

# FOR LEASE - 1,700 SF OFFICE/SHOWROOM

## Roll Up Door, OnSite Parking, w/Front & Rear Access

9401 W Goshen St, VISALIA, CA 93291



**FOR LEASE • 1,700 SF - OFFICE/SHOWROOM**

**MARTY ZEEB** | ZEEB COMMERCIAL BROKER  
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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



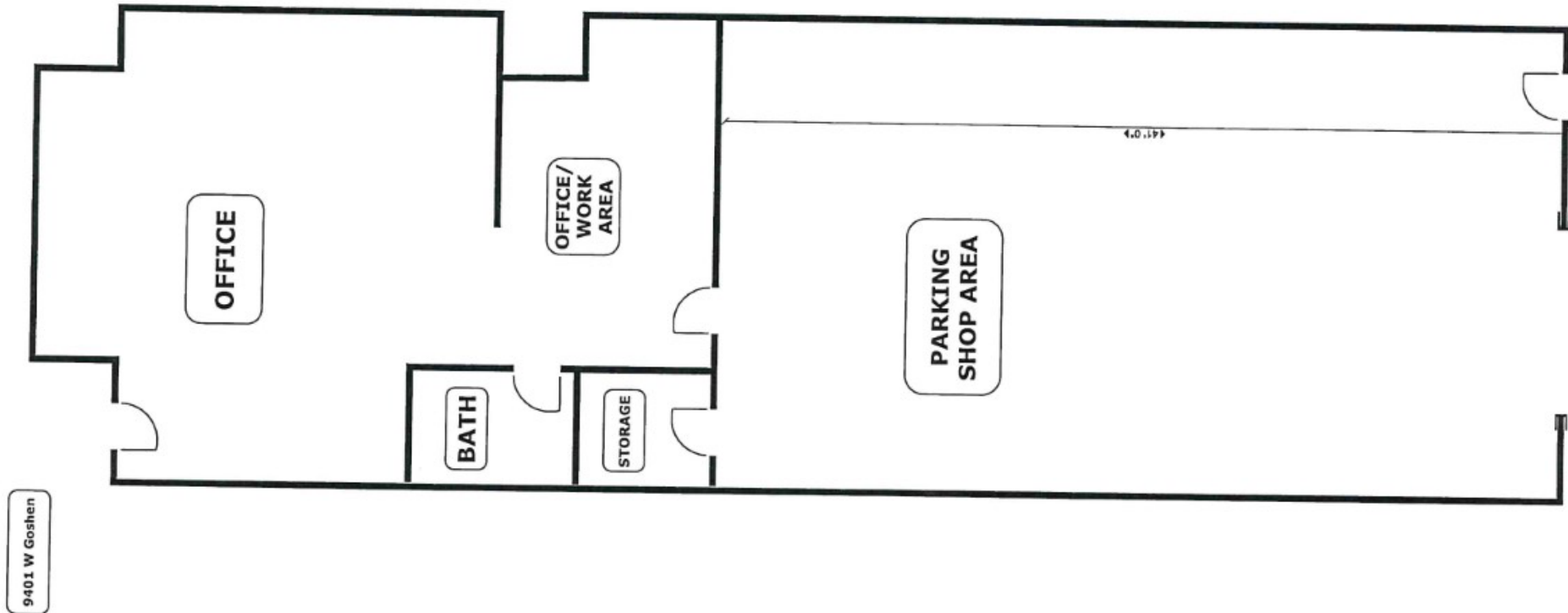
## LISTING HIGHLIGHTS

Office/Showroom with shop or storage space. 1 roll up door. Parking on site. Corner space with front and rear access. Call to see.

**LEASE RATE:** \$1,400 /MONTH +NNN  
**TYPE:** OFFICE/SHOWROOM  
**SF:** 1,750 SF



## FLOOR PLAN



## 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



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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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