

# FOR LEASE - 2ND FLOOR MEDICAL OFFICE

5 Exam Rooms, 3 Office/Consultation Rooms

119 S. LOCUST St., VISALIA, CA 93291



FOR LEASE • 3,225 SF Medical Office

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## LISTING HIGHLIGHTS

Medical office across from Kaweah Medical Center Hospital adjacent to the parking garage with reserved parking spaces. Second floor with up to 5 exams and 3 office/consultation rooms, break room, reception and waiting room. Has 3 restrooms and one exam is large enough for a procedure room. Located at the corner of Locust and Acequia in architecturally unique building on the 2nd floor with elevator service.

LEASE RATE: \$6,600 / MONTH + NNN

TYPE: MEDICAL OFFICE

AVAILABLE SF: 3,225 SF

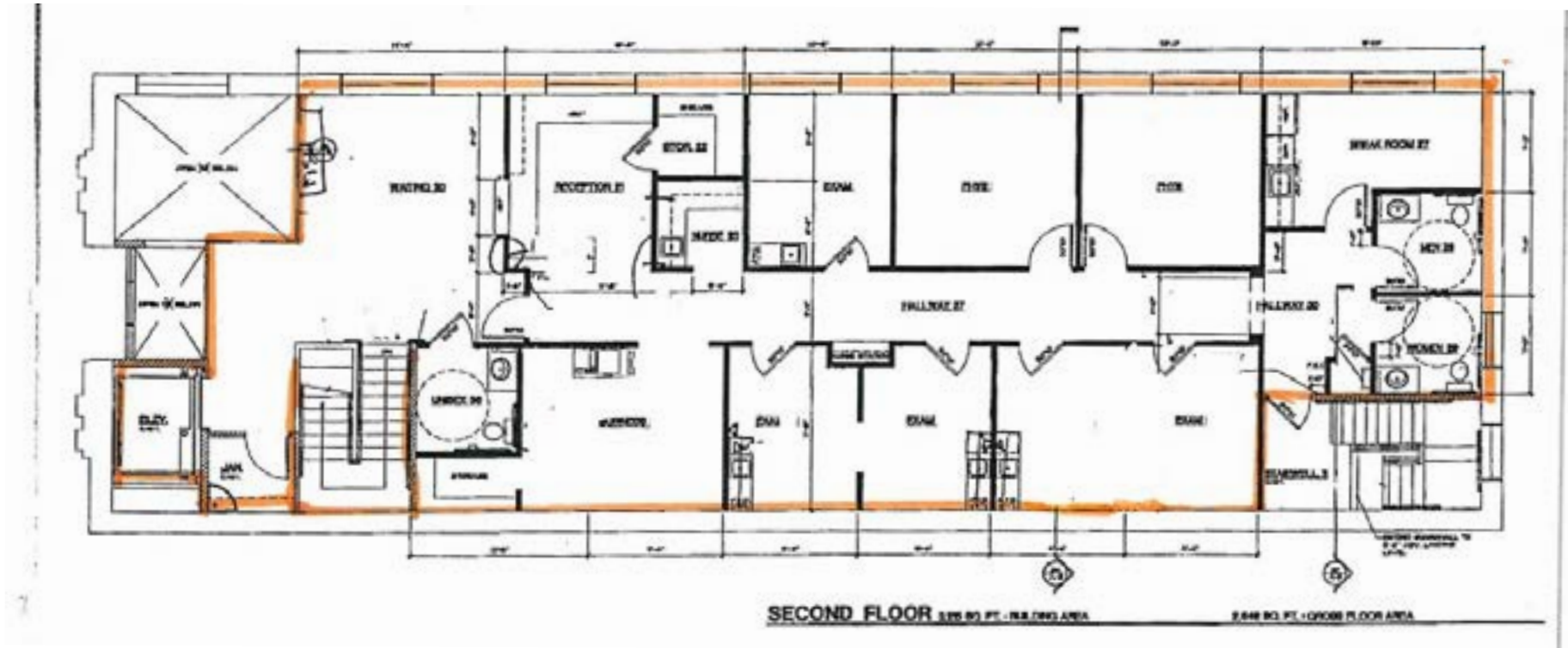
BUILDING SIZE: 8,600 SF

NO OF FLOORS: 2

ZONING: CSO



## 2nd Floor



## 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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