

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 AKERS | ZEEB COMMERCIAL BROKER ASSOCIATE
BRE# 00871521 - 559.625.2128 x16 - jakerszcre@outlook.com

ZEEB

Commercial Real Estate

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

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

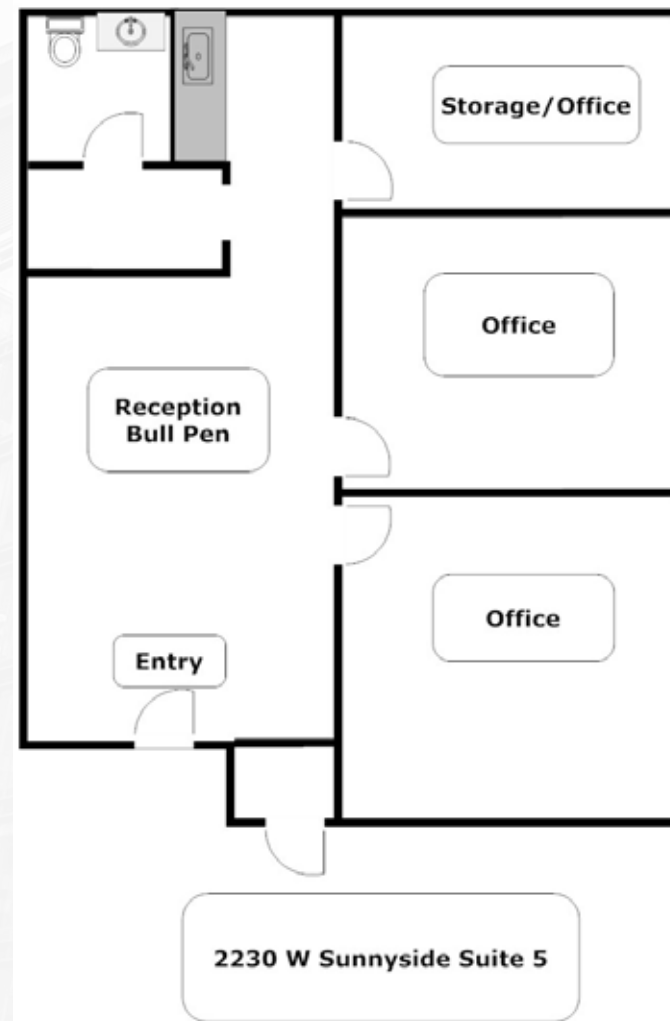


Unit 5 - Office 1



Unit 5 - Office 2

Floor Plans



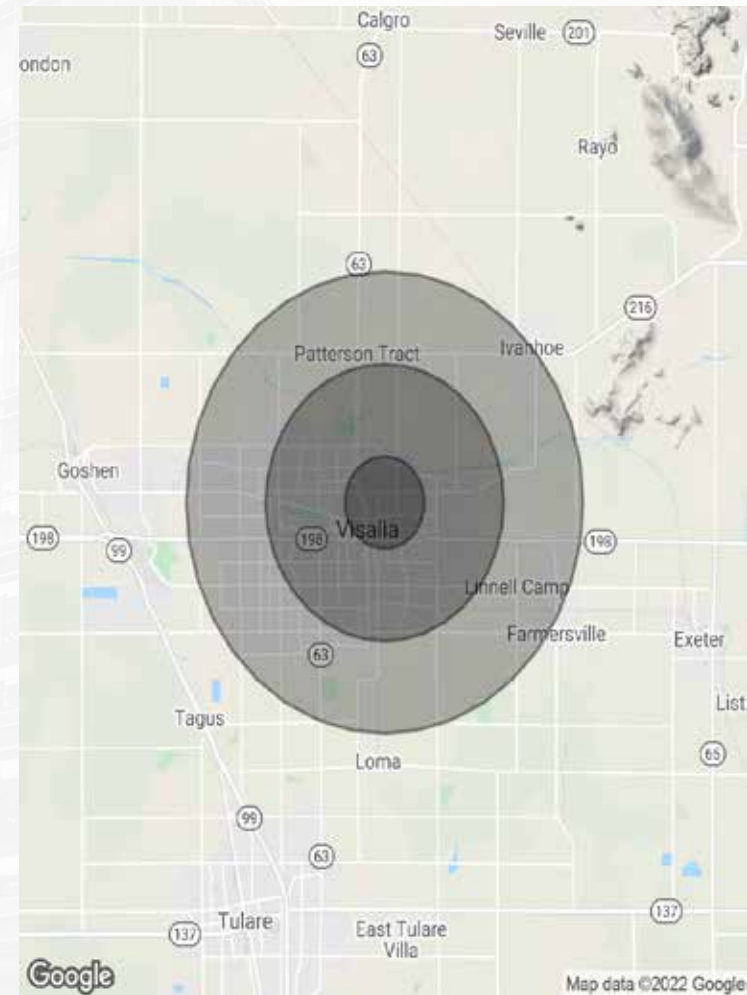
Demographics

POPULATION

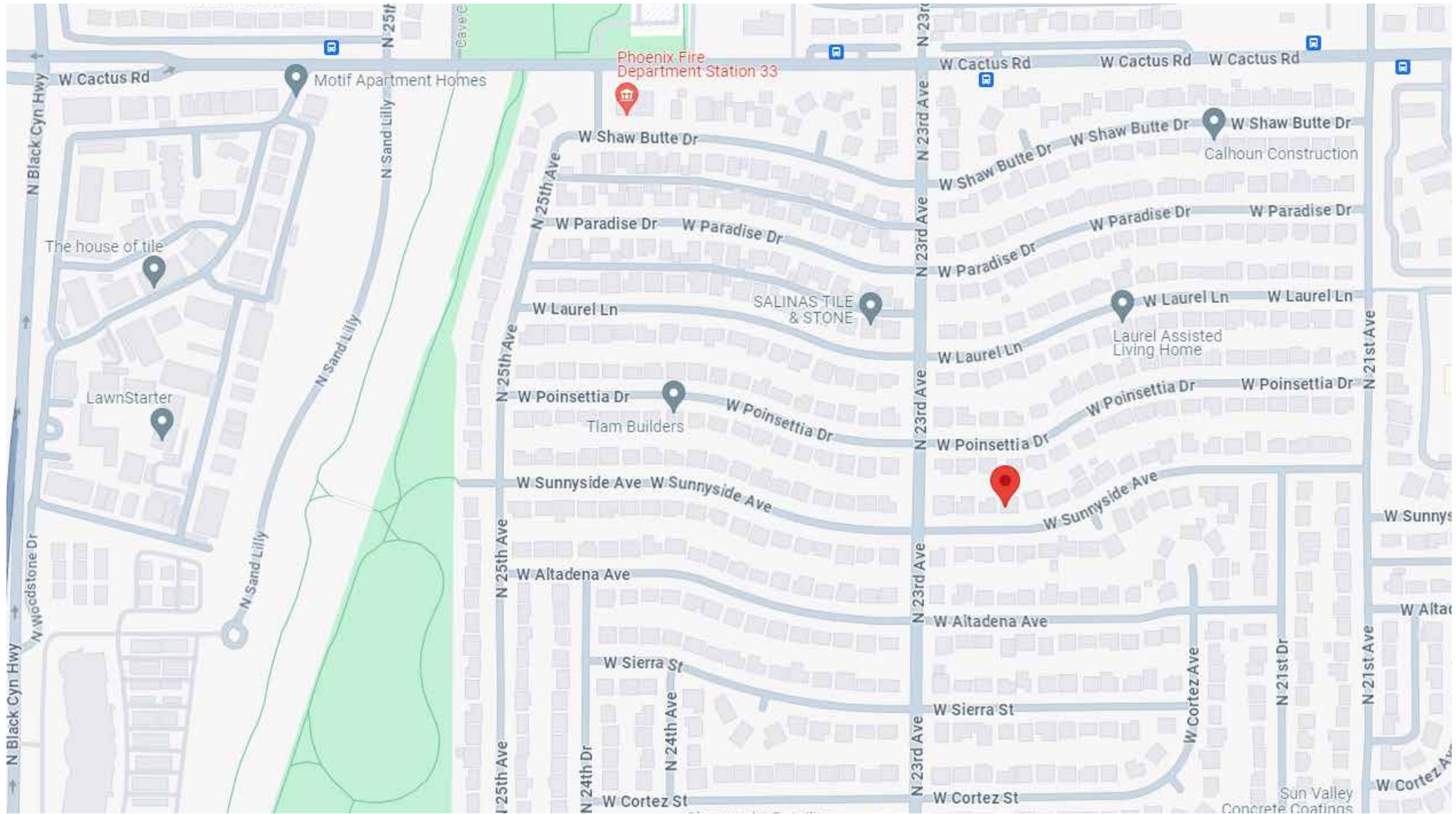
	1 Mile	3 Mile	5 Mile
2018 TOTAL POPULATION	10,587	72,322	131,771
Average Age	26.1	30.9	31.8
Average Age (Male)	25.6	30.3	31.0
Average Age (Female)	27.2	32.6	33.5

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



AERIAL



JOHN AKERS | ZEEB COMMERCIAL BROKER ASSOCIATE

BRE# 00871521 - 559.625.2128 x16 - jakerszcre@outlook.com

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

ZEEB

Commercial Real Estate

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