

AVAILABLE FOR LEASE
1,521± SF OFFICE BUILDING

717 W. CENTER AVENUE

VISALIA, CA



JOHN AKERS
SENIOR ASSOCIATE
t 559-625-2128
john@zeebre.com
CA RE Lic. #00871521

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OFFICE: 3447 S. Demaree St., Visalia, CA 93277, t 559-625-2128

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717 W. CENTER AVENUE
VISALIA, CA

PROPERTY
INFORMATION

Availability: 1,737± SF
Office Building: 1,521 ± SF
Detached Lab Space: 216± SF

Lot Size: 8,712± SF

Property Type: Office Building

Year Built: 1957

Zoning: D-MU (*Downtown Multi-Use*)

APN: 093-192-001 (*Tulare County*)

PROPERTY DESCRIPTION

Prime location for a dental or doctor's office. Perfect for a satellite office or a smaller practice. Three exam rooms, large private office with fireplace, private restroom and break area for staff, reception area, and a waiting room with fireplace. There is a detached 216 square foot lab that could be used as an office. Covered patio area with barbeque. Secure parking with fencing surrounding the entire property. Mature landscaping with huge trees providing plenty of shade.

Tenant to maintain entire property including the gardening.
Three to five year lease required.



\$2,500 MONTHLY MODIFIED GROSS
LEASE RATE



POPULATION

HOUSEHOLD

DEMOGRAPHICS	1 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
2029 Projection	16,942	160,579	262,244
2024 Estimate	16,685	154,044	252,159
2029 Projection	\$70,900	\$110,100	\$105,300
2024 Est. Average HH Income	\$65,600	\$101,200	\$96,200

Source: AlphaMap



TRAFFIC COUNTS
(Within a One Mile Radius)

5,256± ADT

Main St. and Stevenson St.
(Westbound)

1,143± ADT

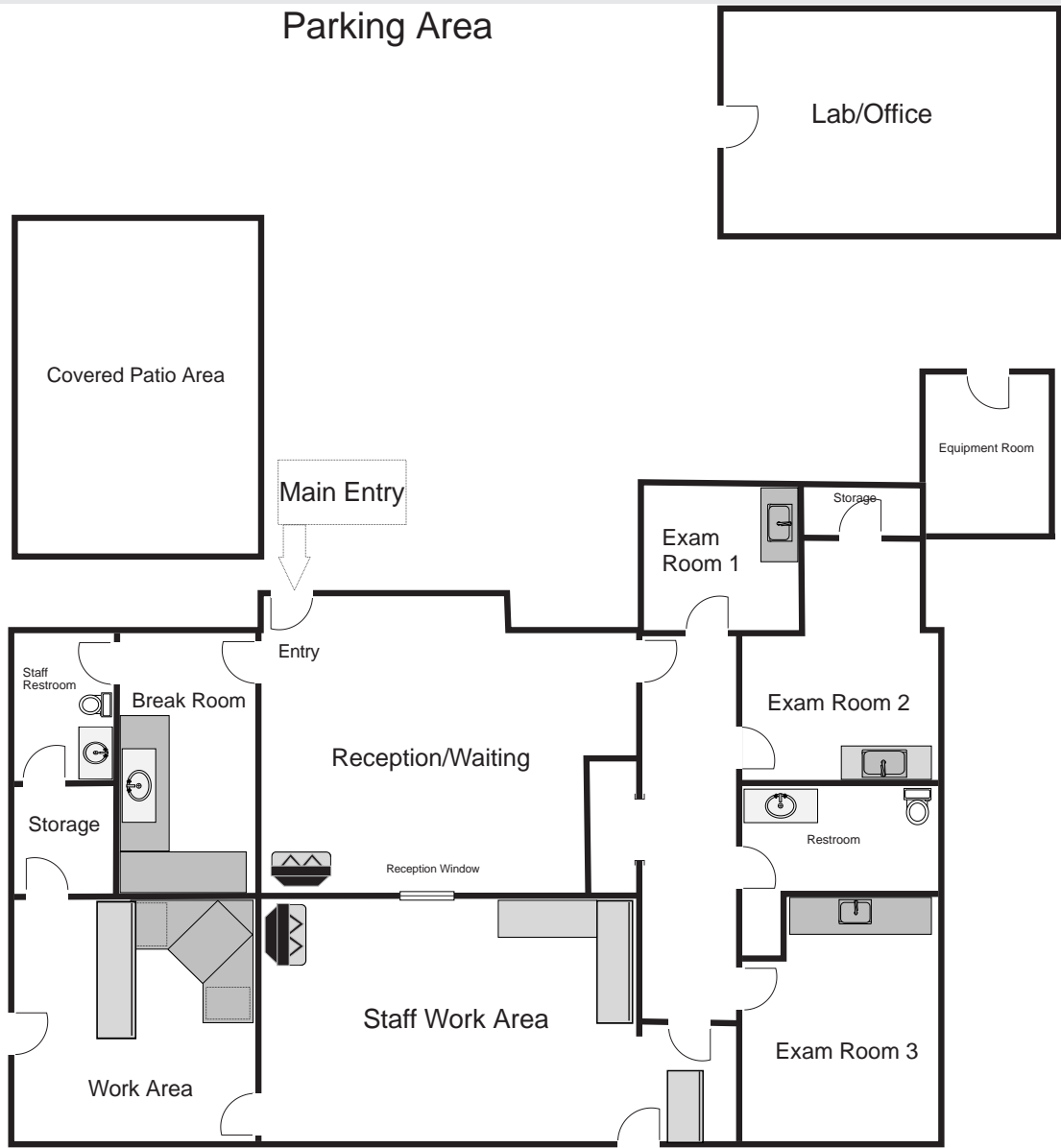
Stevenson St. and Center Ave.
(Northbound)

Source: Kalibrate TrafficMetrix 2024

 **717 W. CENTER AVENUE**
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PROPERTY
PHOTOS

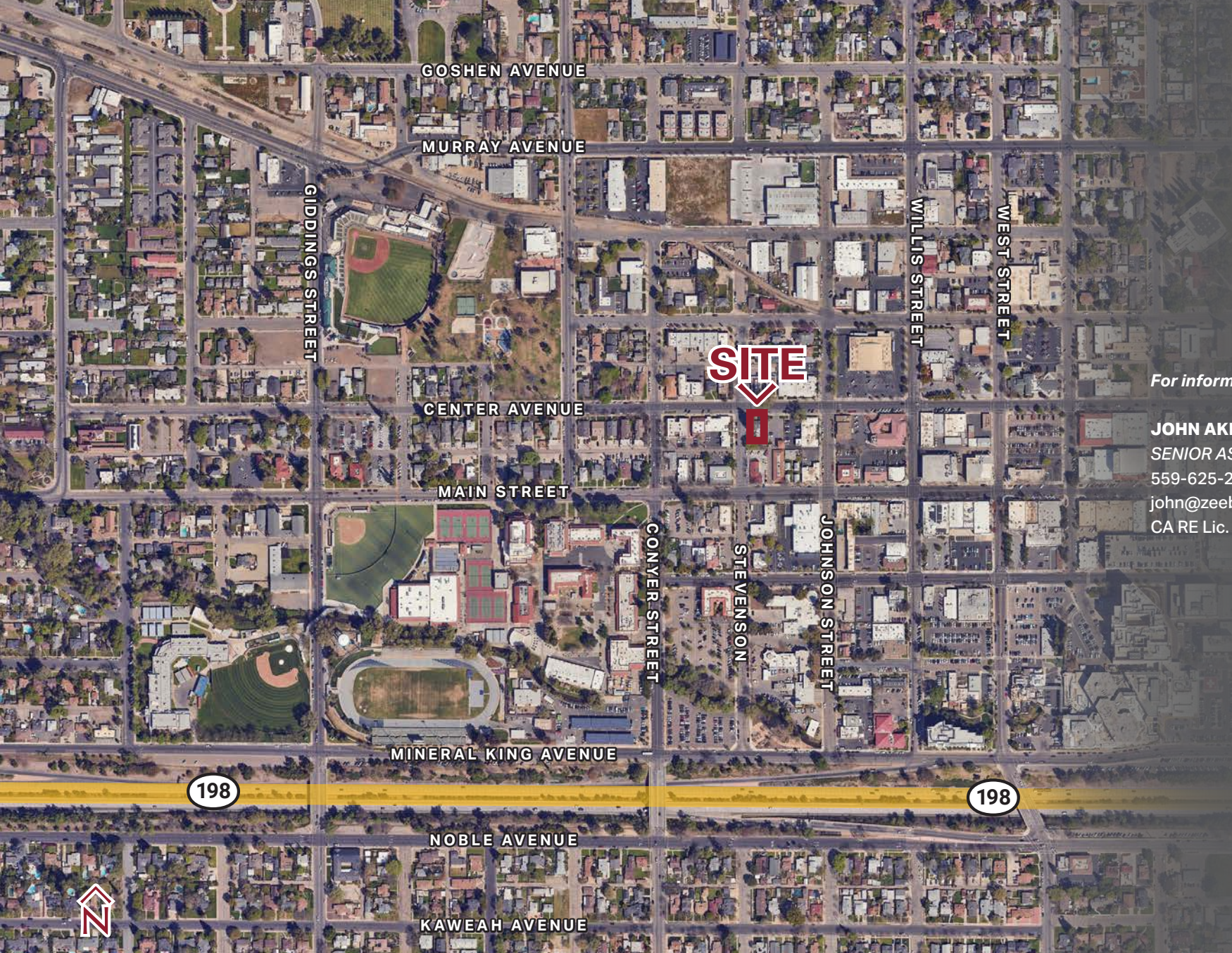




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