

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

Independently Owned and Operated | Corporate License #00020875 | zeebre.com

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

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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.



\$2,900 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

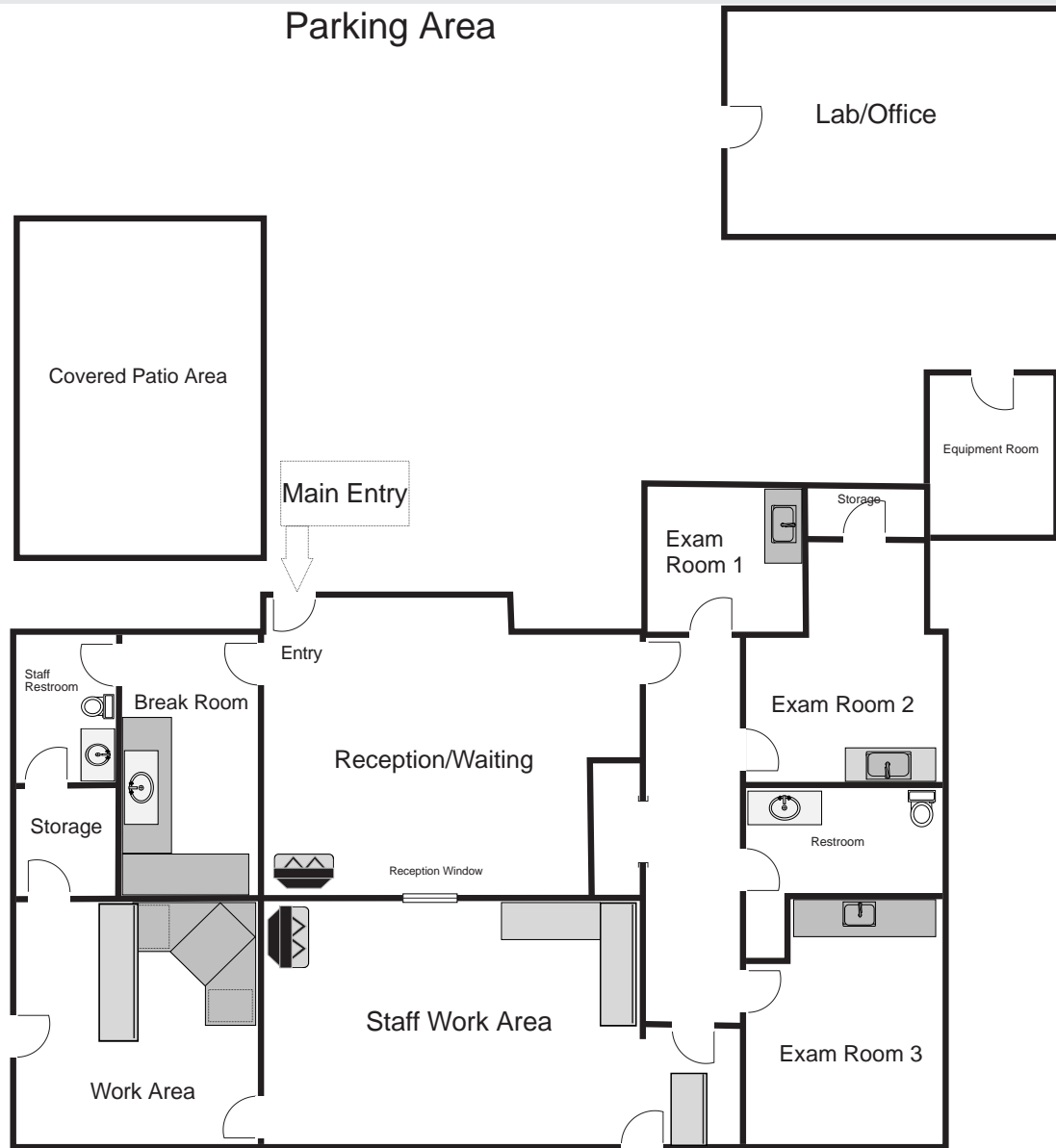
Stevenson St. and Center Ave.
(Northbound)

Source: Kalibrate TrafficMetrix 2024

717 W. CENTER AVENUE
VISALIA, CA

PROPERTY
PHOTOS

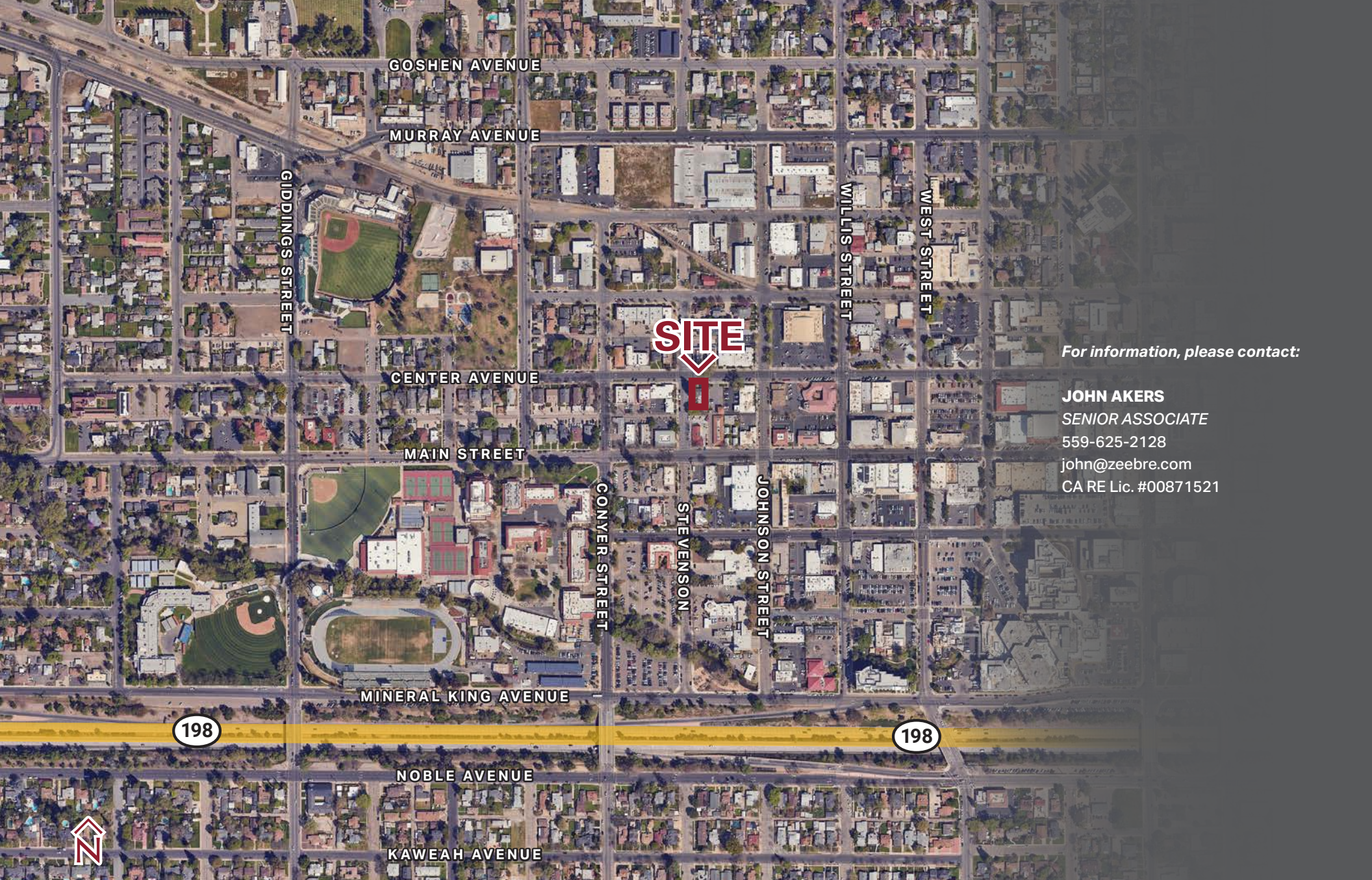




717 W. CENTER AVENUE
VISALIA, CA

OFFICE
PHOTOS





For information, please contact:

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



Independently Owned and Operated | Corporate License #00020875 | zeebre.com

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

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.