

FOR LEASE | PRIVATE OFFICE

3437 W Caldwell Avenue SUITE G Visalia, CA 93277



FOR LEASE • PRIVATE OFFICE SPACE

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

LISTING HIGHLIGHTS

Small office space in a stable, established, and vibrant office complex. One private office and restroom. Landlord pays water, garbage, sewer, and common area upkeep.

LEASE RATE	\$630 /MONTH
AVAILABLE SF:	503 SF
BUILDING SIZE:	6,114 SF
YEAR BUILT:	1972
LAND AC:	0.51 AC
ZONING:	COMMERCIAL MIXED USE



PHOTOS



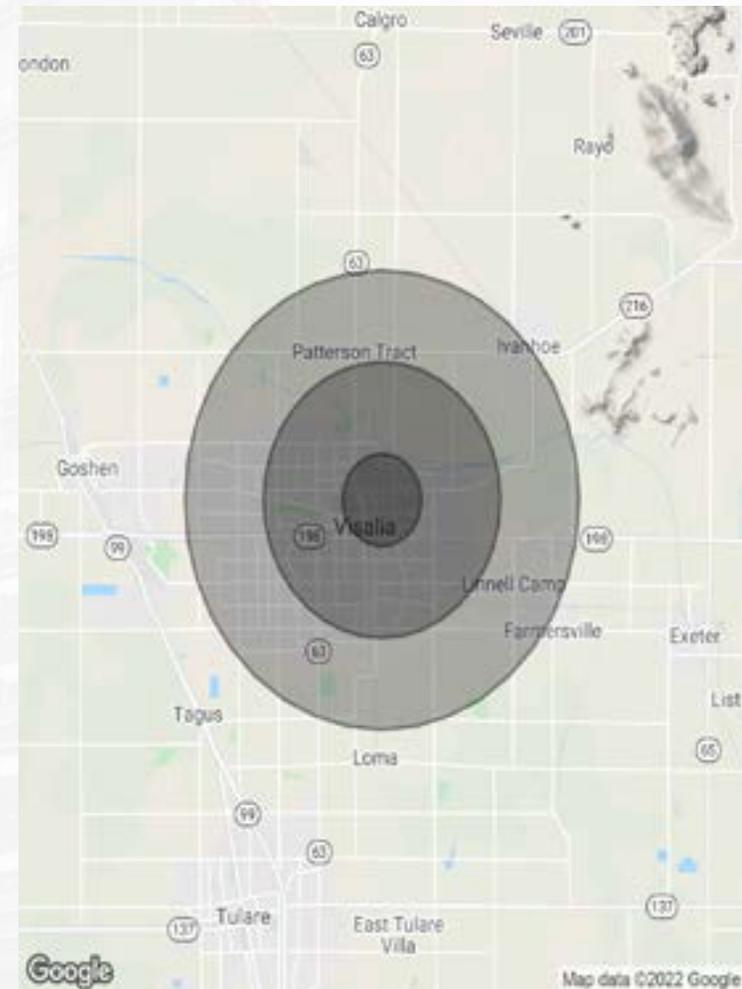
DEMOGRAPHICS

POPULATION

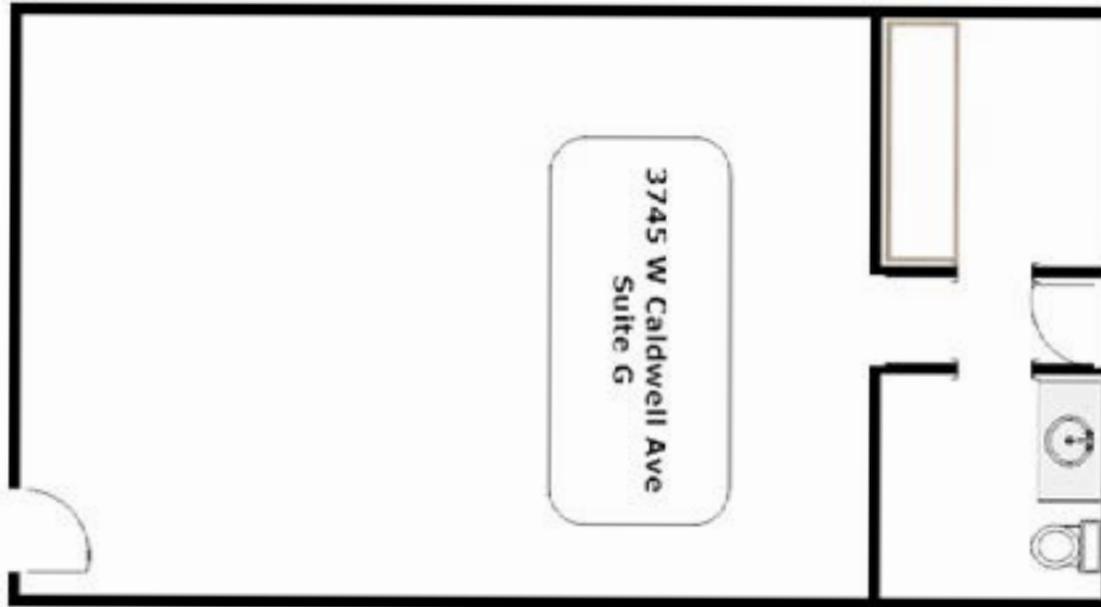
	1 Mile	3 Mile	5 Mile
2018 TOTAL POPULATION	10,587	72,322	131,771
Average Age	26.1	30.9	31.8
Average Age (Male)	25.6	30.3	31.0
Average Age (Female)	27.2	32.6	33.5

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

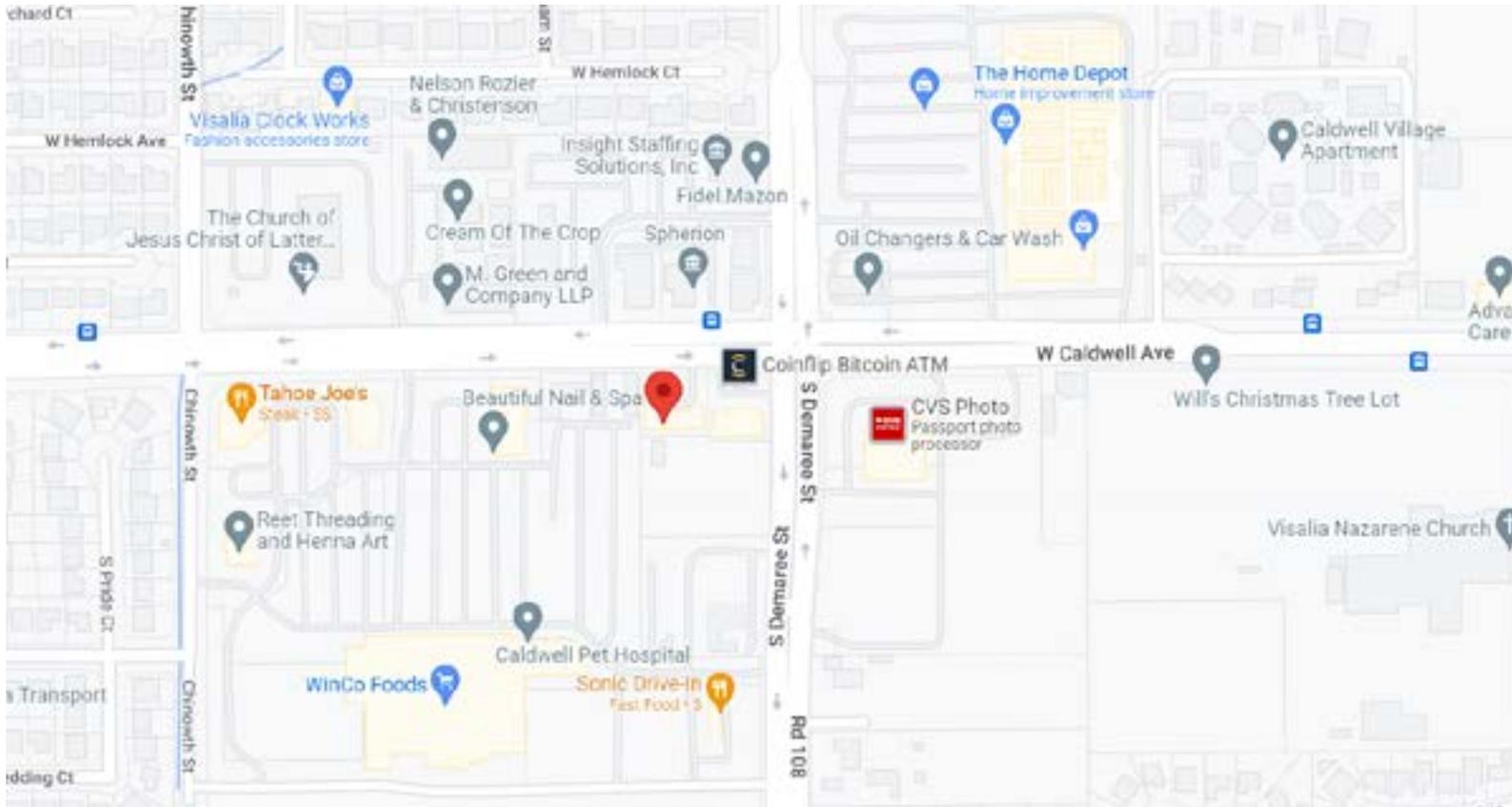


FLOOR PLAN - SUITE G



FOR LEASE OFFICE BUILDING 3437 W Caldwell Avenue Visalia, CA 93277

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