

AVAILABLE FOR SALE
OFFICE BUILDING

2378-2380 W. WHITENDALE AVENUE
VISALIA, CA

PRICE REDUCTION!



For information, please contact:

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ZEEB
PEARSON COMMERCIAL

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

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2378-2380 WHITENDALE AVENUE
VISALIA, CA

**PROPERTY
INFORMATION**

Available Space:	5,464± SF
Suite 2378:	2,802± SF
Suite 2380:	2,662± SF
Property Type:	Office Building
Year Built:	1986
Zoning:	C-MU (<i>Commercial Mixed Use</i>)
APN:	121-240-060 & 063 (<i>Tulare County</i>)
PARKING:	On site
CAP RATE:	6.5%

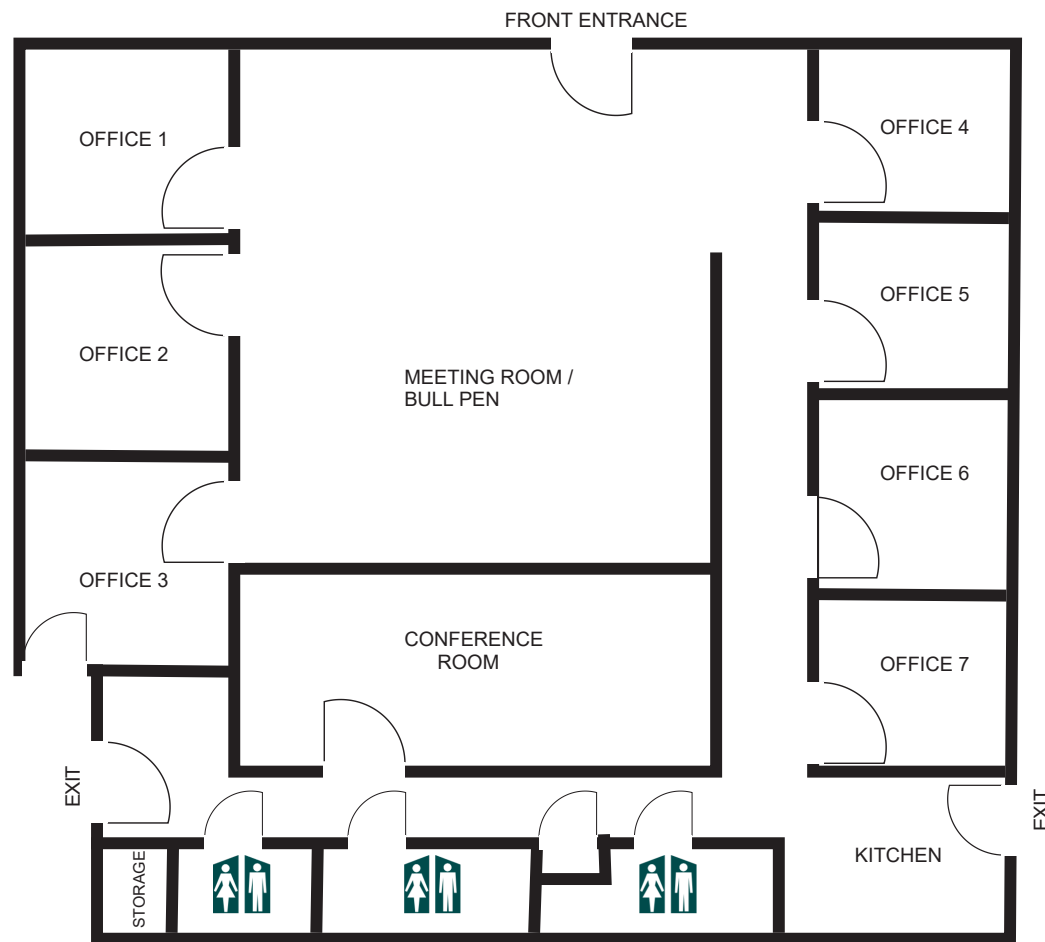
PROPERTY DESCRIPTION

Owner/User or 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. This property is ideal for an owner-user looking for additional income.

LOCATION DESCRIPTION

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

Call Marc Griffiths for details or to schedule a showing.



2378 - VACANT



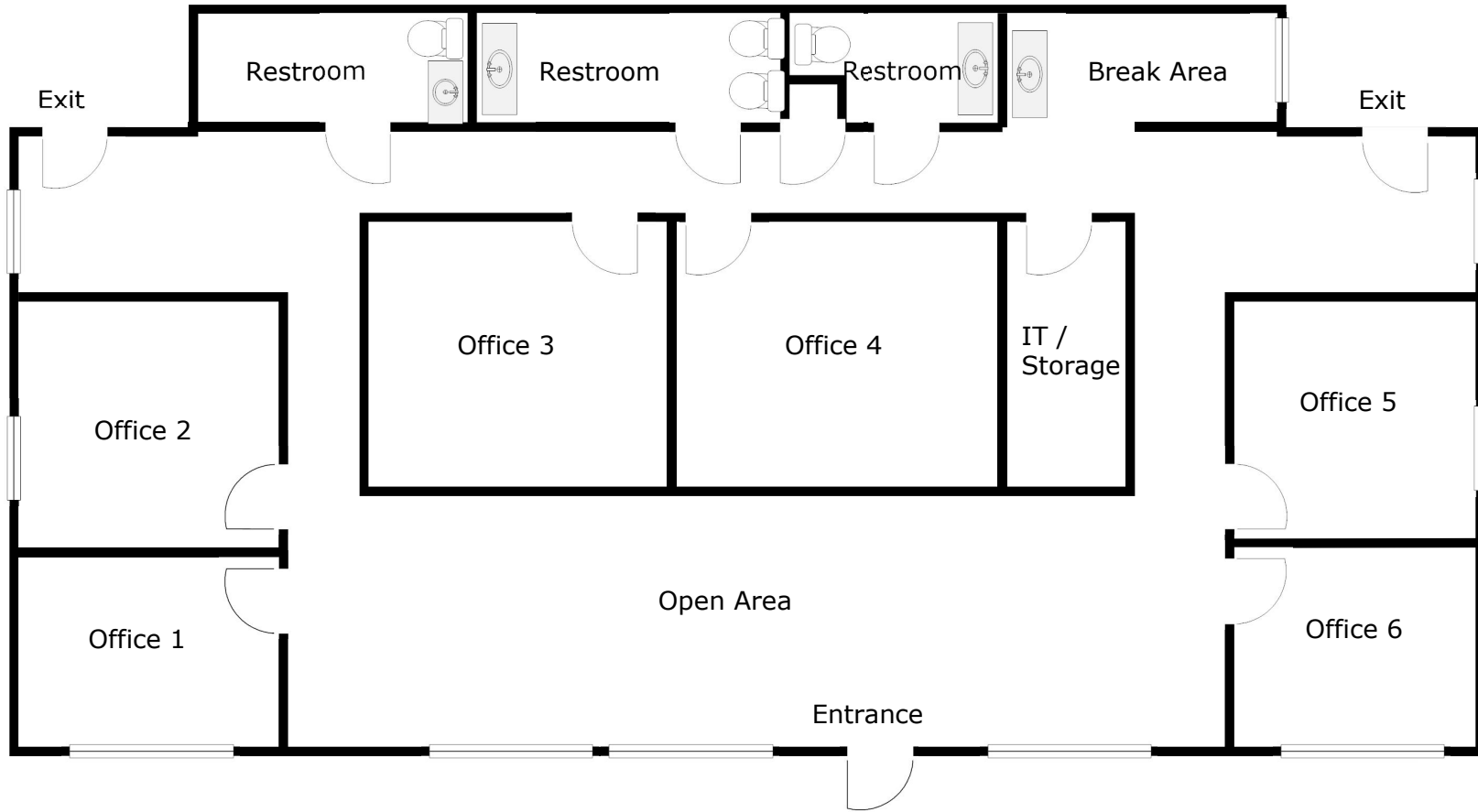
\$850,000
ASKING PRICE

\$155
PER SQUARE FOOT



2378 - 2380 WHITENDALE AVENUE
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FLOOR
PLAN



2380 - WRIGHT TREE SERVICE OF THE WEST

2378 - 2380 WHITENDALE AVENUE
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PROPERTY
PROFORMA

TENANT	ADDRESS	SQUARE FOOT	MONTHLY RENT	PRICE/SF	ANNUAL	COMMENCEMENT	EXPIRATION	ANNUAL INCREASE	SECURITY DEPOSIT
<i>Vacant</i>	2378 W Whitendale Ave	2,802± SF	*\$3,400	*\$1.21	*\$40,800	<i>(*Proforma Rent)</i>			\$3,200
Wright Tree Service	2380 W Whitendale Ave	2,662± SF	\$3,200	\$1.20	\$38,400	7/1/2025	6/30/2027	-	\$3,200
Rental Income		5,464± SF	\$6,600		\$79,200				\$6,400
Gross Income			\$6,600/month		\$79,200 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	\$79,200.00
Estimated Net Operating Income	\$59,270.00
CAP Rate	7%



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AERIAL
MAP



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