

AVAILABLE FOR SALE  
14,244± SF INVESTMENT OPPORTUNITY

# 101-111 W. MAIN STREET VISALIA, CALIFORNIA



PRICE CHANGE!

For information, please contact:

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**ZEEB**  
PEARSON COMMERCIAL

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<b>Building Size:</b>	14,244± SF
<b>Cross Streets:</b>	South Court Street
<b>Property Type:</b>	Office or Retail
<b>Year Built:</b>	1920
<b>Zoning:</b>	Mixed Use Commercial
<b>APN:</b>	094-325-003 ( <i>Tulare County</i> )

#### PROPERTY DESCRIPTION

One of a kind downtown Visalia investment. 14,244± SF mixed use office/retail and restaurant building which is 91% occupied. Building includes two successful restaurants, several jewelry stores including Raphael's Jewelry on the ground floor. The second floor has 15 offices providing excellent diversity on this Main Street corner of downtown Visalia. In addition to being on the hottest corner in downtown, the property also includes 15 privately owned parking spaces and is adjacent to a public parking lot with 37 additional stalls.

#### LOCATION DESCRIPTION

Located in the center of downtown Visalia at 101-111 West Main Street and 101 North Court Street.

*Call to see, by appointment only.*



**\$3,399,000**  
ASKING PRICE

**101-111 W. MAIN STREET**  
VISALIA, CA

**PROPERTY**  
RENT ROLL

TENANT	UNIT NUMBER	MONTHLY LEASE RATE	LEASE TERM	LEASE START DATE	LEASE OPTIONS
Wimpy's	101 N. Court Street	\$1,961	5 years	9/1/2024	Two (5) year extensions
Cellar Door	101 W. Main Street	\$8,500	10 years	3/1/2025	10 year, 3% increase per year
Last Wave Tattoo	105 W. Main Street	\$1,250	5 years	12/1/2025	Two (5) year extensions
Raphael's	109 W. Main Street	\$1,233	5 years	4/1/2025	5 year, with two 5 year options
Root Marketing	111 W. Main Street	\$2,000	3 years	10/1/2024	Two (3) year extensions

**107 W. MAIN STREET UPSTAIRS**

<i>Vacant</i>	Studio A				
Melanie Dodson	Studio B	\$750	3 years	9/1/24	1 year 2/2026
<i>Vacant</i>	Studio C				
<i>Vacant</i>	Studio D				
<i>Vacant</i>	Studio E				
<i>Vacant</i>	Studio F				
<i>Vacant</i>	Studio G				
<i>Vacant</i>	Studio H				
<i>Vacant</i>	Studio I				
Zach Green Films	Studio J & K	\$1,100	3 months	3/23/2023	quarterly renewals 11/30/2025
Jeremy Hickerson	Studio M	\$600	1 year	9/1/2025	
Carlos Jewelry Shop	Studio N	\$220	monthly	2019	
Management Office	Studio O				
<b>CURRENT TOTAL</b>		<b>\$17,614</b>	<b>TOTAL GROSS RENTS \$211,368</b>		

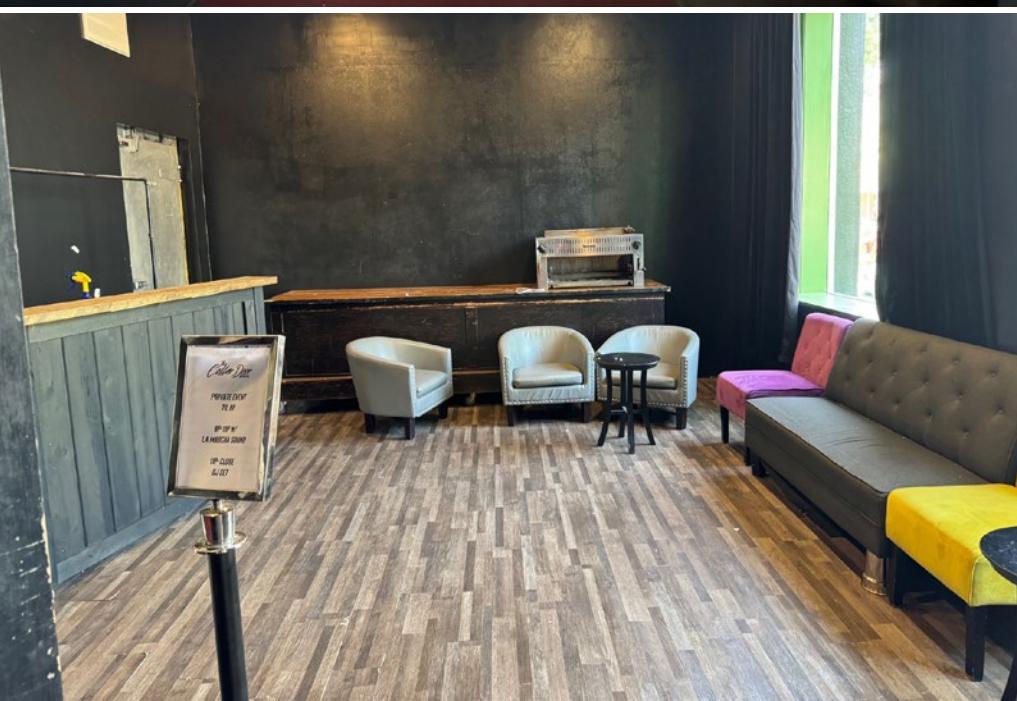
101-111 W. MAIN STREET  
VISALIA, CA

PROPERTY  
PHOTOS



**101-111 W. MAIN STREET**  
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# INTERIOR PHOTOS



101-111 W. MAIN STREET  
VISALIA, CA

PROPERTY  
PHOTOS

