

FOR SALE | FULLY LEASED INVESTMENT

Downtown Area Near Valhalla's and Tucoemas Credit Union

204 N. Floral St., VISALIA, CA 93291



FOR SALE • DOWNTOWN VISALIA • OFFICE w/SOLID TENANTS

SHARI AGUIRRE | ZEEB COMMERCIAL BROKER ASSOCIATE
DRE# 01115021 - 559.625.2128 x15 - shari@zeebre.com

ZEEB
Commercial Real Estate

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

LISTING HIGHLIGHTS

Fully leased investment property. Great location in downtown area near Valhalla's and Suncrest Bank. This one owner office building has been well maintained and cared for. Roof less than 6 years old, newer HVAC units, wrought iron security gates plus updated LVT flooring. Solid tenants with leases in place. Private parking lot on north side of building. Approx 6+% CAP rate.

SALE PRICE:	\$725,000
AVAILABLE SF:	3,744 SF
BUILDING SIZE:	3,744SF
YEAR BUILT:	1972
LAND AC:	.3 AC
ZONING:	Mixed Use Commercial



PROPERTY PHOTOS



DEMOGRAPHICS

POPULATION

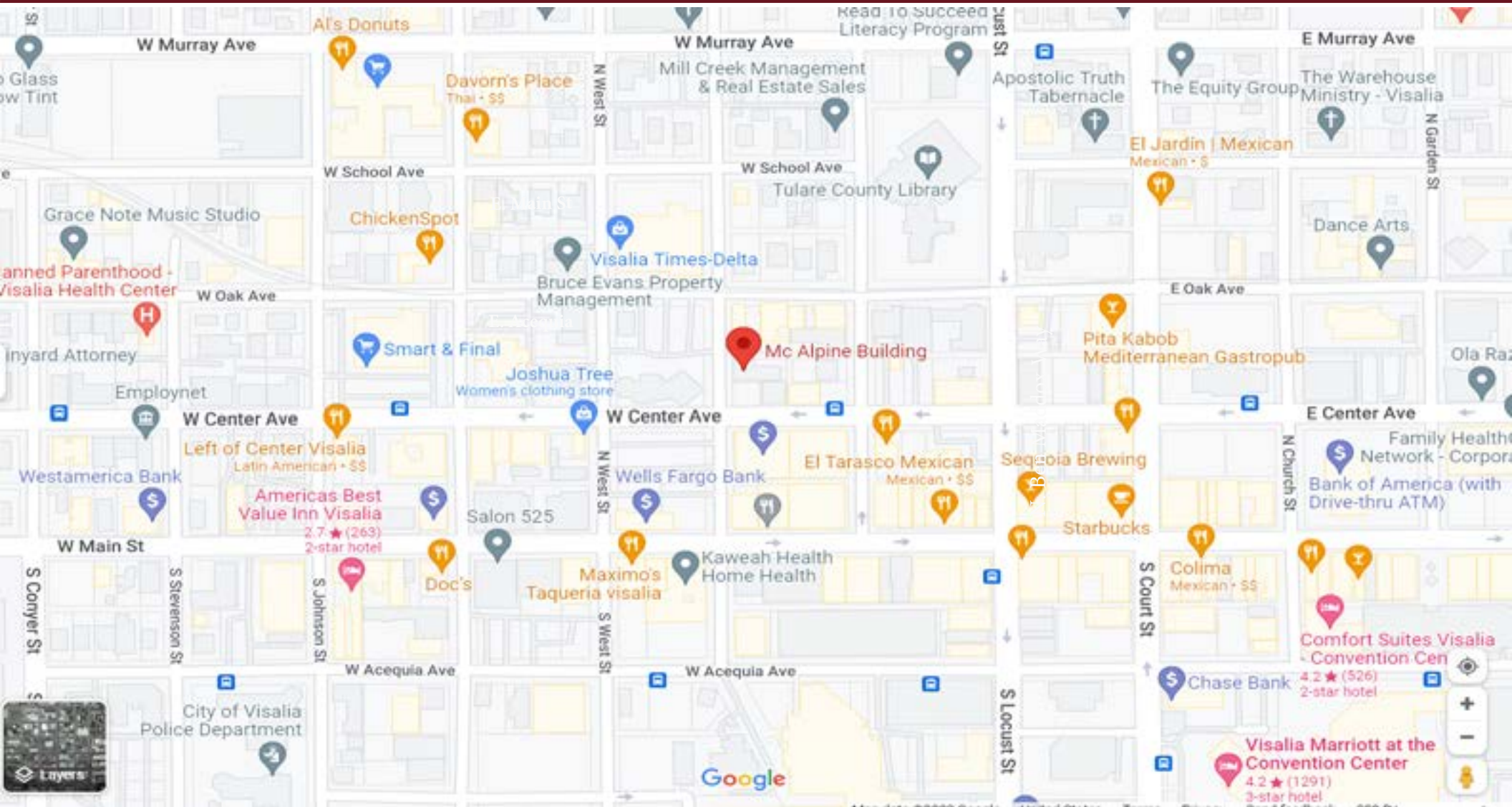
	1 Mile	3 Mile	5 Mile
2018 TOTAL POPULATION	10,587	72,322	131,771
Average Age	26.1	30.9	31.8
Average Age (Male)	25.6	30.3	31.0
Average Age (Female)	27.2	32.6	33.5

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

FOR SALE | FULLY LEASED INVESTMENT

204 N. Floral St., VISALIA, CA 93291



SHARI AGUIRRE | ZEEB COMMERCIAL BROKER ASSOCIATE
DRE# 01115021 - 559.625.2128 x15 - shari@zeebre.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