

AVAILABLE FOR SALE
CLASS A OFFICE DEVELOPMENT | TUSCAN PLAZA

EAST CALDWELL AVENUE

VISALIA, CA



For information, please contact:

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PEARSON COMMERCIAL

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EAST CALDWELL AVENUE VISALIA, CA

PROPERTY INFORMATION

PROPERTY / LOCATION DESCRIPTION

First time ever, this Class A office development is on the market. One of Visalia's premier office developments with 11 office pads remaining, 2 suites under construction and 3 leased suites bringing in \$15,500 per month. All onsite improvements completed, this project presents unprecedented upside to the right developer.

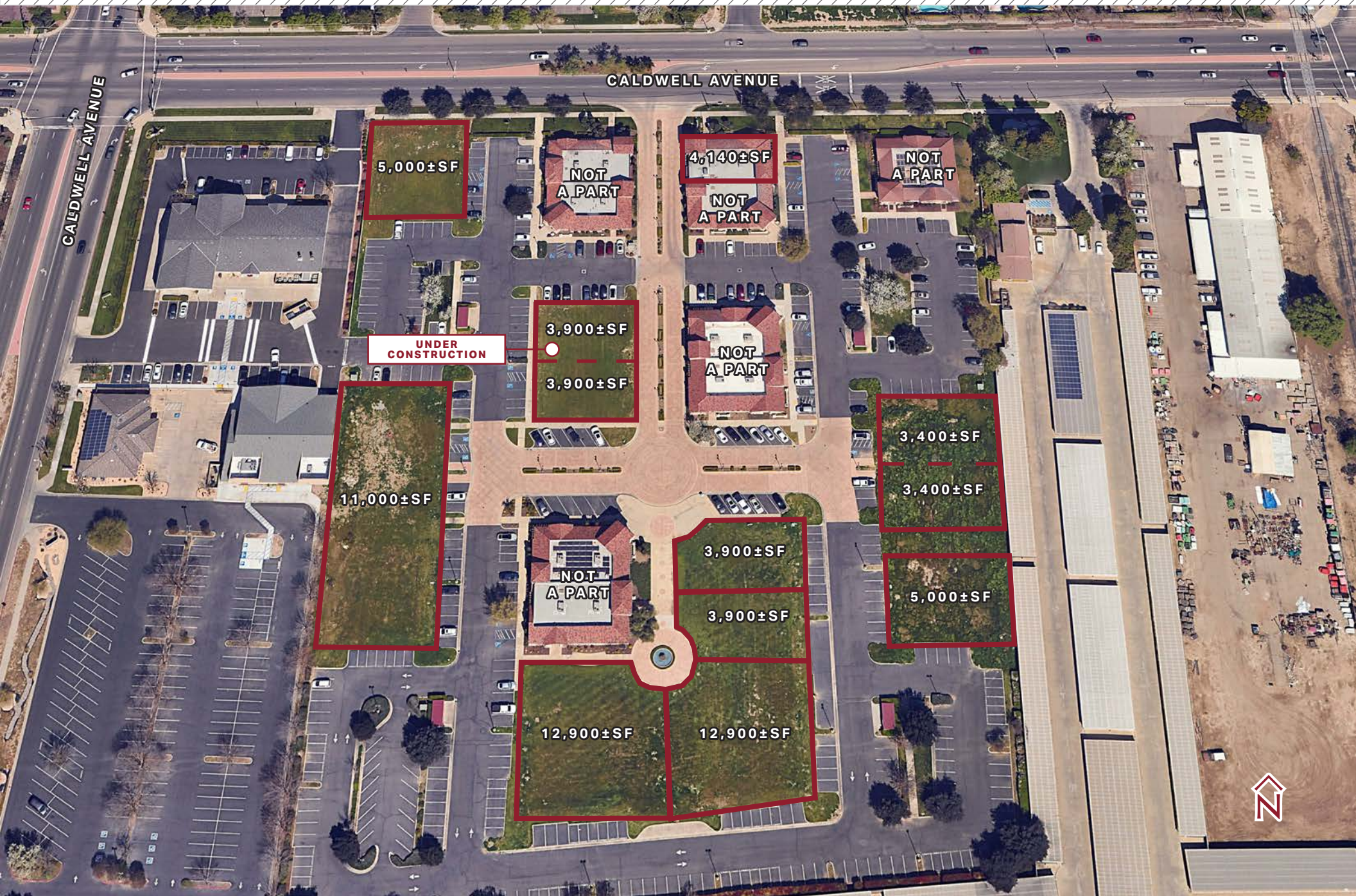
From stamped concrete drives, showcase fountain and all classic street lights, trash enclosures and onsite/offsite improvements in. Visalia's Tuscan Plaza is "shovel ready" for office or potential medical development. Plans exist for 3,400, 3,900, 5,000, 6,800, 7,800, 13,000 and 25,000± SF buildings. With Visalia's expanding office market, Tuscan Plaza has the flexibility to meet any office need.

Contact Broker for more information.

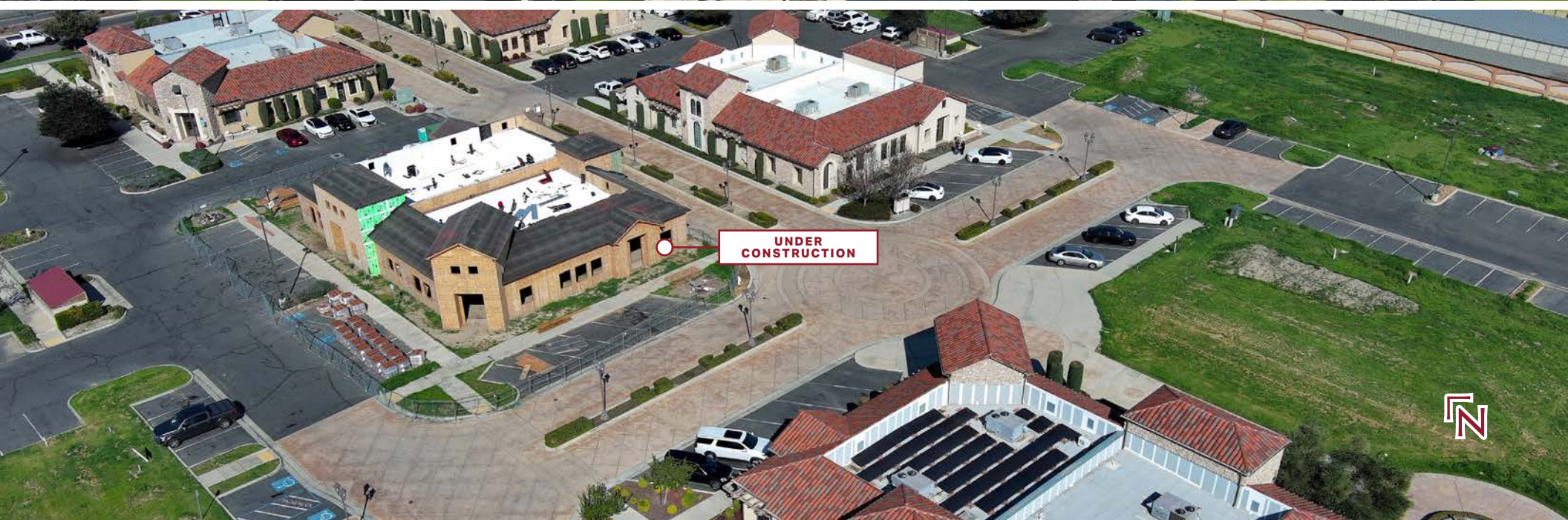
Property Type: Office development
Zoning: C-MU (*Commercial Mixed Use*)



\$7,499,995
ASKING PRICE





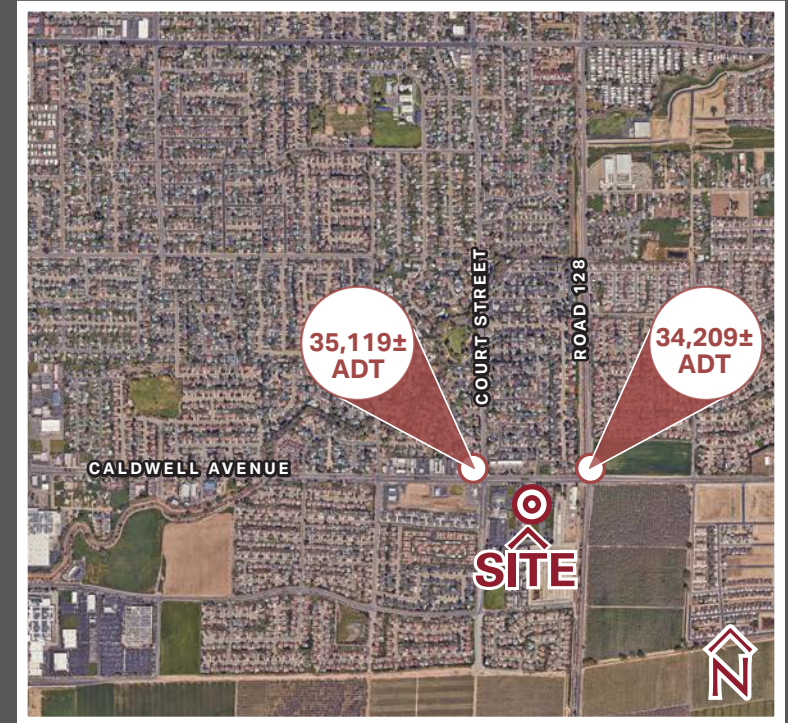


EAST CALDWELL AVENUE

VISALIA, CA

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2030 Projection	10,781	70,016	160,602
	2025 Estimate	10,273	69,324	157,586
	Growth 2025-2030	4.94%	1.00%	1.91%
	Growth 2020-2025	13.74%	4.33%	4.95%
	Growth 2010-2020	23.45%	2.74%	10.92%
HOUSEHOLD	2030 Projection	3,737	24,343	52,202
	2025 Estimate	3,579	24,054	51,238
	Growth 2025-2030	4.41%	1.20%	1.88%
	Growth 2020-2025	12.95%	5.07%	5.05%
	Growth 2010-2020	15.92%	1.62%	9.33%
	2025 Est. Average HH Income	\$119,374	\$97,304	\$102,859

Source: Claritas 2025



TRAFFIC COUNTS

(Within a One Mile Radius)

34,209± ADT

Caldwell Avenue at Road 128

35,119± ADT

Caldwell Avenue at Court Street

Source: Kalibrate TrafficMetrix 2025





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