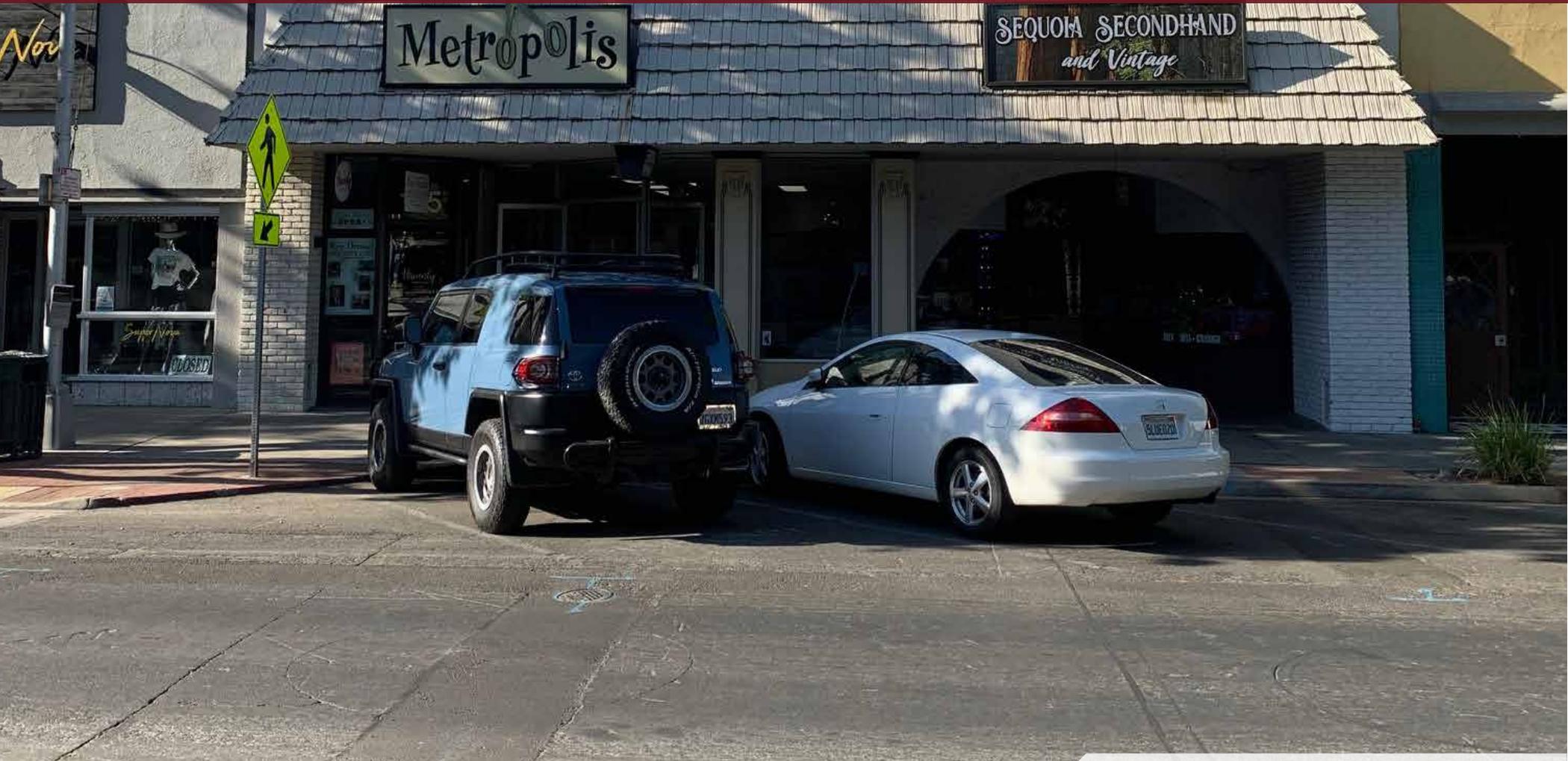


FOR SALE | Prime Downtown Visalia Storefront

Property has 3 Main Street Addresses 115, 117 & 119

115-119 W. Main St., VISALIA, CA 93291



FOR SALE • Prime Downtown Visalia Storefront

MARC GRIFFITHS | 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

REDUCED PRICE - Prime downtown Visalia storefront building now for sale. Value Add property- Downstairs retail with longtime salon tenant and a new vintage store. Upstairs space has a spa plus 2 office tenants. Property has 3 Main street addresses 115,117 & 119. Beautiful exposed brick and new LVT flooring in stairwell and office space. Upside potential with under market rents! Property has use of parking lot on the south. Well kept building by longtime owners. No owner carryback- finance or cash only

SALE PRICE:	\$1,579,000
AVAILABLE SF:	10,300 SF
BUILDING SIZE:	10,300 SF
YEAR BUILT:	1972
LAND AC:	.11 AC
ZONING:	Mixed Use Commercial



EXTERIOR PROPERTY PHOTOS



EXTERIOR PROPERTY PHOTOS



21.15.05

DEMOGRAPHICS

POPULATION

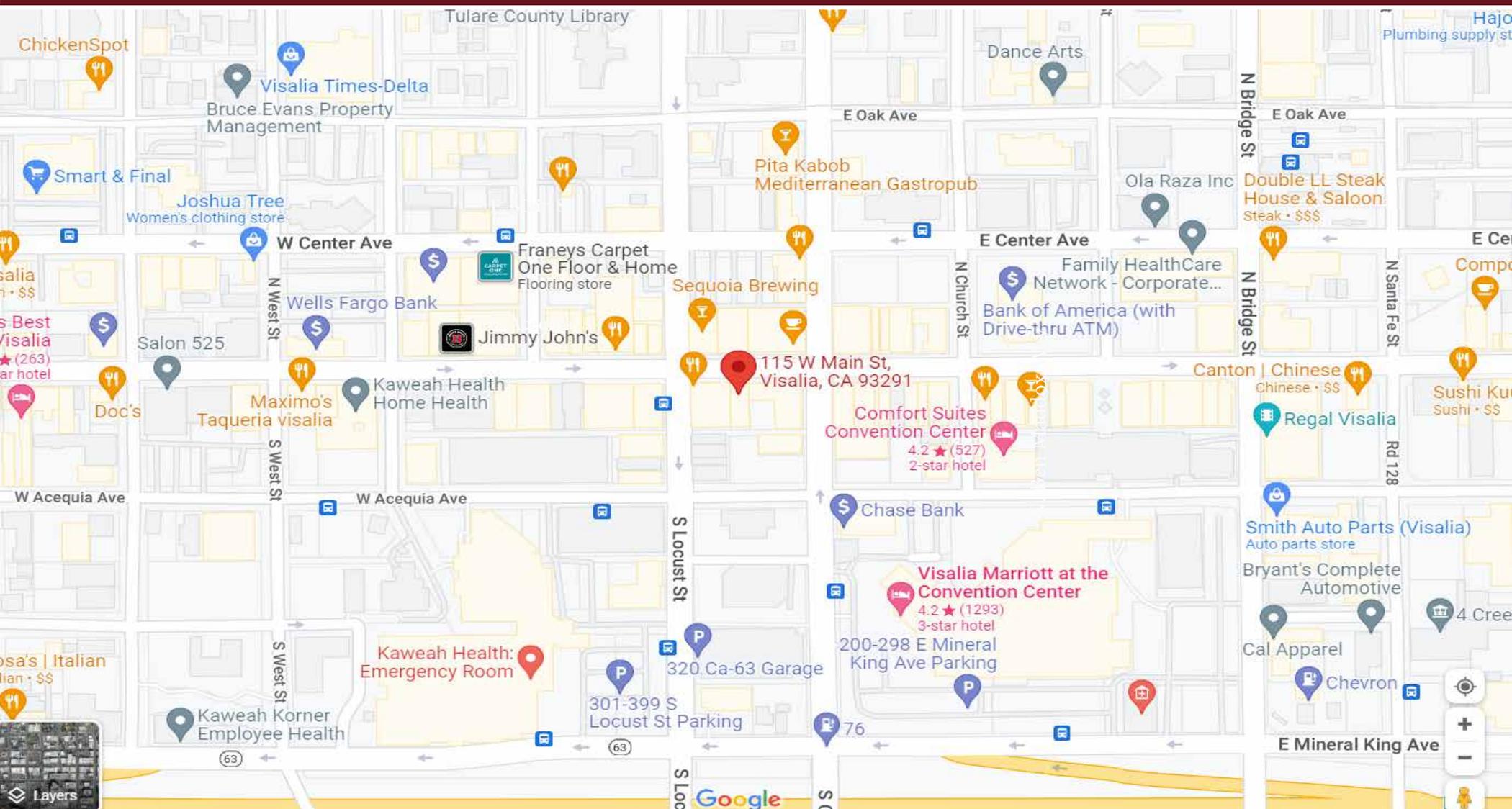
	1 Mile	3 Mile	5 Mile
2018 TOTAL POPULATION	10,587	72,322	131,771
Average Age	26.1	30.9	31.8
Average Age (Male)	25.6	30.3	31.0
Average Age (Female)	27.2	32.6	33.5

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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