

AVAILABLE FOR LEASE
3,900± SF | TUSCAN PLAZA OFFICE BUILDING

217 E. CALDWELL AVENUE

VISALIA, CA

For information, please contact:

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ZEEB
PEARSON COMMERCIAL

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

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217 E. CALDWELL AVENUE
VISALIA, CA

PROPERTY
INFORMATION

Available Space: 3,900± SF
Cross Street: Santa Fe Street
Property Type: Office Building
Zoning: C-MU (*Commercial Mixed-Use*)
APN: 123-450-020 (*Tulare County*)

PROPERTY DESCRIPTION

Beautiful office space with seven executive offices, conference room, bullpen and large lobby area. Tuscan inspired professional office park with ample parking.
Tuscan Plaza has the flexibility to meet any office need.

LOCATION DESCRIPTION

Located at 217 East Caldwell Avenue in Tuscan Plaza in Visalia, CA.

Call for details or to schedule a showing.

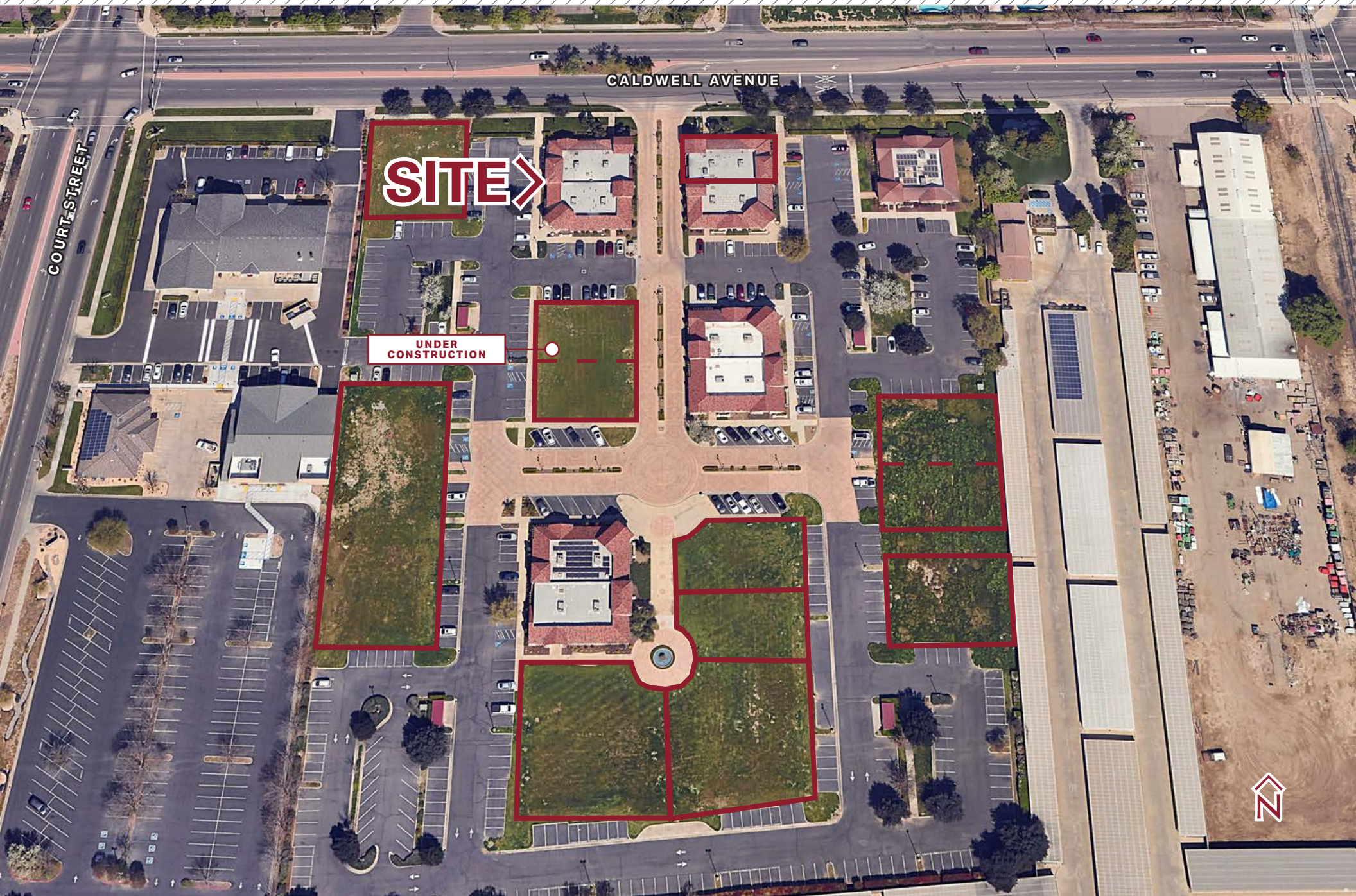


\$8,970
PER MONTH

NNN
LEASE RATE

217 E. CALDWELL AVENUE
VISALIA, CA

SITE
MAP





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VISALIA, CA

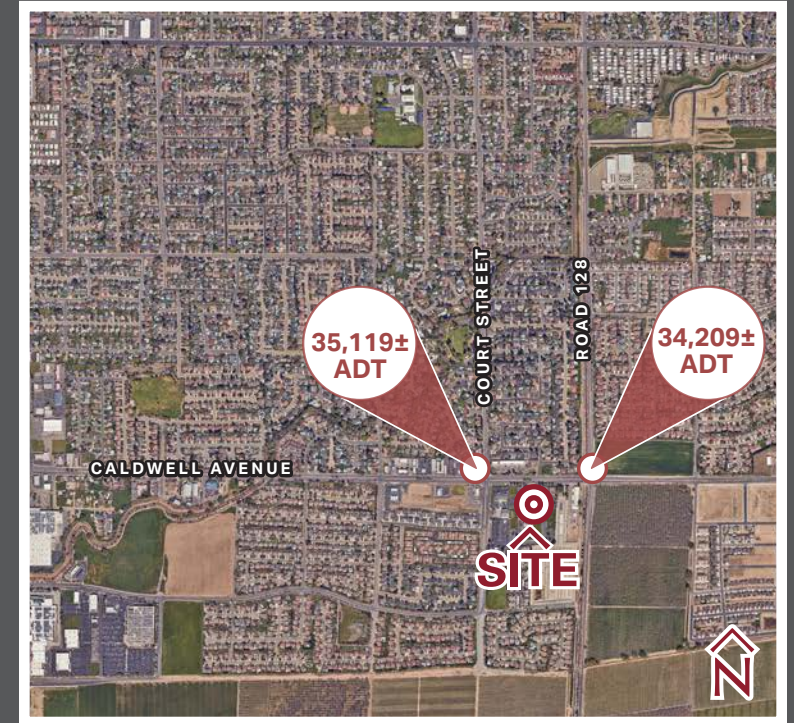
PROPERTY
PHOTOS



217 E. CALDWELL AVENUE
VISALIA, CA

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2030 Projection	10,781	70,016	160,602
	2025 Estimate	10,273	69,324	157,586
	Growth 2025-2030	4.94%	1.00%	1.91%
	Growth 2020-2025	13.74%	4.33%	4.95%
	Growth 2010-2020	23.45%	2.74%	10.92%
HOUSEHOLD	2030 Projection	3,737	24,343	52,202
	2025 Estimate	3,579	24,054	51,238
	Growth 2025-2030	4.41%	1.20%	1.88%
	Growth 2020-2025	12.95%	5.07%	5.05%
	Growth 2010-2020	15.92%	1.62%	9.33%
	2025 Est. Average HH Income	\$119,374	\$97,304	\$102,859

Source: Claritas 2025



TRAFFIC COUNTS
(Within a One Mile Radius)

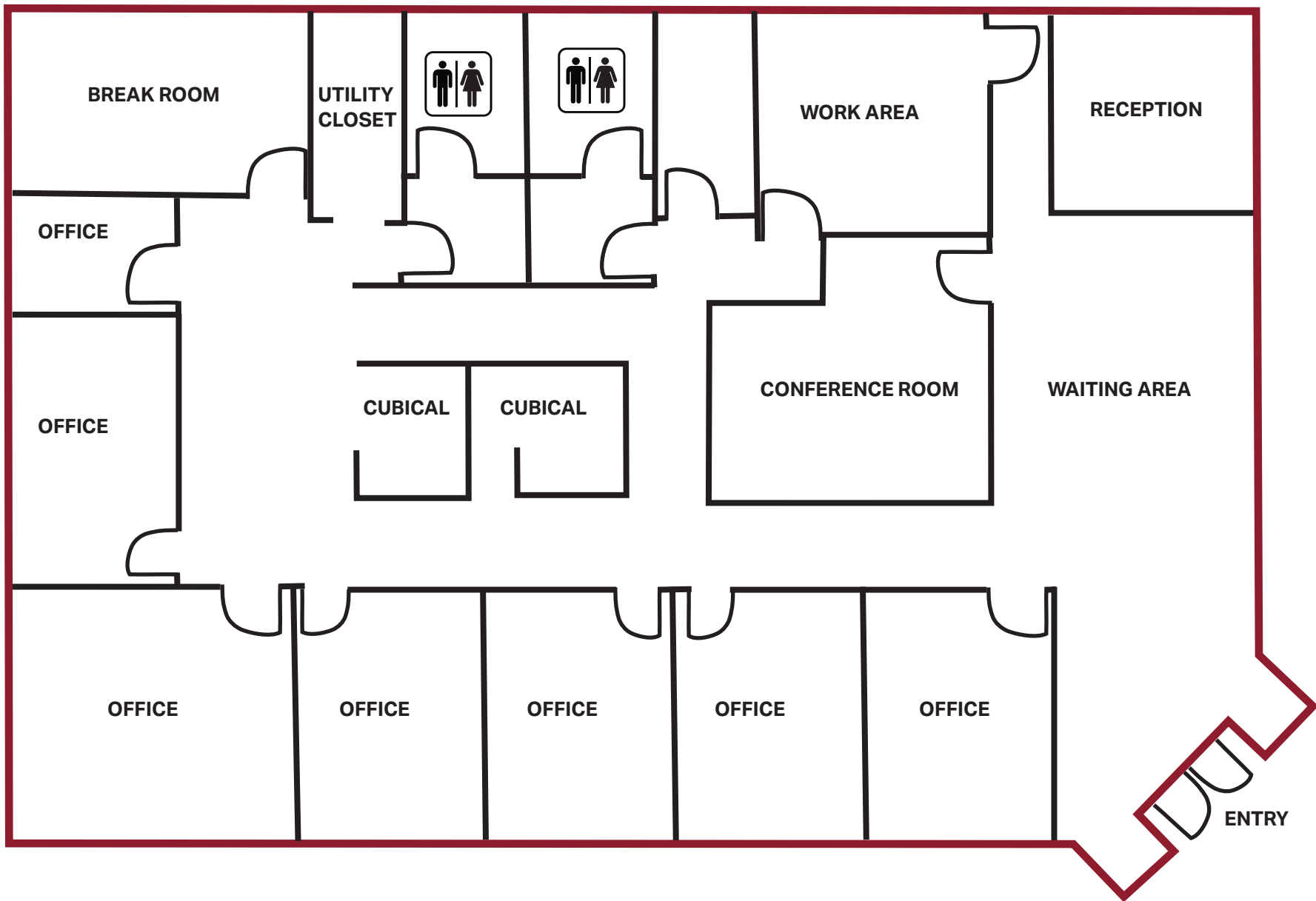
34,209± ADT

Caldwell Avenue at Road 128

35,119± ADT

Caldwell Avenue at Court Street

Source: Kalibrate TrafficMetrix 2025





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