

AVAILABLE FOR SALE
14,244± SF INVESTMENT OPPORTUNITY

101-111 W. MAIN STREET
VISALIA, CALIFORNIA

For information, please contact:

MARTIN ZEEB, SIOR
SENIOR VICE PRESIDENT
t 559-625-2128
marty@zeebre.com
CA RE Lic. #00847045

ZEEB
PEARSON COMMERCIAL

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.

101-111 W. MAIN STREET
VISALIA, CA

PROPERTY
INFORMATION

| | |
|-----------------------|------------------------------------|
| Building Size: | 14,244± SF |
| Cross Streets: | South Court Street |
| Property Type: | Office or Retail |
| Year Built: | 1920 |
| Zoning: | Mixed Use Commercial |
| APN: | 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.



\$4,800,000 /
ASKING PRICE

\$336.98
PER SQUARE FOOT



101-111 W. MAIN STREET
VISALIA, CA

PROPERTY
RENT ROLL

| TENANT | UNIT NUMBER | MONTHLY LEASE RATE | LEASE TERM | LEASE START | LEASE OPTIONS |
|------------------------------------|---------------------|--------------------|---------------------------|-------------|---------------------------------|
| Wimpy's | 101 N. Court Street | \$1,755 | 5 years | 9/1/2024 | Two (5) year extensions |
| Cellar Door | 101 W. Main Street | \$8,500 | 10 years | 3/1/20205 | 10 year, 3% increase per year |
| Stepahn's Jewelery | 105 W. Main Street | \$696 | monthly | NA | |
| Raphael's | 109 W. Main Street | \$1,233 | 5 years | NA | 5 year, with two 5 year options |
| Root Market | 111 W. Main Street | \$2,000 | 3 years | 10/1/02024 | Two (3) year extensions |
| 107 W. MAIN STREET UPSTAIRS | | | | | |
| Melanie Dodson | Studio A & B | \$1,000 | 3 years | 9/1/2024 | 1 year 2/2026 |
| Vacant | Studio C | \$500 | | | |
| Terri Nelson | Studio D | \$300 | 1 year | 2/14/2023 | renewal due 2/2025 |
| Vacant | Studio E | \$500 | | | |
| 432 Studio Records | Studio F | \$500 | 2 years | 6/1/2025 | renewal due 6/1/2027 |
| 432 Studio Records | Studio G | \$500 | 2 years | 12/31/2024 | renewal due 12/31/2027 |
| 432 Studio Records | Studio H & I | \$1,100 | 2 years | 12/31/2024 | renewal due 12/31/2027 |
| Zach Green Films | Studio J, K & L | \$1,000 | 2 years | 3/23/2023 | renewal due 3/1/2025 |
| Jeremy Hickerson | Studio M | \$567 | monthly | NA | |
| Carlos Jewelry Shop | Studio N | \$220 | monthly | NA | |
| Saegan Brien | Studio O | \$567 | monthly | NA | |
| CURRENT TOTAL | | \$19,938 | | | |
| SCHEDULED | | \$21,938 | \$263,256 ANNUALLY | | |

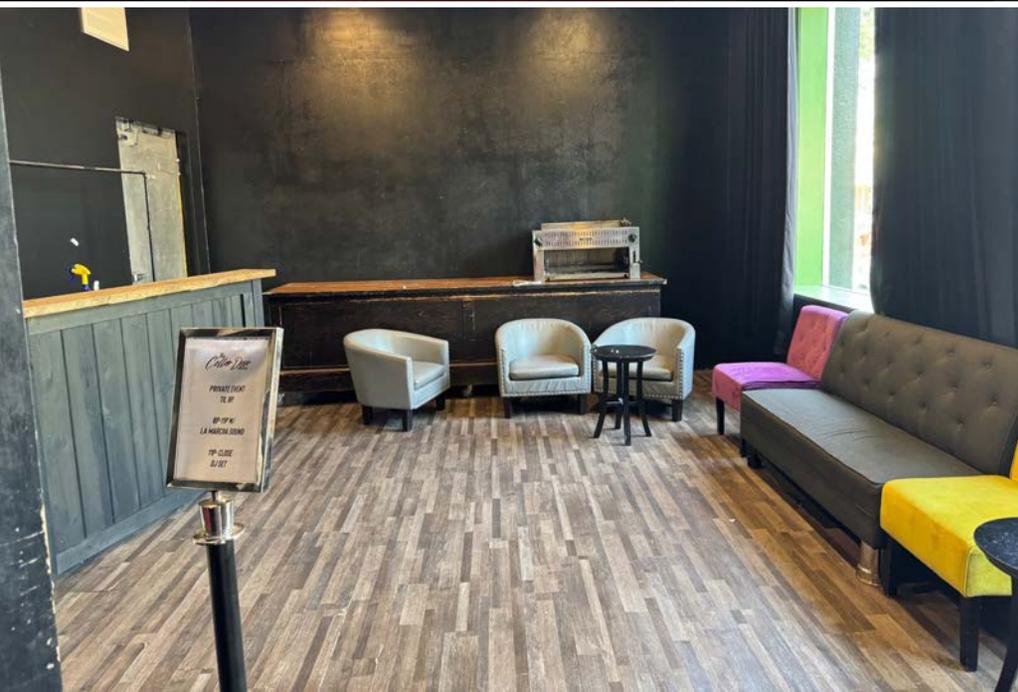
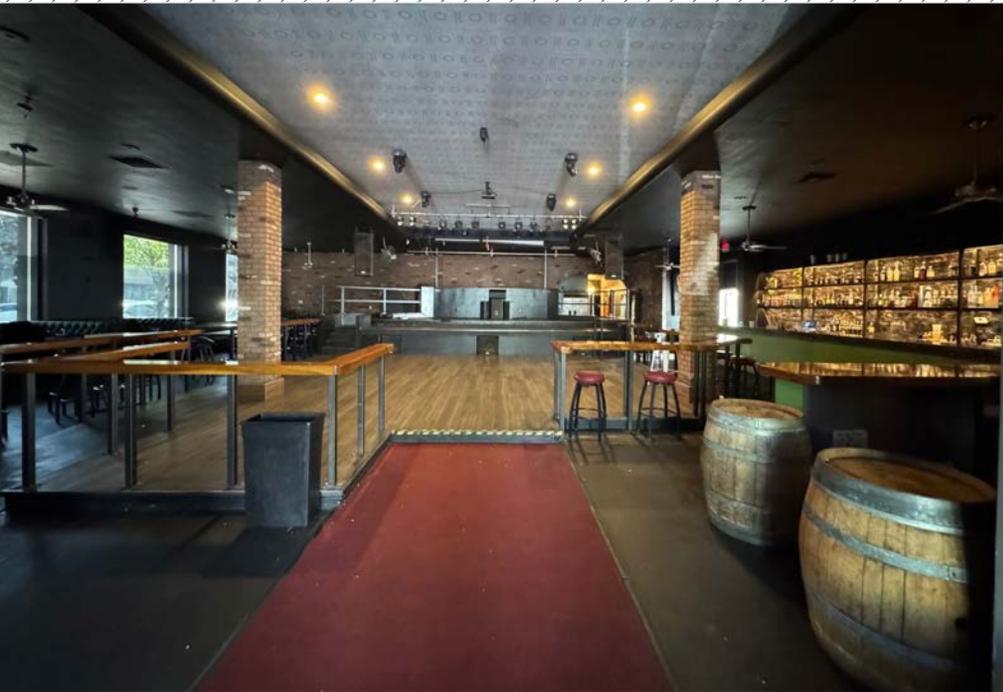
101-111 W. MAIN STREET
VISALIA, CA

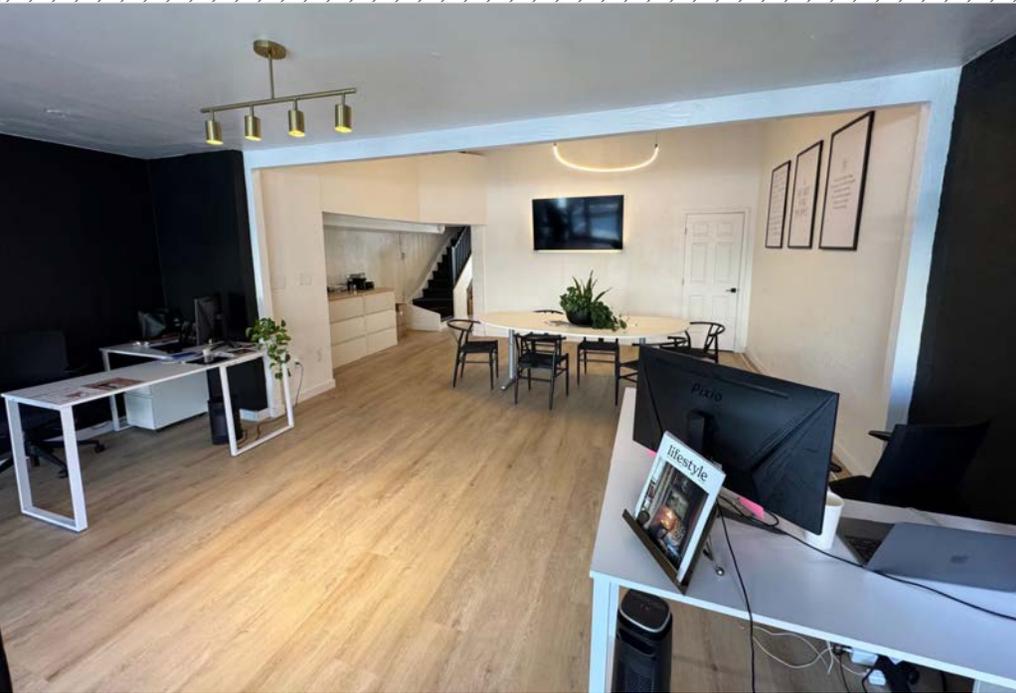
PROPERTY
PHOTOS



101-111 W. MAIN STREET
VISALIA, CA

INTERIOR
PHOTOS

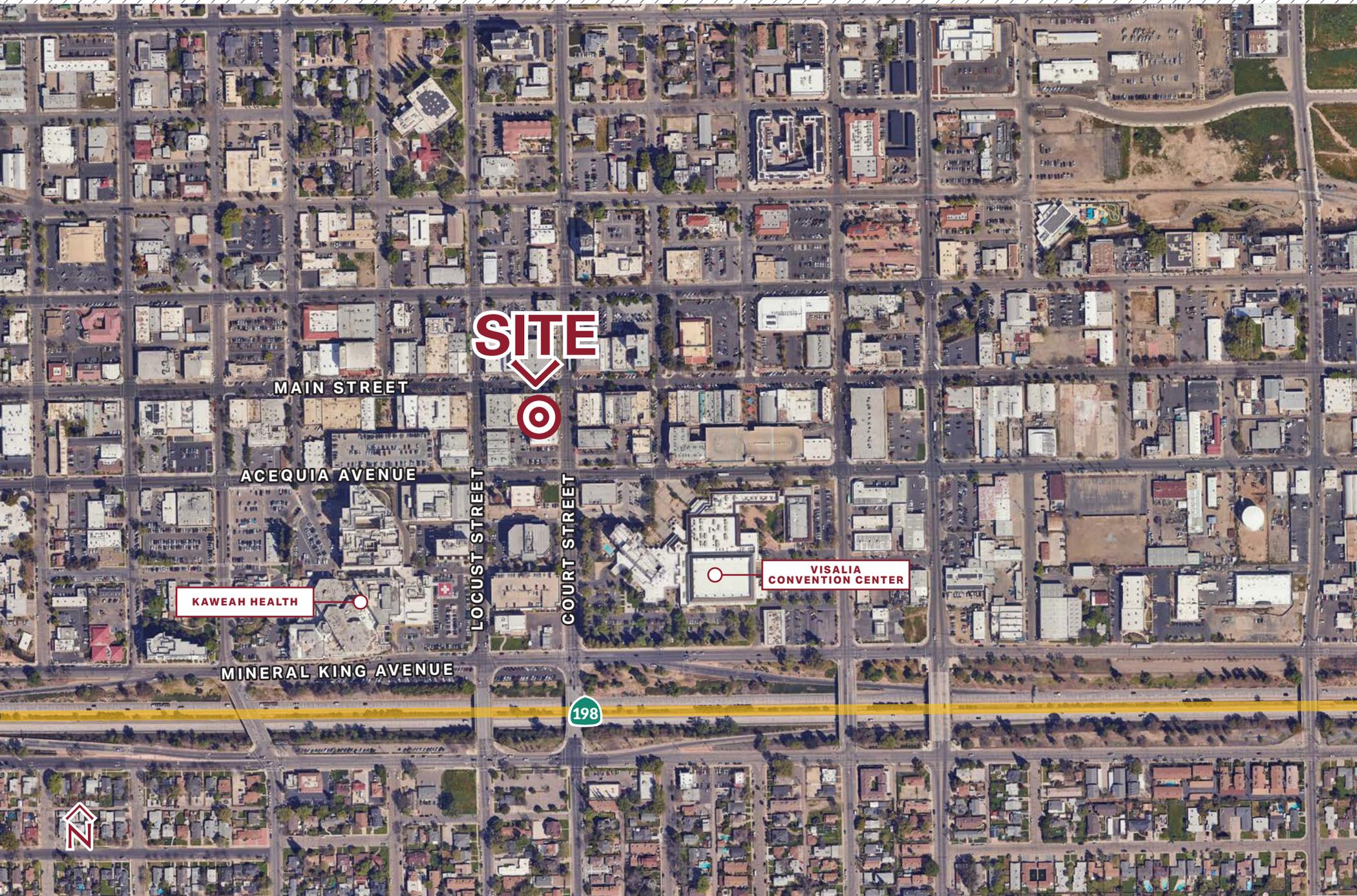






101-111 W. MAIN STREET
VISALIA, CA

LOCATION
MAP



SITE



MAIN STREET

ACEQUIA AVENUE

KAWEAH HEALTH

VISALIA
CONVENTION CENTER

MINERAL KING AVENUE

LOCUST STREET

COURT STREET

198





For information, please contact:

MARTIN ZEEB
SENIOR VICE PRESIDENT
t 559-625-2128
zeeb@aol.com
CA RE Lic. #00847045



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.