

FOR SALE | \$1,200,000 | RESTAURANT BUILDING 1,728 SF | Well Established Location | Real Estate Only

301 N Willis, VISALIA, CA 93291



FOR SALE • RESTAURANT / REAL ESTATE ONLY

MARTY ZEEB | 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

Real Estate Sale Only, an approx. 1,728sf building on an approx. 75,240sf lot. Fast food restaurant with parking. New hood, HVAC, walk-in freezer, wiring counters etc. all done in 2022. Over \$340,000 in improvements. Busy well established location, great opportunity to own real estate so close to thriving downtown Visalia. Business is not included in sale, Seller will lease back for 10 years, call broker for details.

LEASE RATE:	5,000 /month NNN
AVAILABLE SF:	1,728 SF
BUILDING SIZE:	1,728 SF
YEAR BUILT:	1972
LAND SF:	75,240 SF
ZONING:	Mixed Use Commercial



COMMERCIAL BUILDING - RESTAURANT

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INTERIOR PHOTOS



DEMOGRAPHICS

POPULATION

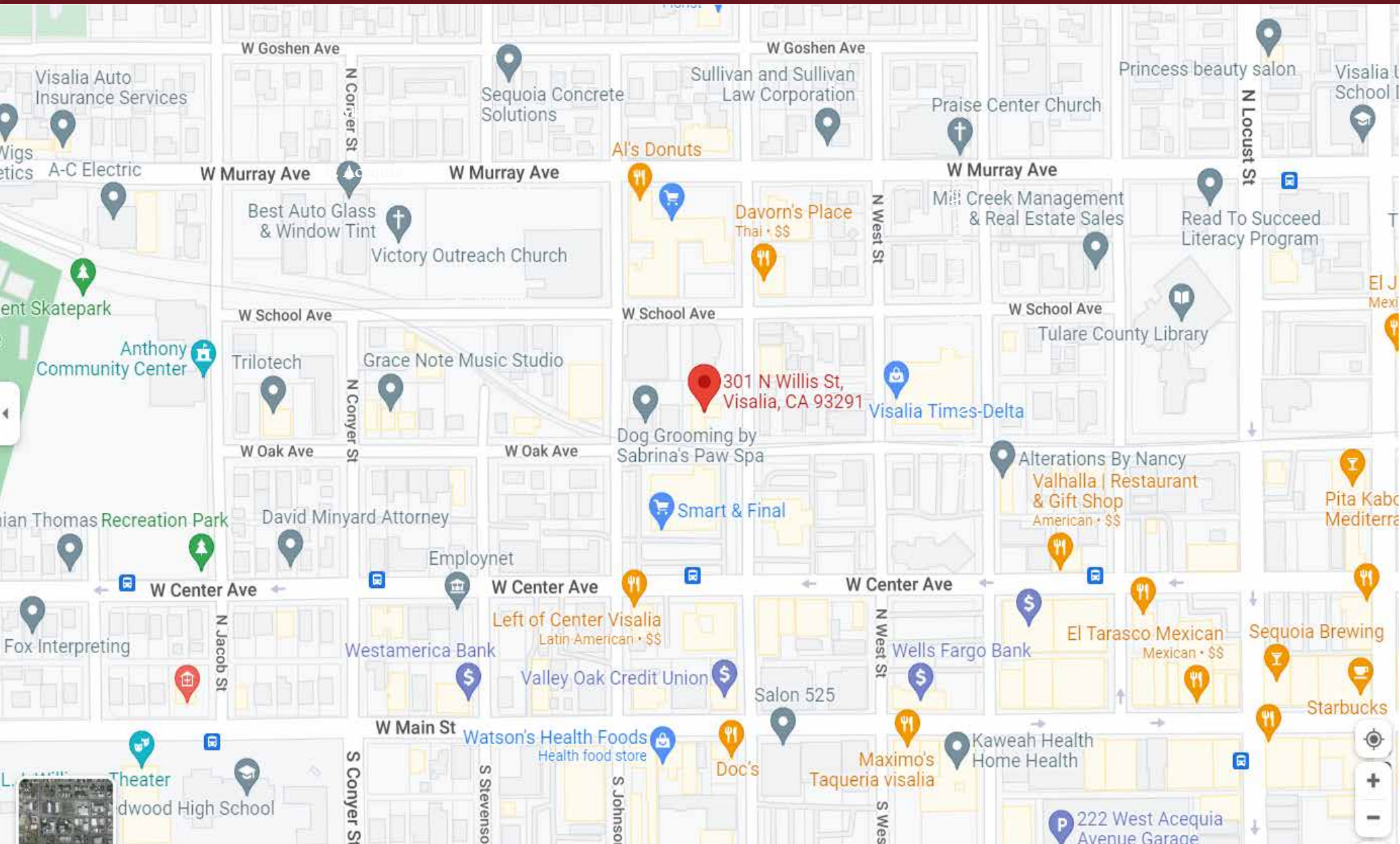
	1 Mile	3 Mile	5 Mile
2018 TOTAL POPULATION	10,587	72,322	131,771
Average Age	26.1	30.9	31.8
Average Age (Male)	25.6	30.3	31.0
Average Age (Female)	27.2	32.6	33.5

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

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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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