

AVAILABLE FOR SALE
14,244± SF INVESTMENT OPPORTUNITY

101-111 W. MAIN STREET

VISALIA, CALIFORNIA

For information, please contact:

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ZEEB
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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

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		

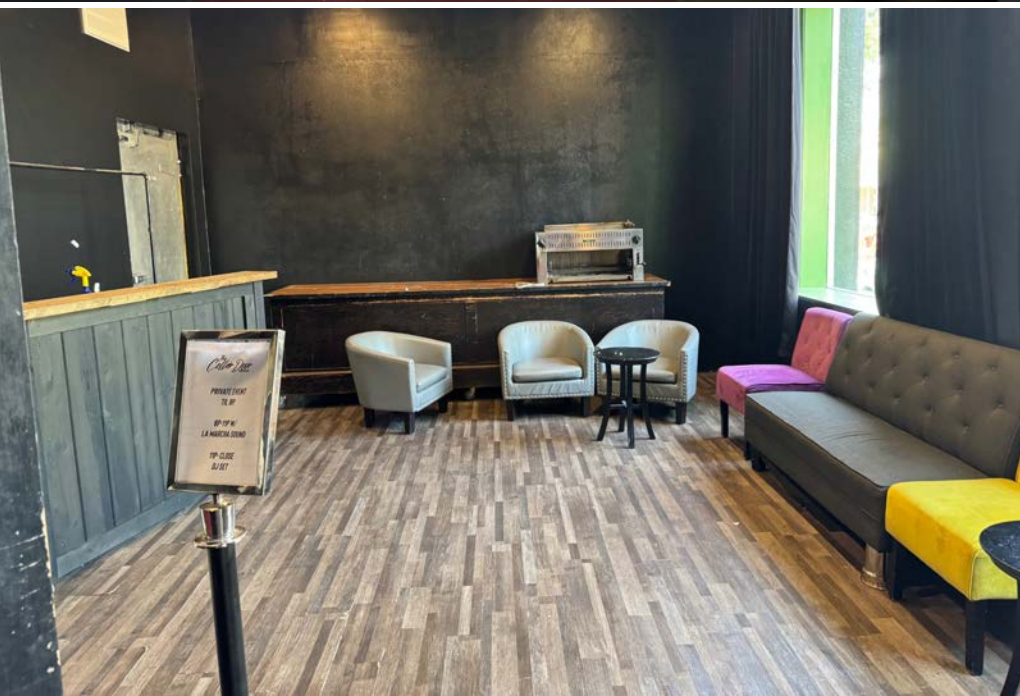
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VISALIA, CA

PROPERTY
PHOTOS



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

INTERIOR
PHOTOS



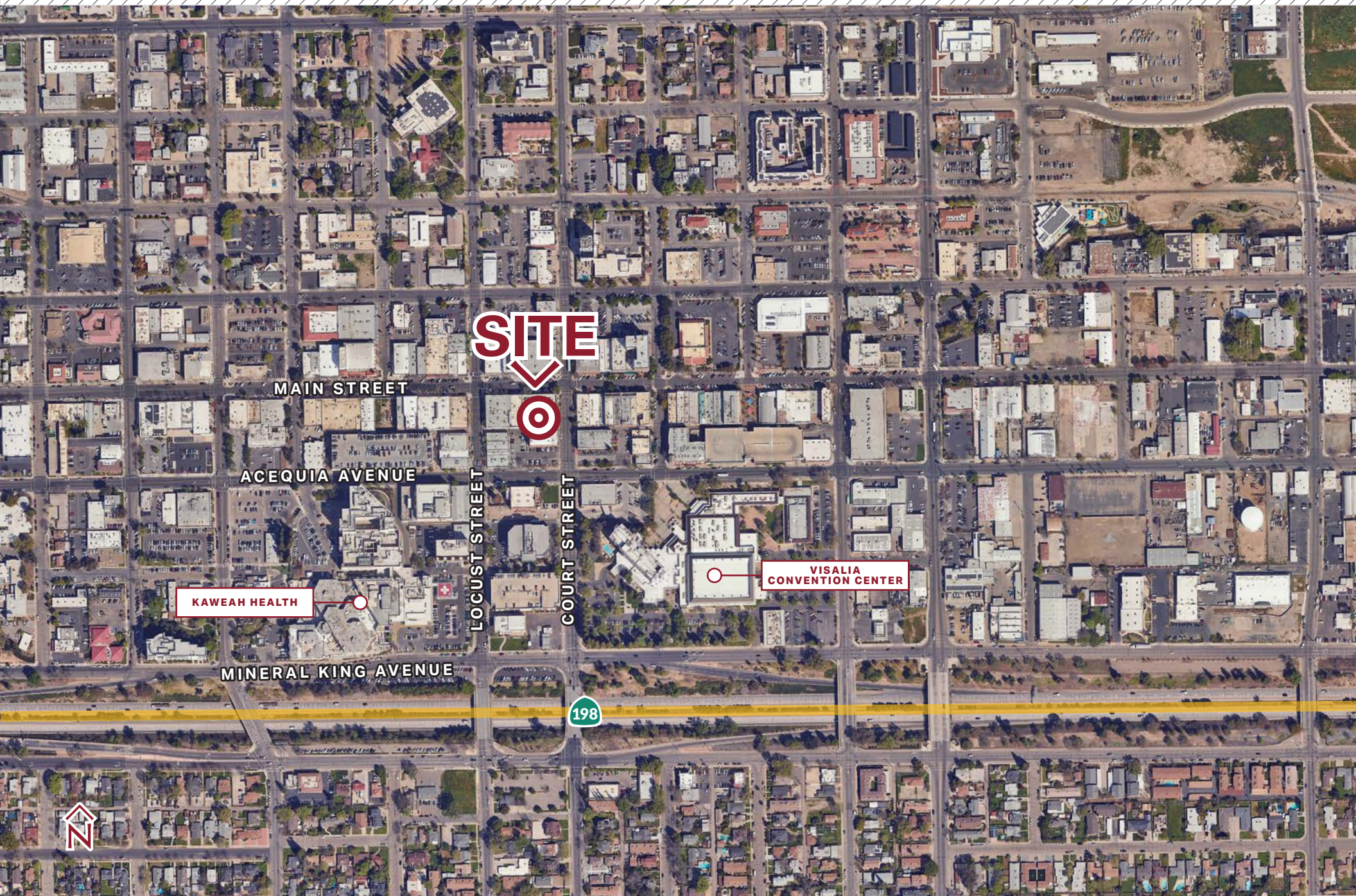
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 **101-111 W. MAIN STREET**
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LOCATION
MAP





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