

**For Lease 860 SF | \$1,500/Month**

**3 Exam Rooms, Reception, Business Office & Restroom**

5405 W. Hillsdale Ave. - Visalia, CA 93291



**FOR LEASE • 860 SF EASY ACCESS TO HWY 198**

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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

Sublease Medical Office available. Excellent location in NW Visalia. Easy access to Hwy 198. Office include reception, 3 exam rooms, business office and private restroom.



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## 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 |