

FOR LEASE - 2 Suites - 2,150 SF & 1,500 SF

1027 W Murray Visalia, CA 93291



FOR LEASE • 2 adjacent suites • Downtown w/Street Frontage

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Visalia's Most Respected Commercial Real Estate Firm
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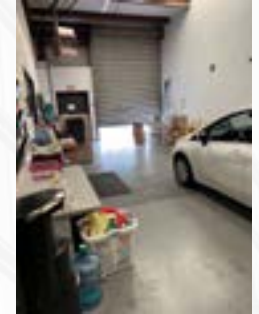
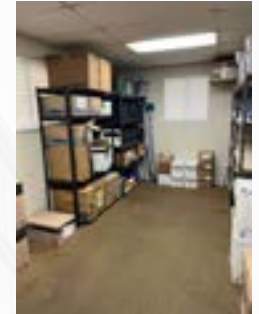
LISTING HIGHLIGHTS

Two adjacent suites available in multi-tenant industrial building located downtown with excellent street frontage on Murray. Suite A includes approximately 1,250 sq ft of office space and 900 sq ft shop. Office space includes reception, break room, small bull pen, 2 private offices and restroom. Shop space has 1 roll-up door and includes a small mezzanine with storage and laundry room underneath. Suite C includes a small office and restroom with 1 roll-up door and 1 man door.

LEASE RATE	\$.075 /SF/MO
AVAILABLE SF:	3,650 SF
Year Built:	1979
ZONING:	Mixed Use Commercial



PROPERTY PHOTOS



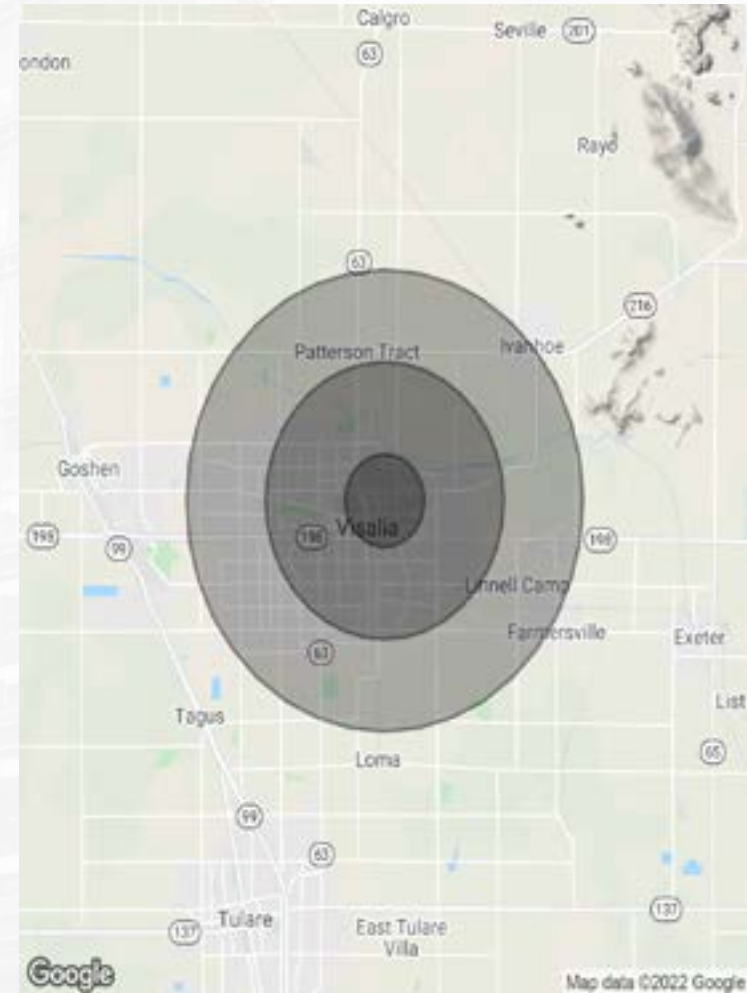
DEMOGRAPHICS

POPULATION

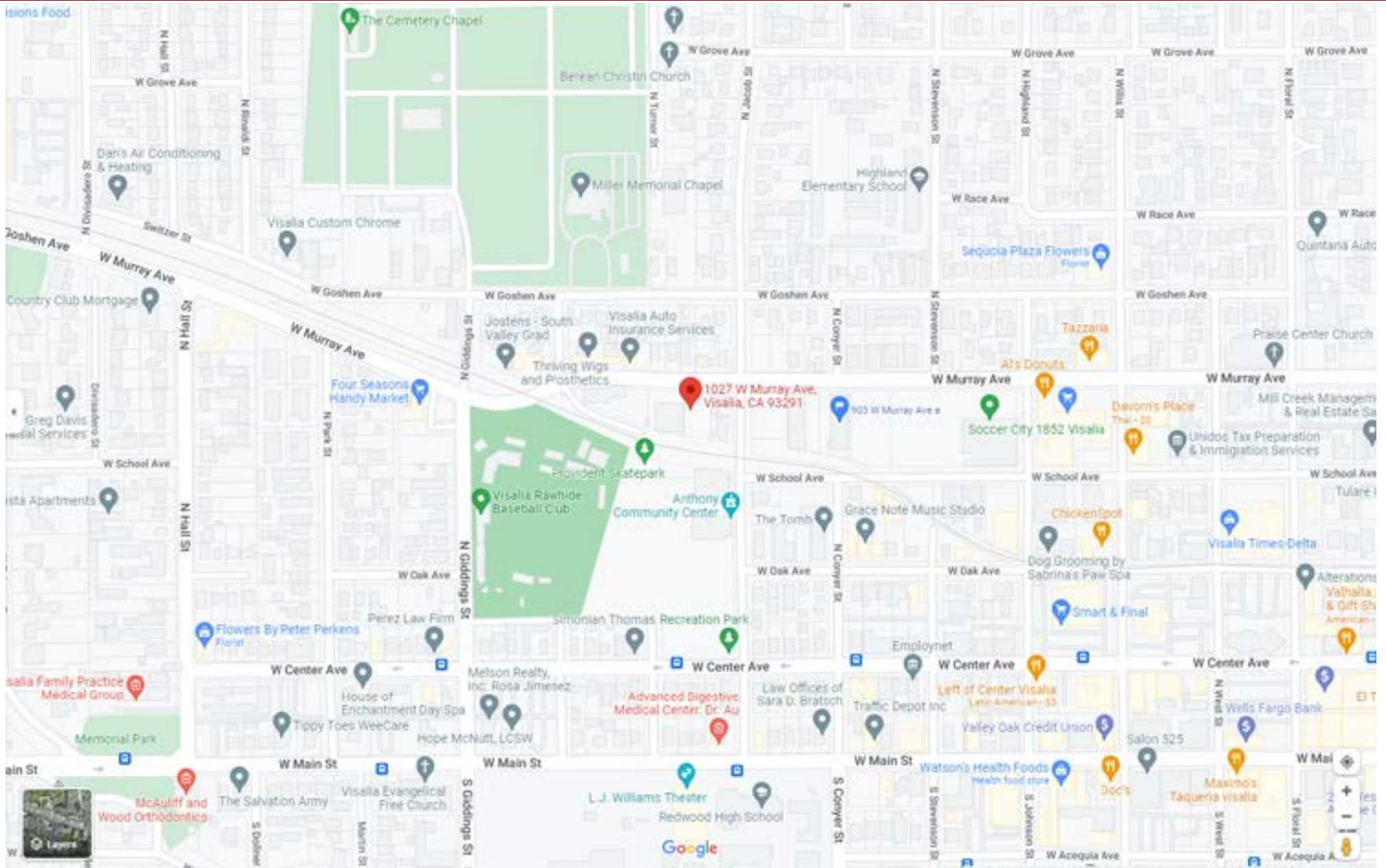
	1 Mile	3 Mile	5 Mile
2018 TOTAL POPULATION	10,587	72,322	131,771
Average Age	26.1	30.9	31.8
Average Age (Male)	25.6	30.3	31.0
Average Age (Female)	27.2	32.6	33.5

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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