FOR LEASE - 793 SF • Hard to Find Small Office Two Private Offices • Reception Area/Bull Pen • Large Storage



FOR LEASE • 793 SF • Hard to Find • Small • Quiet

JOHN AKERSZEEB COMMERCIAL BROKER ASSOCIATEBRE# 00871521- 559.625.2128 x16 - jakerszcre@outlook.com



Visalia's Most Respected Commercial Real Estate Firm 132 N. Akers St., Visalia, CA 93291 • (559) 625-2128

FOR LEASE • 793 SF • Hard to Find • Small • Quiet 2230 W Sunnyside Avenue Suite 5

Property Highlights & Courtyard

LEASE RATE:	\$1.30 /SF
AVAILABLE SF:	793 SF
YEAR BUILT	1979

Beautifully designed and incredibly hard to find small office space in a well maintained, quiet office complex. It has two private offices, a reception area/bull pen, a large storage area that could double as an office, private restroom, and an area with a counter and sink.



Unit 5 - Entry

Unit 5 - Office 1

Unit 5 - Office 2



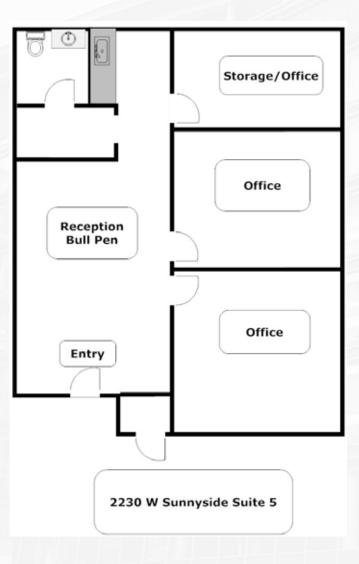
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Floor Plans



ZEEB Commercial Real Estate

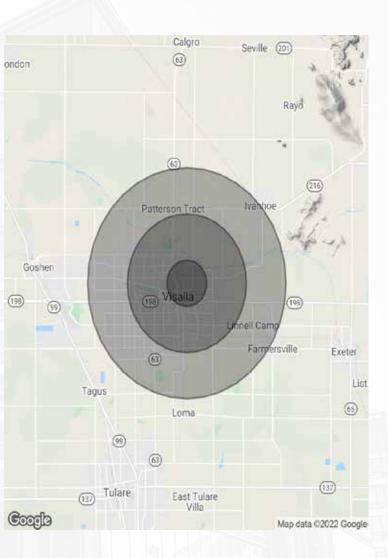
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Visalia's Most Respected Commercial Real Estate Firm 132 N. Akers St., Visalia, CA 93291 • (559) 625-2128 Demographics

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





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AERIAL

M W Cactus Rd	Motif Apartment Homes	Phoenix Fire Department Station 33		W Cactus Rd	W Cactus Rd W	Cactus Rd W Shaw Butte Dr houn Construction	
The house of tile		W Paradise Dr W Paradise Dr		W Paradise Dr	W Paradise Dr	W Paradise Dr	
- CAR	All'I Pues n	W Laurel Ln SALINA	AS TILE	WLaurelLn	W Laurel Ln Laurel Assisted Living Home	W Laurel Ln	B
LawnStarter	Con I	W Poinsettia Dr V Poinsetti Tlam Builders	ia:Dr		W Poinsettia Dr	W Poinsettia Dr 2	
		W Sunnyside Ave W Sunnyside Ave			univside Ave		W Sunnys
Number of Alling		Y Altadena Ave	V 23rd Ave	W Altadena Ave			W Altac
N Black Cyn Hwy		W Sierra St The state of the st		6	W Cortez Ave	N.21st Dr N.21st Ave	
	A	25th Ave N 24th Dr N 24th Dr	N 23rd /			Sun Valley	W Cotter A



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