

FOR LEASE | 4,800 SF OFFICE BUILDING

8+ Offices | Former Pathology Lab Includes Waiting Room + Reception Area

316 S. Dunworth St., Visalia, CA 93292



FOR LEASE • 4,800 SF OFFICE BUILDING

Marc Griffiths | ZEEB COMMERCIAL BROKER ASSOCIATE
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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

Nice flexible office building located near downtown Visalia. Former pathology lab this space can be used for medical or professional office. Space includes waiting room, reception area, bull pen, 8+ offices, conference room, break room, storage and 3 private restrooms. Property is secured by electronic gate and fence. Floor plan attached. Please contact Marc for questions or to schedule a showing.

LEASE RATE:	\$11,400 /MONTH
AVAILABLE SF:	4,800 SF
ZONING:	C-S SERVICE COMMERCIAL



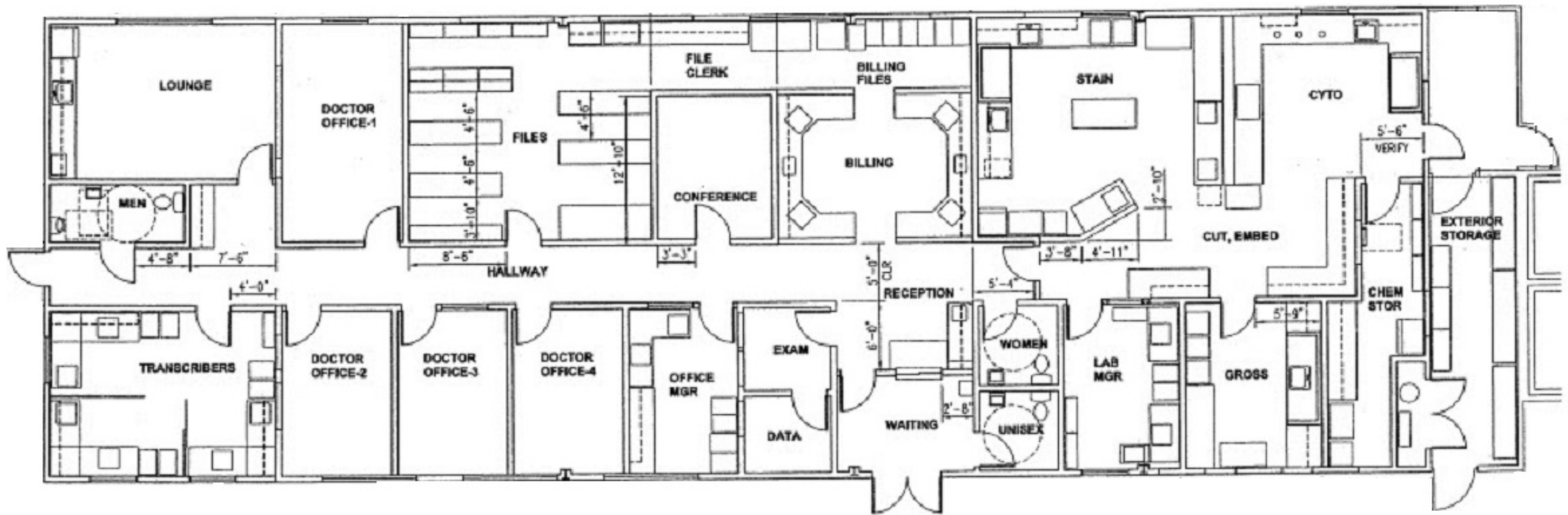
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FLOOR PLAN



DEMOGRAPHICS

POPULATION

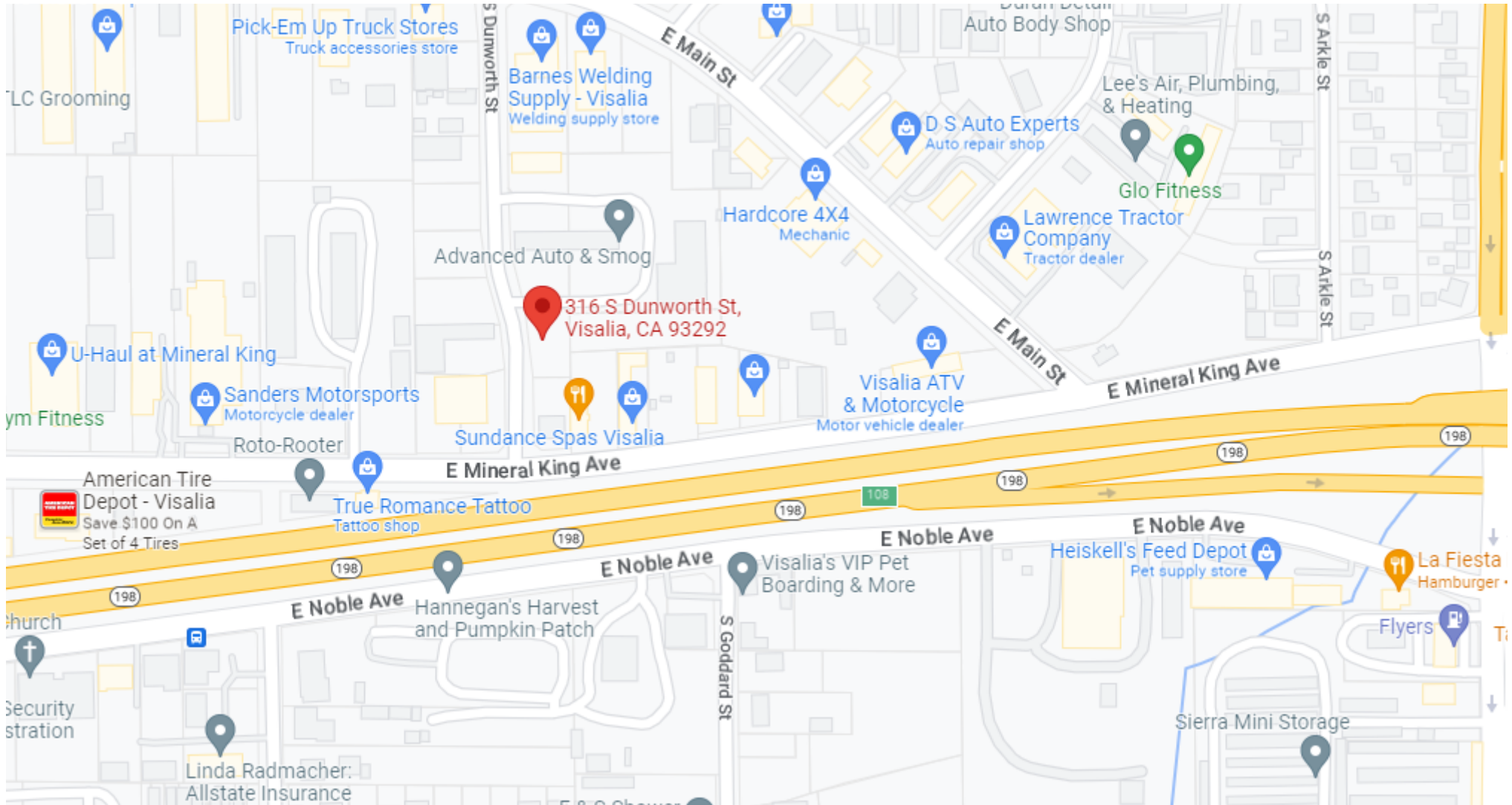
	1 Mile	3 Mile	5 Mile
2018 TOTAL POPULATION	10,587	72,322	131,771
Average Age	26.1	30.9	31.8
Average Age (Male)	25.6	30.3	31.0
Average Age (Female)	27.2	32.6	33.5

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

FOR LEASE • 38,000 SF - INDUSTRIAL BLDG.

23104 Ave. 198, STRATHMORE, CA 93267



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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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