

FOR LEASE BEAUTY SALON MOVE IN READY

300 W Caldwell Avenue Visalia, CA 93277



FOR LEASE • BEAUTY SALON

JOHN AKERS | ZEEB COMMERCIAL BROKER ASSOCIATE
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ZEEB
Commercial Real Estate

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

LISTING HIGHLIGHTS

Beautifully designed, fully move in ready, salon with five stations, large reception/waiting room, four offices, laundry room, breakroom, and ADA restrooms. Large two thousand five hundred square foot free standing beauty shop is waiting for the right person to start or move their business to this high visibility location on busy Caldwell Avenue. With five stations and abundant space for other services such as skin care and nails. THE OWNER WILL CONSIDER DIVIDING THE BUILDING, CALL WITH YOUR IDEAS.

LEASE RATE	\$1.40 /SF
AVAILABLE SF:	2,504 SF
BUILDING SIZE:	2,504 SF
YEAR BUILT:	1992
LAND AC:	0.603 AC



**BEAUTY SHOP LOCATED on
CALDWELL AVENUE - VISALIA**

INTERIOR PHOTOS



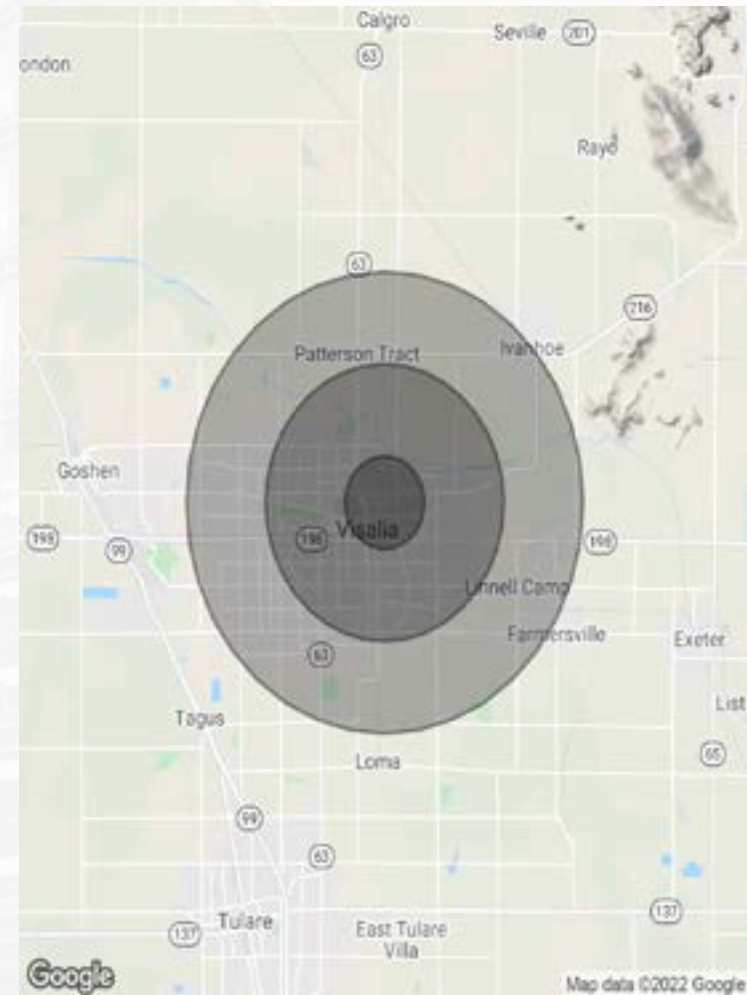
DEMOGRAPHICS

POPULATION

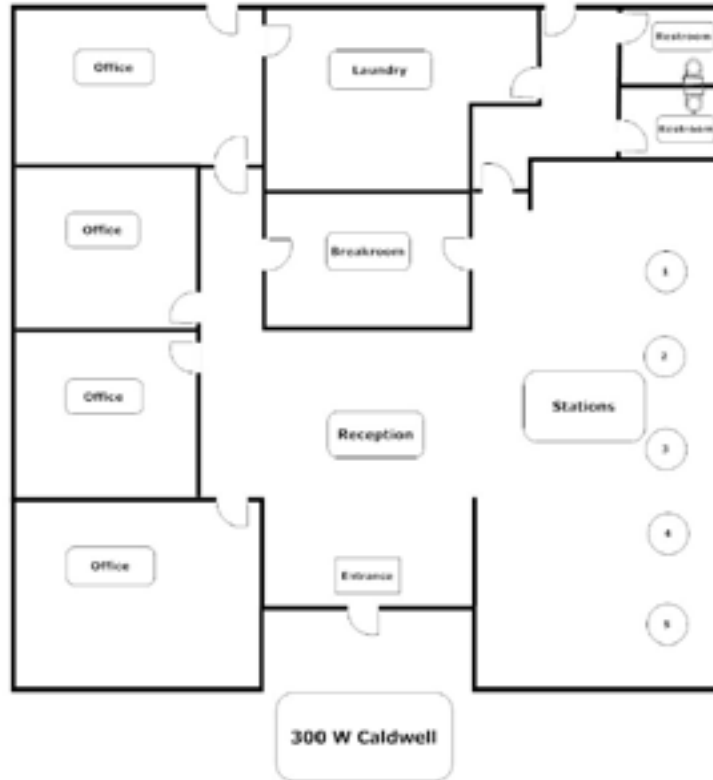
	1 Mile	3 Mile	5 Mile
2018 TOTAL POPULATION	10,587	72,322	131,771
Average Age	26.1	30.9	31.8
Average Age (Male)	25.6	30.3	31.0
Average Age (Female)	27.2	32.6	33.5

HOUSEHOLDS

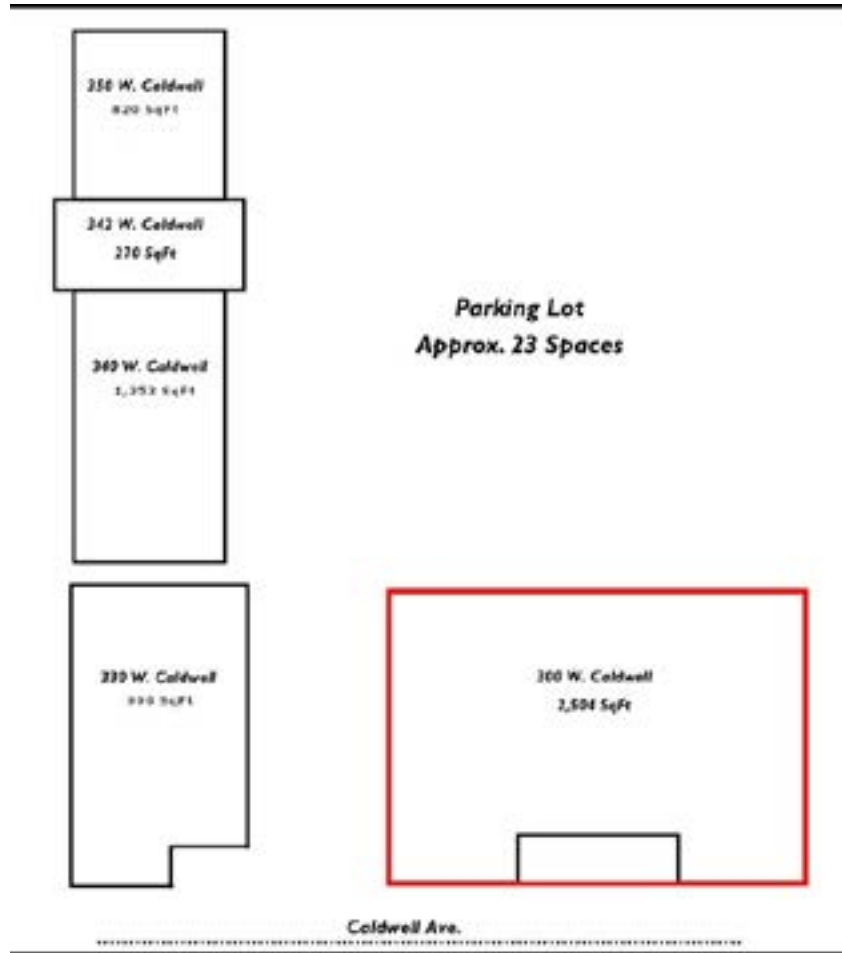
	1 Mile	3 Mile	5 Mile
Total Households	2,906	22,900	43,502
# of Persons per HH	3.6	3.2	3.0
Average HH Income	\$48,244	\$64,358	\$66,694
Average House Value	\$177,045	\$263,934	\$276,893



FLOOR PLANS

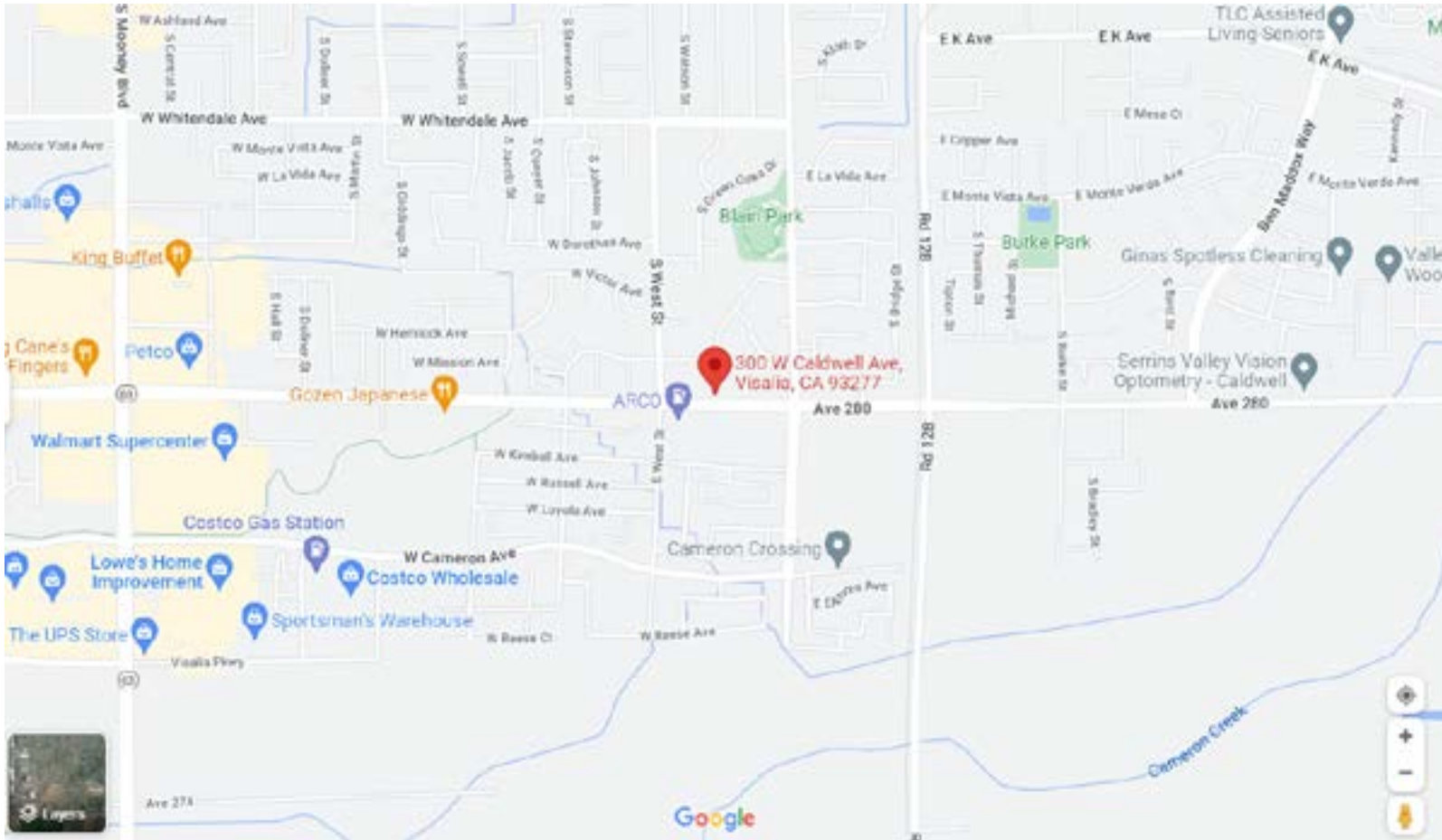


SITE PLAN



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AERIAL



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

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