

FOR LEASE | 3,945 SF OFFICE BUILDING

Great Mooney Frontage Exposure w/Tenant Allowance

1515 S. Money Blvd., VISALIA, CA 93277



FOR LEASE • Office Building

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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 Mooney Frontage exposure. Landlord will remodel to suit. Layout has breakroom, 2 restrooms, several offices and large open space. Private parking lot behind building. Possibilities include medical, insurance, real estate offices or retail.

LEASE RATE:	\$2.00 /SF NNN
AVAILABLE SF:	3,945 SF
BUILDING SIZE:	3,945 SF
NO OF FLOORS:	1
LAND AC:	.459 AC
ZONING:	Mixed Use Commercial



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FLOOR PLANS



DEMOGRAPHICS

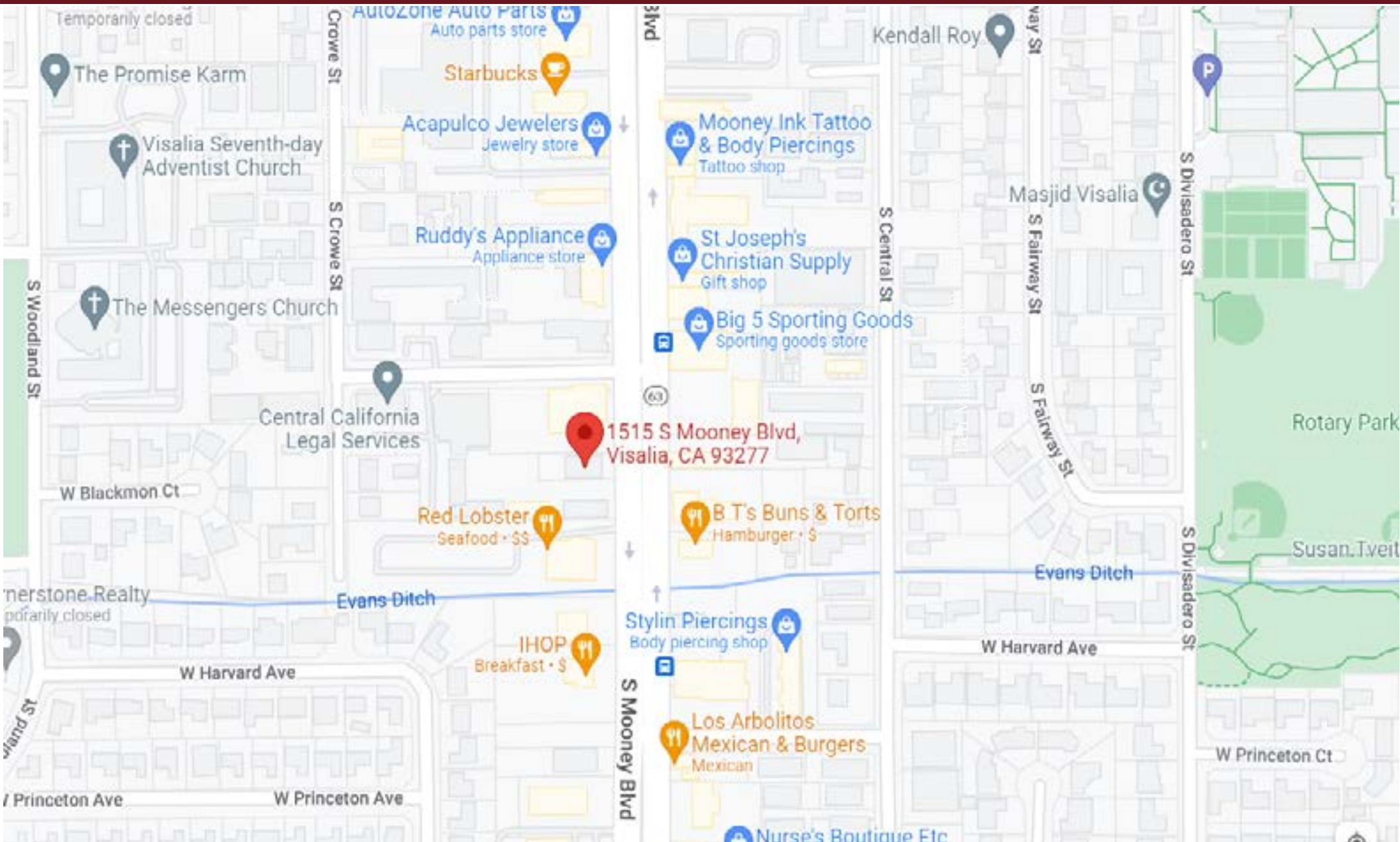
POPULATION

	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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