

DOWNTOWN VISALIA INVESTMENT

STABLE TENANCY

UNIQUE FORMER THEATRE

FOR SALE

\$1,350,000

***CAP RATE: 10%**



301 E. MAIN ST.

Visalia, CA 93291

DOWNTOWN - MIXED-USE ZONING

**ZEEB
COMMERCIAL
REAL ESTATE**

132 N. Akers St.
Visalia, CA 93291
T: (559) 625-2128
ZeebRE.com

MARC GRIFFITHS
marc@zeebre.com
(559) 625-2128 x12
DRE# 01434697



EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Downtown Visalia Investment Opportunity available. Unique former theatre located in heart of Visalia's vibrant Downtown District. Proposed tenant ready to go!


Provisions of proposed lease require a TI Allowance of \$300,000 and a promissory note to Tenant in the amount of \$600,000 for buildout. 3 year note maturity with 10% interest. This investment comes with a 10% cap rate once completed.

INVESTMENT OVERVIEW

PURCHASE PRICE	\$1,350,000
CAP RATE	*10%
LAND AREA	.177 ACRES
BUILDING AREA	8,470 SF

DEMOGRAPHICS

Demographic Summary Report

307 E Main St, Visalia, CA 93291			
Building Type: Sports & Entertainment	Total Available: 0 SF		
Class: -	% Leased: 100%		
RBA: 6,519 SF	Rent/SF/Mo: -		
Typical Floor: 6,519 SF			
Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	15,137	113,632	156,741
2022 Estimate	14,748	109,664	151,371
2010 Census	14,223	99,848	138,392
Growth 2022 - 2027	2.64%	3.62%	3.55%
Growth 2010 - 2022	3.69%	9.83%	9.38%
2022 Population by Hispanic Origin			
2022 Population	14,748	109,664	151,371
White	12,482 84.64%	92,741 84.57%	129,001 85.22%
Black	529 3.59%	3,121 2.85%	3,925 2.59%
Am. Indian & Alaskan	513 3.48%	3,032 2.76%	3,988 2.63%
Asian	734 4.98%	6,987 6.37%	9,238 6.10%
Hawaiian & Pacific Island	38 0.26%	307 0.28%	415 0.27%
Other	453 3.07%	3,477 3.17%	4,804 3.17%
U.S. Armed Forces	16	82	95
Households			
2027 Projection	4,831	36,997	51,080
2022 Estimate	4,701	35,698	49,326
2010 Census	4,533	32,657	45,342
Growth 2022 - 2027	2.77%	3.64%	3.56%
Growth 2010 - 2022	3.71%	9.31%	8.79%
Owner Occupied	1,508 32.08%	21,101 59.11%	30,795 62.43%
Renter Occupied	3,193 67.92%	14,597 40.89%	18,530 37.57%
2022 Households by HH Income			
Income: <\$25,000	1,282 27.27%	5,462 15.30%	6,883 13.95%
Income: \$25,000 - \$50,000	1,297 27.59%	7,445 20.86%	9,762 19.79%
Income: \$50,000 - \$75,000	1,149 24.44%	7,537 21.11%	9,687 19.64%
Income: \$75,000 - \$100,000	472 10.04%	5,343 14.97%	7,592 15.39%
Income: \$100,000 - \$125,000	162 3.45%	2,948 8.26%	4,300 8.72%
Income: \$125,000 - \$150,000	90 1.91%	2,319 6.50%	3,784 7.67%
Income: \$150,000 - \$200,000	149 3.17%	3,291 9.22%	4,887 9.91%
Income: \$200,000+	100 2.13%	1,353 3.79%	2,430 4.93%
2022 Avg Household Income	\$56,695	\$82,300	\$87,986
2022 Med Household Income	\$42,839	\$65,424	\$70,048



PROPERTY AERIAL

