. Join Visalia's premier West Side Medical office district in one of the finest office parks in town.

### PROPERTY HIGHLIGHTS

- Located in Visalia's West Side Medical district
- HWY 198 frontage and Visibility
- Mission Oaks Office Park
- Near Visalia Medical Clinic

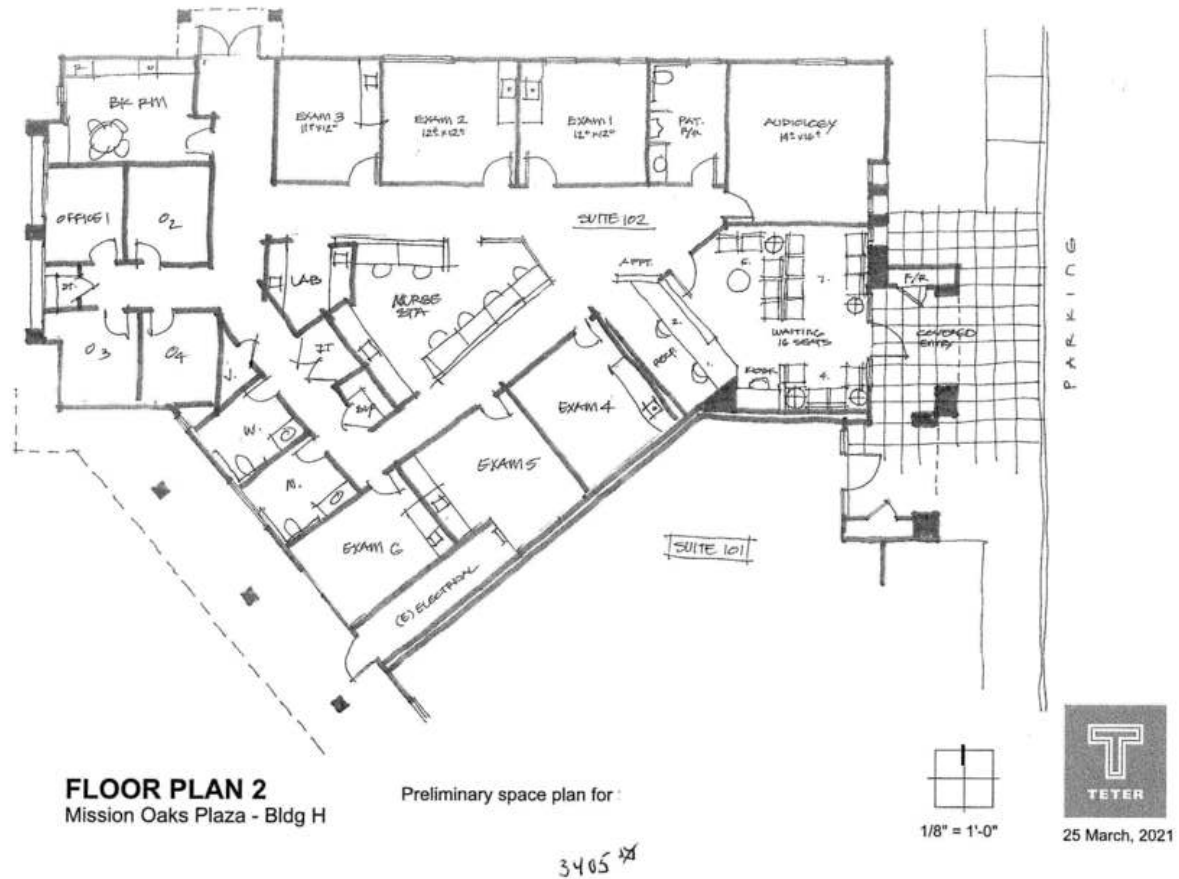
**MARTY ZEEB SIOR**  
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zeeb@aol.com  
CalDRE #00847045

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Additional Photos



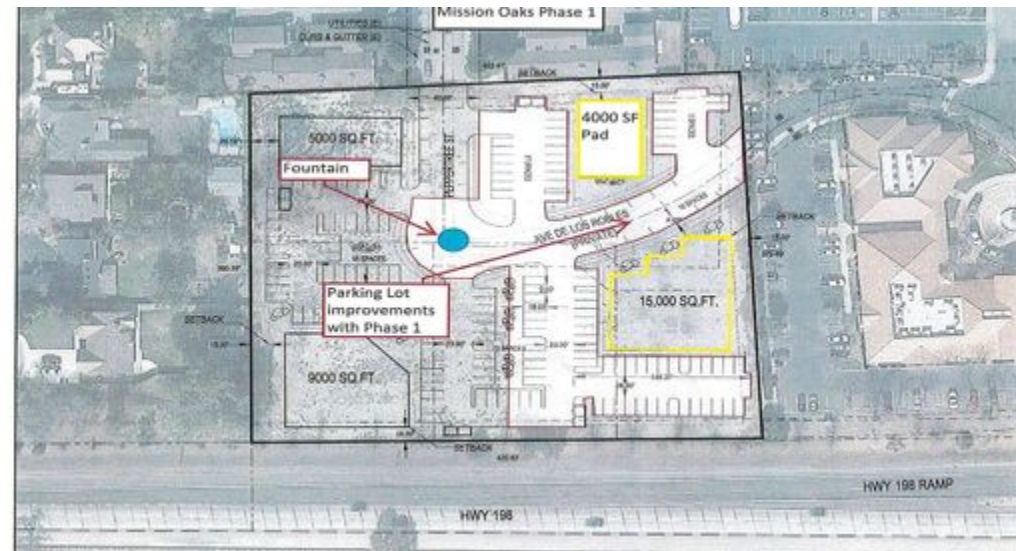
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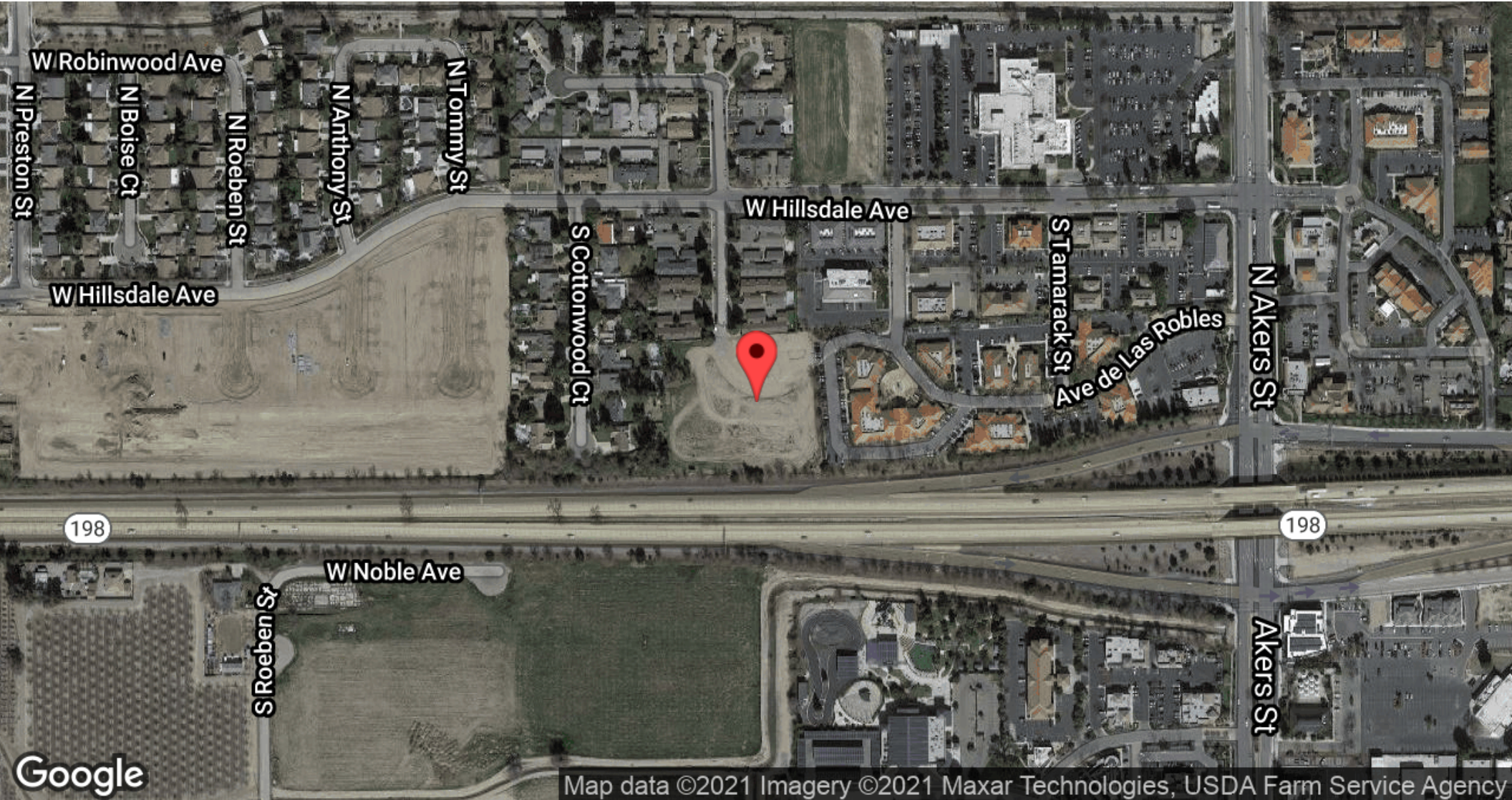
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## Location Maps



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# MISSION SANTA CRUZ | MISSION OAKS PARCELS, MISSION SANTA CRUZ, VISALIA, CA 93291

## Retailer Map



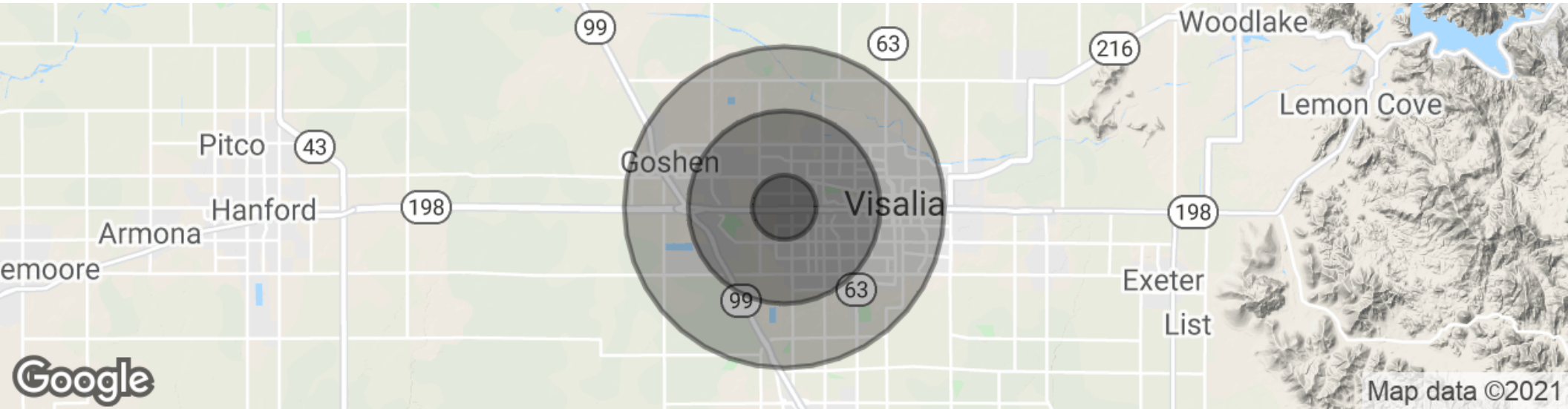
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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	8,412	55,551	116,313
Median age	36.2	33.4	32.0
Median age (Male)	34.7	32.7	31.4
Median age (Female)	38.3	34.6	33.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,222	19,348	37,943
# of persons per HH	2.6	2.9	3.1
Average HH income	\$75,389	\$75,487	\$70,528
Average house value	\$276,773	\$298,063	\$281,021

\* Demographic data derived from 2010 US Census

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