

FOR SALE | BRAND NEW KAWEAH HEALTH CLINIC



1329 N. PLAZA DR.

Visalia, CA 93291

**SINGLE TENANT STAND-ALONE
INVESTMENT PROPERTY**

10 Year Lease

AVAILABLE SPACE

5,280 SF

PRICING

\$3,696,000

CAP RATE

6%

YEAR BUILT

2023

PARCEL NO

081-100-014

MARC GRIFFITHS | ZEEB COMMERCIAL BROKER ASSOCIATE
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PROPERTY OVERVIEW

BRAND NEW MEDICAL CLINIC. SINGLE TENANT STAND-ALONE INVESTMENT PROPERTY, THIS MEDICAL BUILDING IS BUILT-TO-SUIT FOR KAWEAH HEALTH TO SERVE VISALIA'S EVER-GROWING INDUSTRIAL PARK. EXPECTED DELIVERY IS SUMMER 2023. KAWEAH HEALTH WAS NAMED BY HEALTHGRADES AS A 2023 TOP 100 HOSPITAL IN THE NATION.

CITY OF VISALIA HAS A POPULATION ABOVE 140,000 RESIDENTS AND ANNUAL GROWTH NORTH OF 3%. ALTHOUGH LARGELY BOOSTED BY ITS AGRICULTURAL ECONOMY IT'S MID-STATE LOCATION HAS LED TO AN EXPLOSION OF NEW INDUSTRIAL/DISTRIBUTION FACILITIES WITHIN VISALIA'S INDUSTRIAL PARK. VISALIA SERVES AS THE ECONOMIC AND GOVERNMENTAL CENTER TO ONE OF THE MOST PRODUCTIVE AGRICULTURAL COUNTIES IN THE COUNTRY.

DEMOGRAPHICS

POPULATION

	1 Mile	3 Mile	5 Mile
2018 TOTAL POPULATION			131,771
Average Age			
Average Age (Male)			
Average Age (Female)			

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
Total Households			
# of Persons per HH			
Average HH Income			
Average House Value			

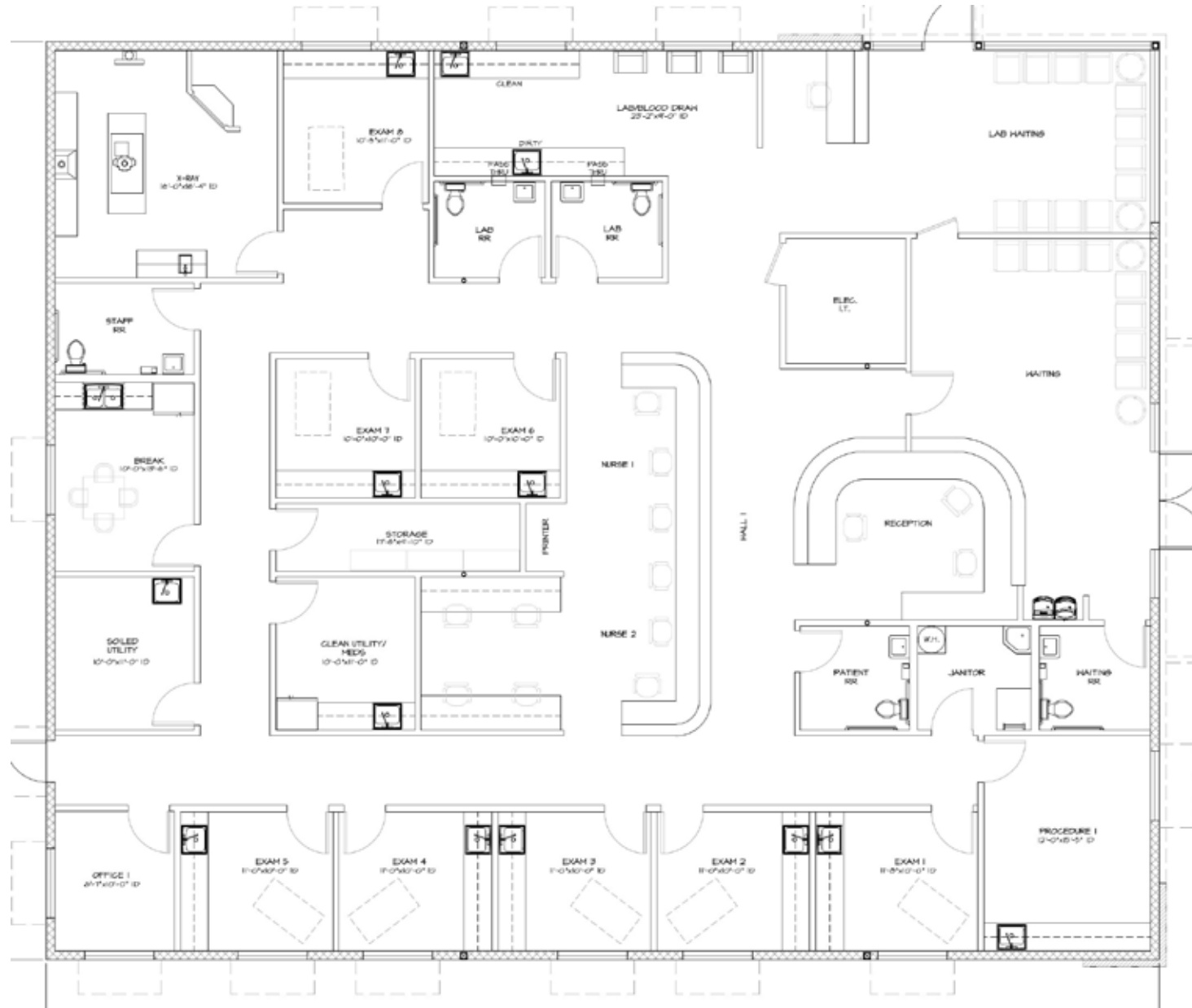
INTERIOR PHOTOS



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FLOOR PLAN



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RENT ROLL

1329 N. Plaza Dr.
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APN: 081-100-014

<u>Address:</u>	<u>Tenant</u>	<u>Sq. Ft.</u>	<u>\$/SF/mo.</u>	<u>Monthly Rent</u>	<u>Lease Start</u>	<u>Lease Exp.</u>	<u>Lease Type</u>	<u>Increases</u>	<u>Options</u>
1329 N. Plaza Drive	Kaweah Health	5,280	\$3.50	\$18,480.00	9/1/2023	8/31/2033	NNN	2% annual starting Year 6	Three (5) year options at MV

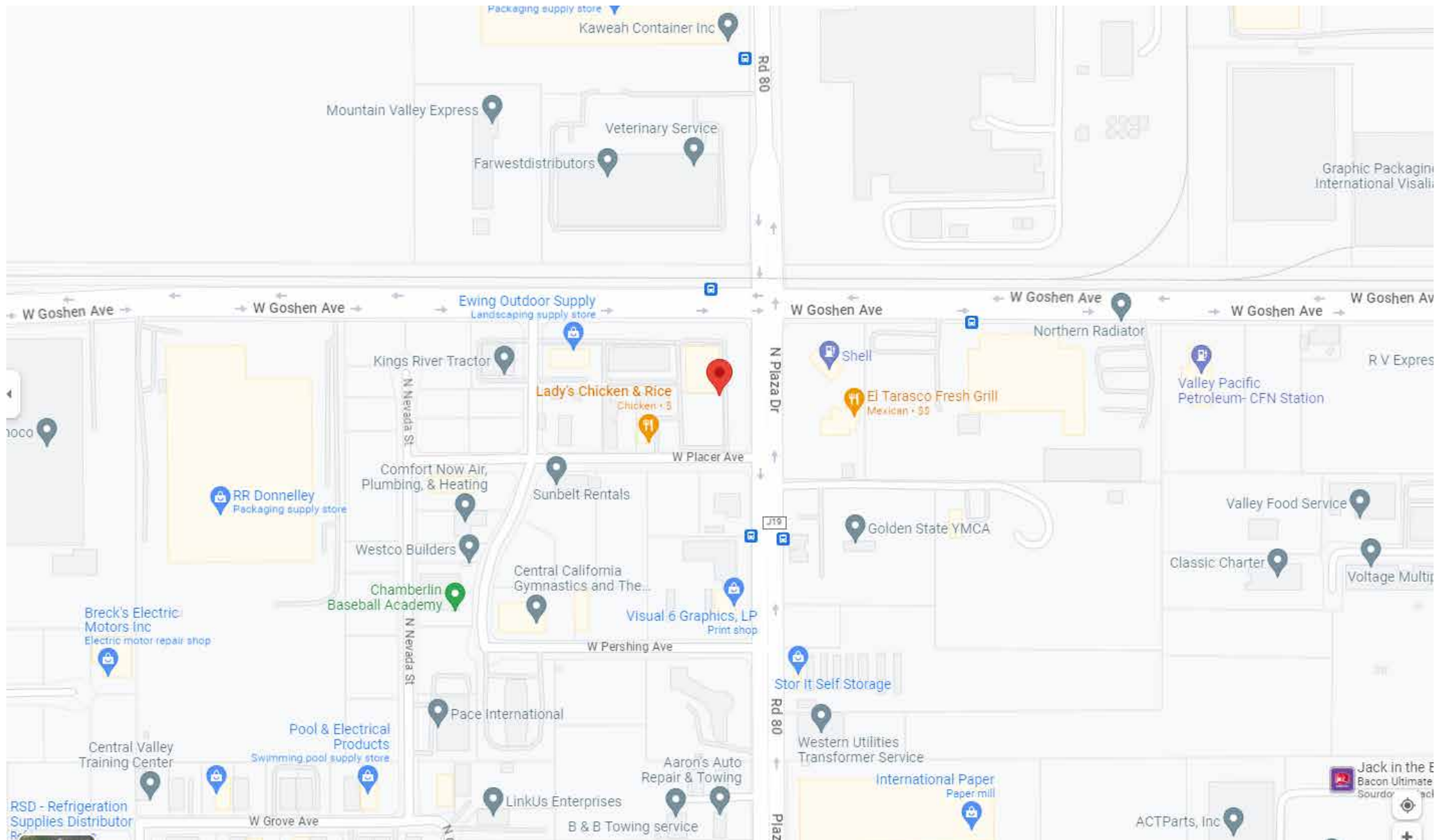
AERIAL #1



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AERIAL #2



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