

AVAILABLE FOR SALE  
OFFICE BUILDING

2378-2380 W. WHITENDALE AVENUE  
VISALIA, CA

PRICE REDUCTION!



For information, please contact:

**MARC GRIFFITHS**  
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**ZEEB**  
PEARSON COMMERCIAL

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2378-2380 WHITENDALE AVENUE  
VISALIA, CA

PROPERTY  
INFORMATION

<b>Available Space:</b>	5,464± SF
<b>Suite 2378:</b>	2,802± SF
<b>Suite 2380:</b>	2,662± SF
<b>Property Type:</b>	Office Building
<b>Year Built:</b>	1986
<b>Zoning:</b>	C-MU ( <i>Commercial Mixed Use</i> )
<b>APN:</b>	121-240-060 & 063 ( <i>Tulare County</i> )
<b>PARKING:</b>	On site
<b>CAP RATE:</b>	6.69%

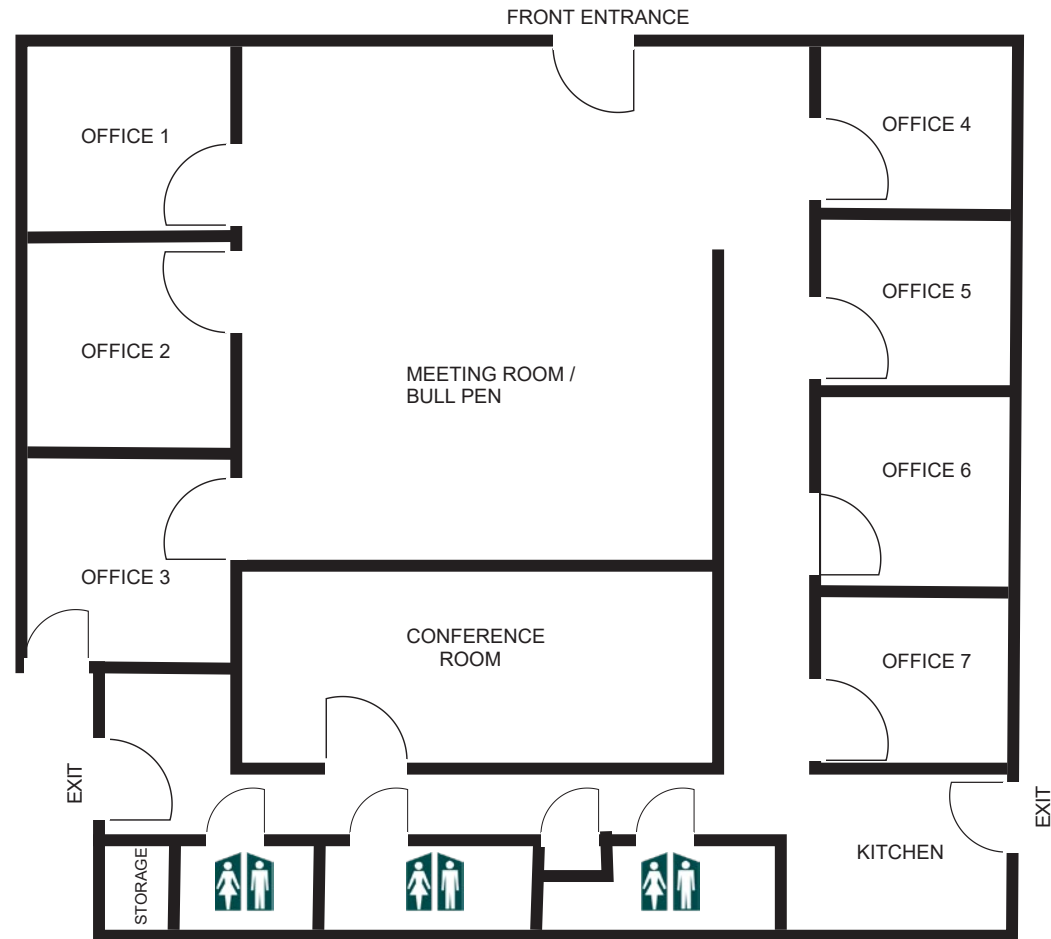
**PROPERTY DESCRIPTION**

Investment Office building for sale. Located in the heart of Visalia, just west of Mooney Boulevard. The building is comprised of two suites with the ability to combine. Updated luxury vinyl flooring throughout both suites and new HVAC systems installed in 2023 and 2024.

**LOCATION DESCRIPTION**

Great office space located on Whitendale just west of Mooney Boulevard.

*Call Marc Griffiths for details or to schedule a showing.*



**2378 - COUNSELING**



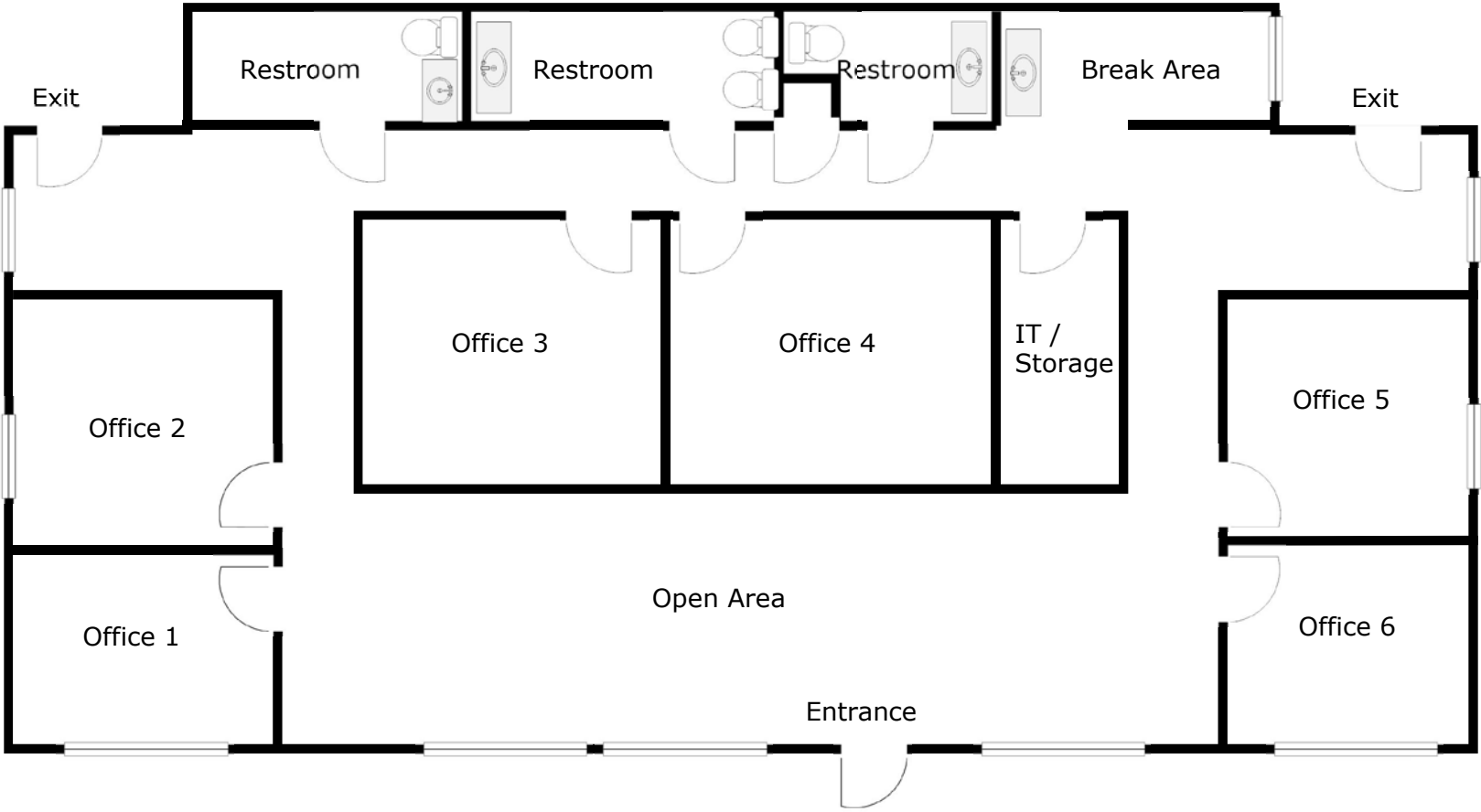
**\$850,000**  
ASKING PRICE

**\$155**  
PER SQUARE FOOT



**2378 - 2380 WHITENDALE AVENUE**  
VISALIA, CA

**FLOOR**  
**PLAN**



**2380 - WRIGHT TREE SERVICE OF THE WEST**



Tenant	Address	Square Foot	Monthly Rent	Price/SF	Annual	Commencement	Expiration	Annual Increase	Security Deposit
Counseling Office	2378 W Whitendale Ave	2,802± SF	\$3,200	\$1.14	\$38,400	11/01/2025	10/31/2027		\$3,200
Wright Tree Service	2380 W Whitendale Ave	2,662± SF	\$3,200	\$1.20	\$38,400	07/01/2025	6/30/2027	-	\$3,200
Rental Income		5,464± SF	\$6,400		\$76,800				\$6,400
Gross Income			\$6,400/month		\$76,800 annually				

Expense	Annual Price
Annual Property Tax	(\$9,350.00) based on 1.1% of asking price
Property Insurance	(\$3,380.00)
Maintenance/Repairs	(\$5,000.00)
Utilities	(\$2,200.00)
Landscaping	\$1,560.00 reimbursed by tenants
Total Estimated Expenses	(\$19,930.00)
Gross Income	\$76,800.00
Estimated Net Operating Income	\$56,870.00
CAP Rate	6.69%





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AERIAL  
MAP





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