

AVAILABLE FOR SALE  
INVESTMENT PROPERTY - 3 UNIT BUILDING

1700 W. WALNUT AVENUE  
VISALIA, CALIFORNIA



**ZEEB**  
COMMERCIAL REAL ESTATE

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**1700 W. WALNUT AVENUE**  
VISALIA, CA

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**Building Size:** 7,570± SF  
**Cross Streets:** Walnut and Central  
**Property Type:** Office Building  
**Existing Build-Out:** Fully Improved  
**Year Built:** 1998  
**Zoning:** PA-OFFICE  
**APN:** 096-292-024

**STRONG TENANTS WITH PARKING**

Property Description

Multi-Unit leased Investment. Well maintained 3 Unit office building with a 6.7% cap rate. Strong Tenants and on site parking. Great mix of professionals in the office park.

Location Description

Located in gated office park just east of Visalia's busy Mooney Boulevard retail area.

Call to see, by appointment only.



**\$1,600,000**  
ASKING PRICE

**\$211.36**  
PER SQUARE FOOT

**6.7%**  
CAP RATE

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## STRONG TENANTS WITH PARKING

RENT ROLL	LEASE START DATE	RENEWAL OPTION	MONTHLY LEASE RATE
Farmers Insurance	2001	YES	\$3,300.00
Transwest	2017	YES	\$3,337.33
Benoy Insurance	2010	YES	\$700.00
Andreini	2008	YES	\$675.00
Korsgaden International	1998	YES	\$900.00



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	<b>DEMOGRAPHICS</b>			
	<b>1 MILE RADIUS</b>	<b>3 MILE RADIUS</b>	<b>5 MILE RADIUS</b>	
<b>POPULATION</b>	2028 Projection	16,879	118,139	155,991
	2023 Estimate	16,775	115,001	151,150
	Average Age 2023 Est.	38.83	36.71	36.34
<b>HOUSEHOLD</b>	Total Households 2023 Est.	5,875	38,549	49,746
	Average Household Size 2023 Est.	2.84	2.94	3.00
	<b>2023 Est. Average HH Income</b>	<b>\$83,772</b>	<b>\$94,041</b>	<b>\$99,942</b>

Source: Claritas 2024



**TRAFFIC COUNTS**

(Within a One Quarter Mile Radius)

**22,354± ADT**

W. Walnut Ave. at S. Central St.  
(East bound)

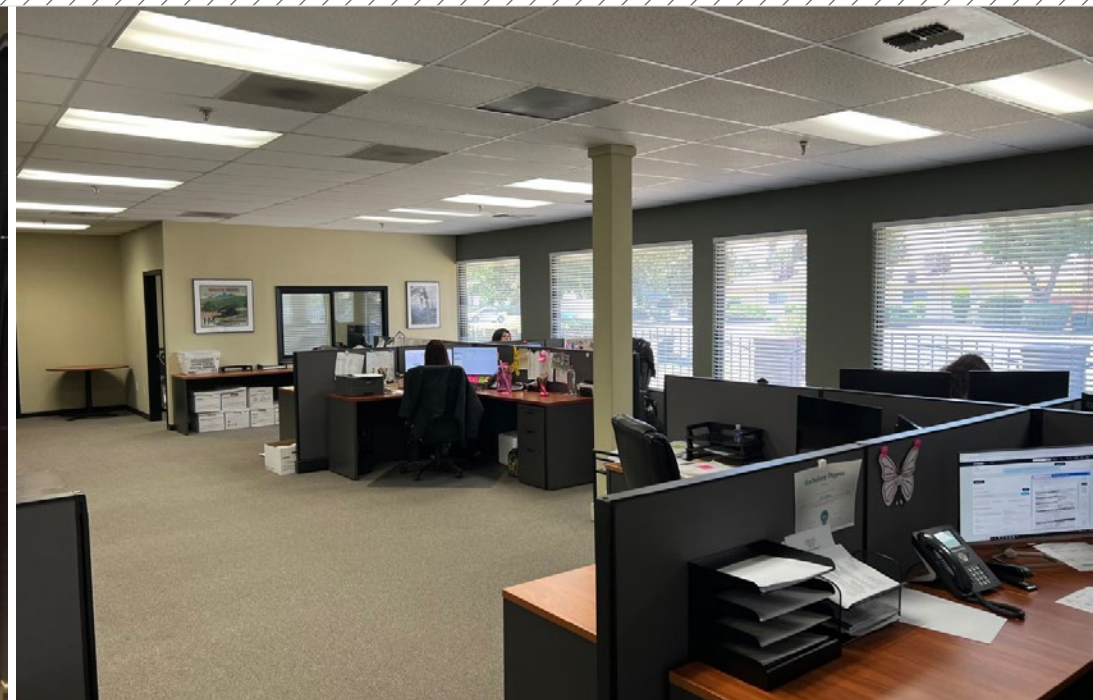
**54,000± ADT**

S. Mooney Blvd. at W. Walnut Ave.  
(North bound)

Source: Kalibrate TrafficMetrix 2024

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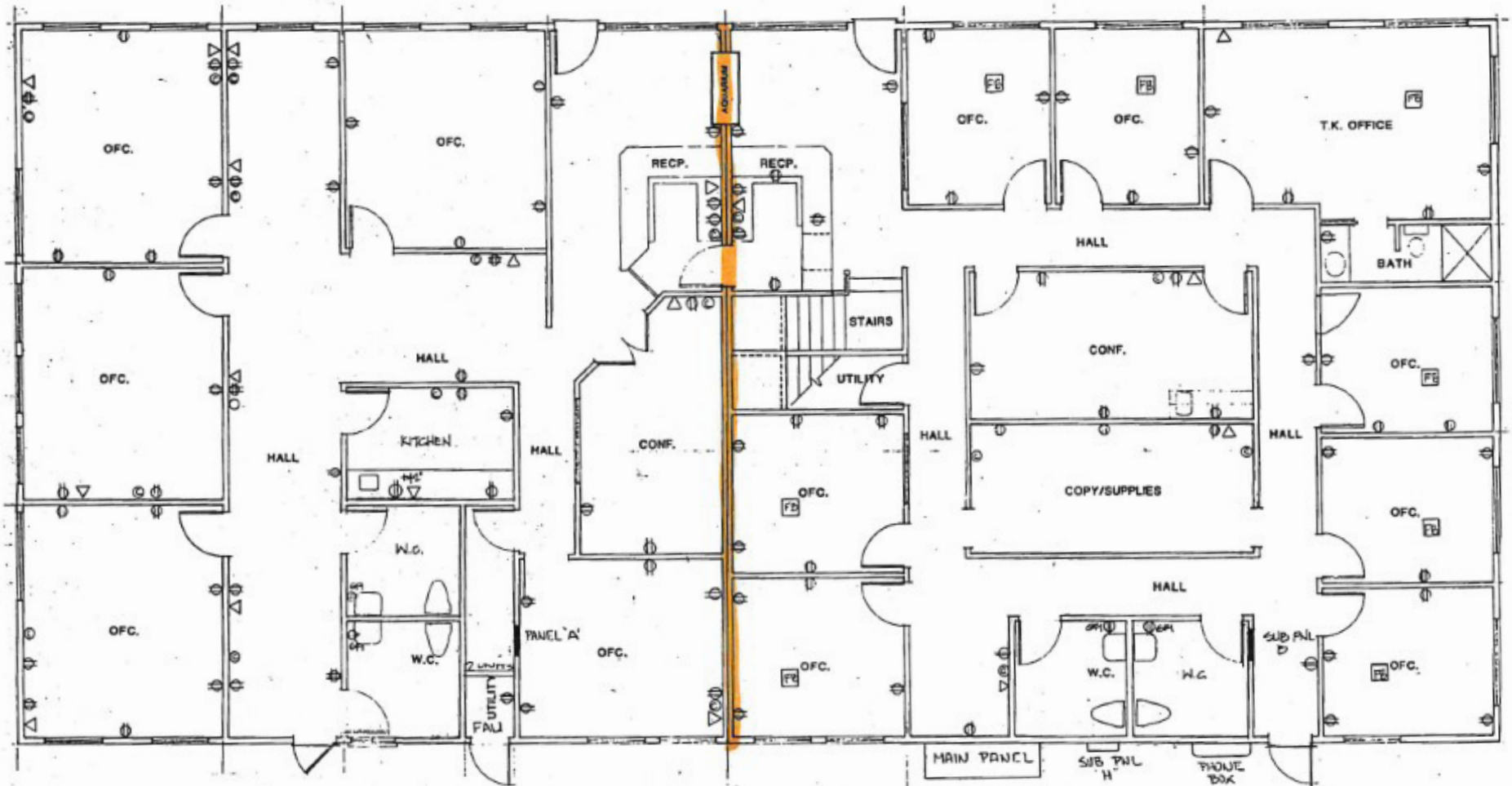




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**FLOOR PLAN - 1ST FLOOR**

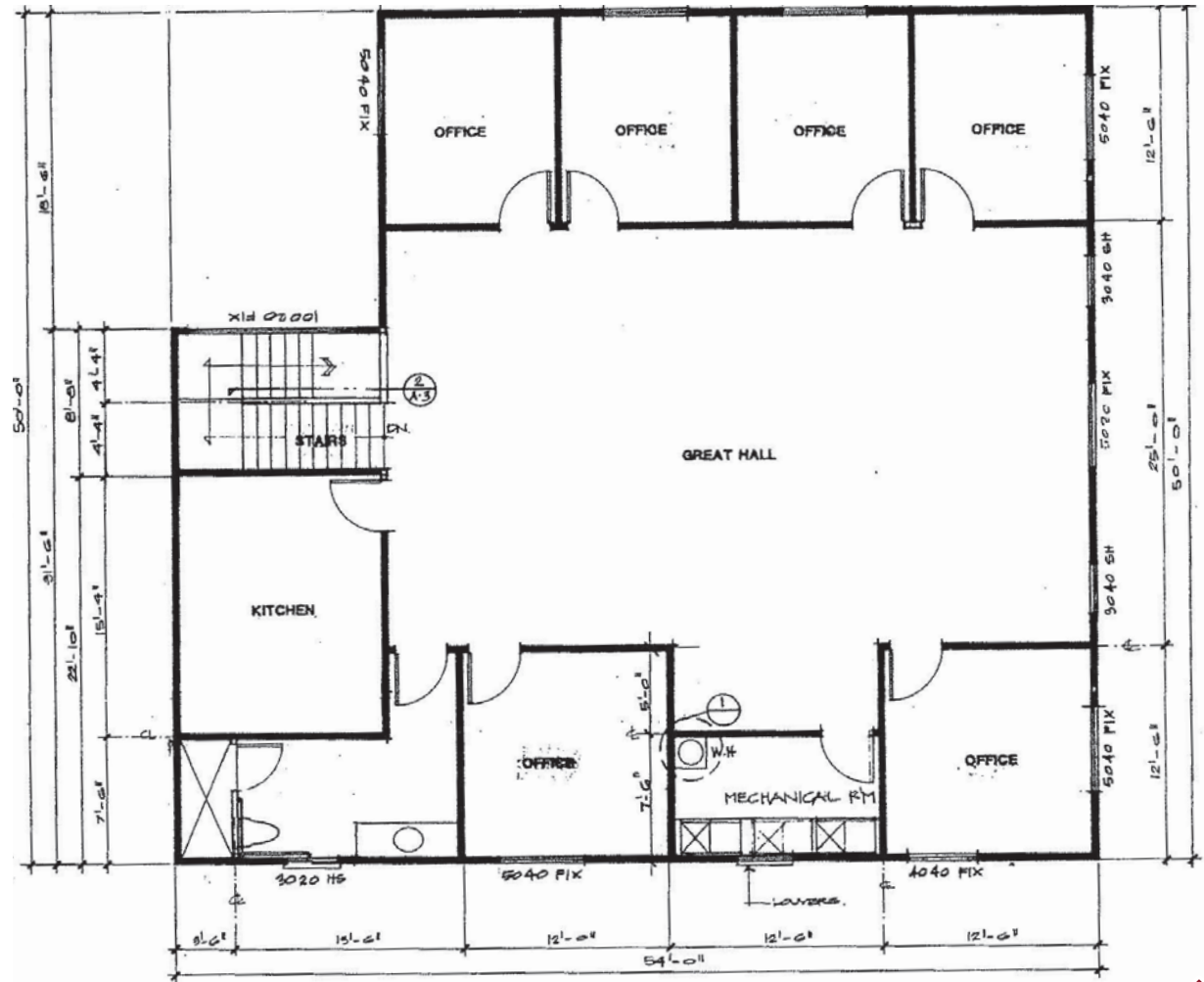


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## FLOOR PLAN - 2ND FLOOR







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