

# FOR LEASE - Retail Showroom & Office

2027 W. Ashland Avenue Visalia, CA 93277



**FOR LEASE • GREAT RETAIL LOCATION**

**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

Great Retail location with a large showroom and a work area in the back. The unit has an office and two restrooms. Perfect for multiple uses. Additional parking in the back of the store. Was previously used a a ministry center.

<b>LEASE RATE</b>	\$1.00 /SF
<b>AVAILABLE SF:</b>	1,500 SF
<b>YEAR BUILT:</b>	1963
<b>LAND AC:</b>	0.16 AC
<b>ZONING:</b>	Service Commercial



INTERIOR PHOTOS



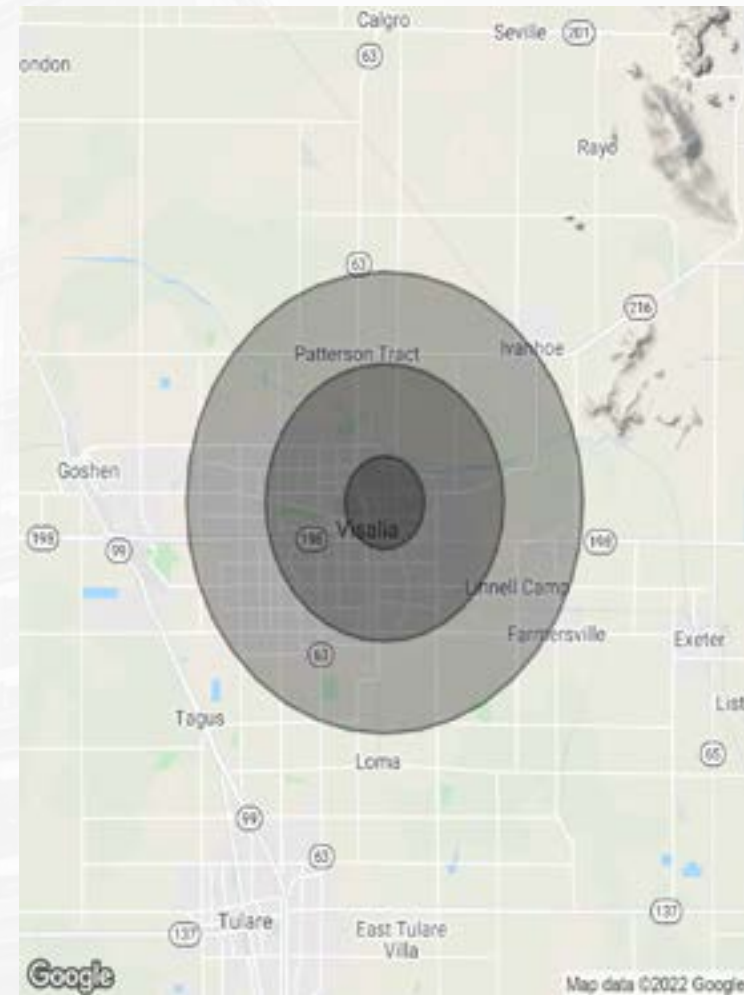
## DEMOGRAPHICS

### POPULATION

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

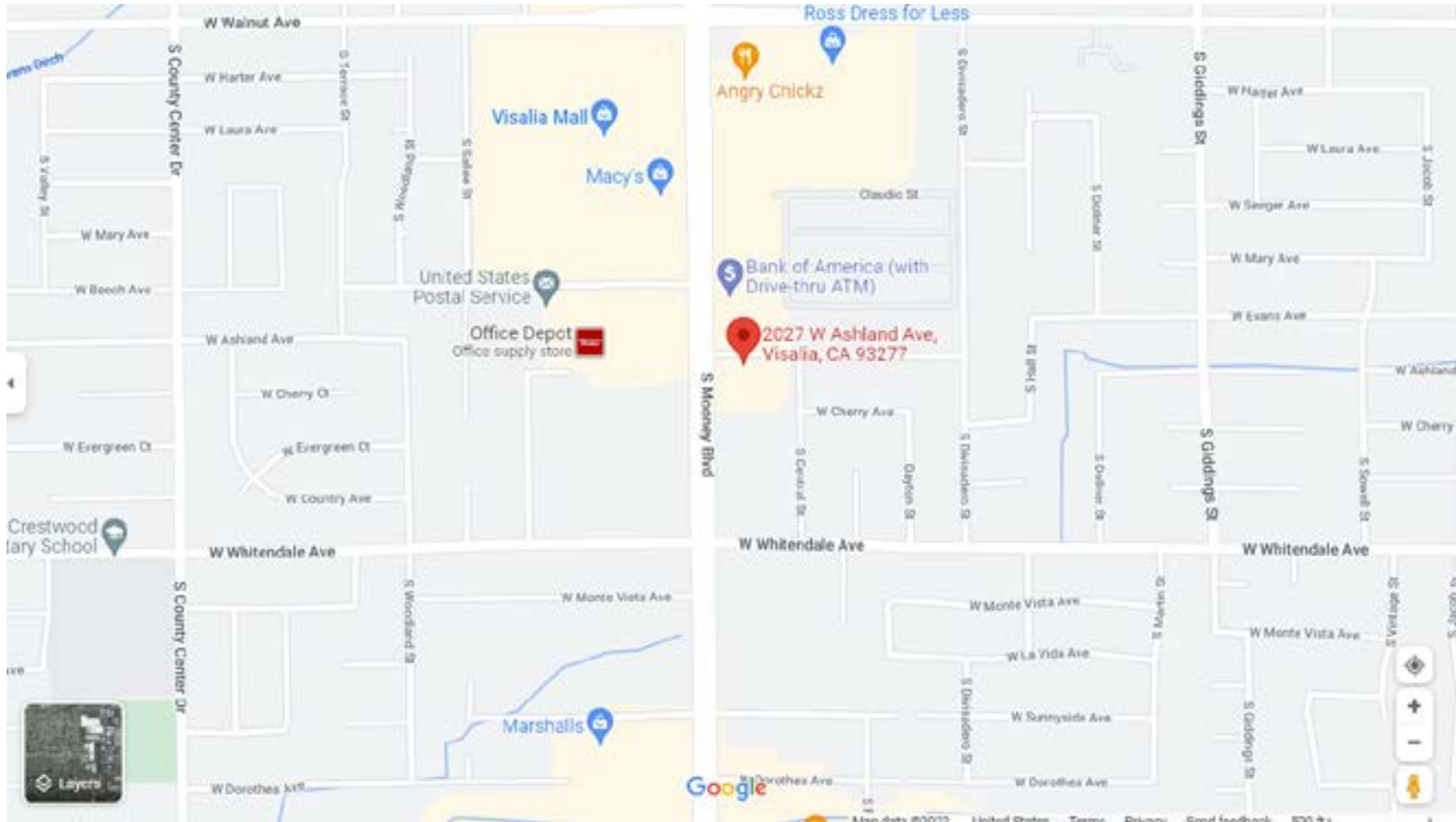
### HOUSEHOLDS

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



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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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