

AVAILABLE FOR SALE
CLASS A OFFICE DEVELOPMENT | EAST CALDWELL AVENUE

TUSCAN PLAZA

ENTIRE REMAINING PROJECT
VISALIA, CA



For information, please contact:

MARTY 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.

205-329 E. CALDWELL AVENUE
VISALIA, CA

PROPERTY
INFORMATION

PROPERTY 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.

Stamped concrete drives, showcase fountain and all classic street lights, trash enclosures and onsite/offsite improvements in Visalia's Tuscan Plaza. "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*)

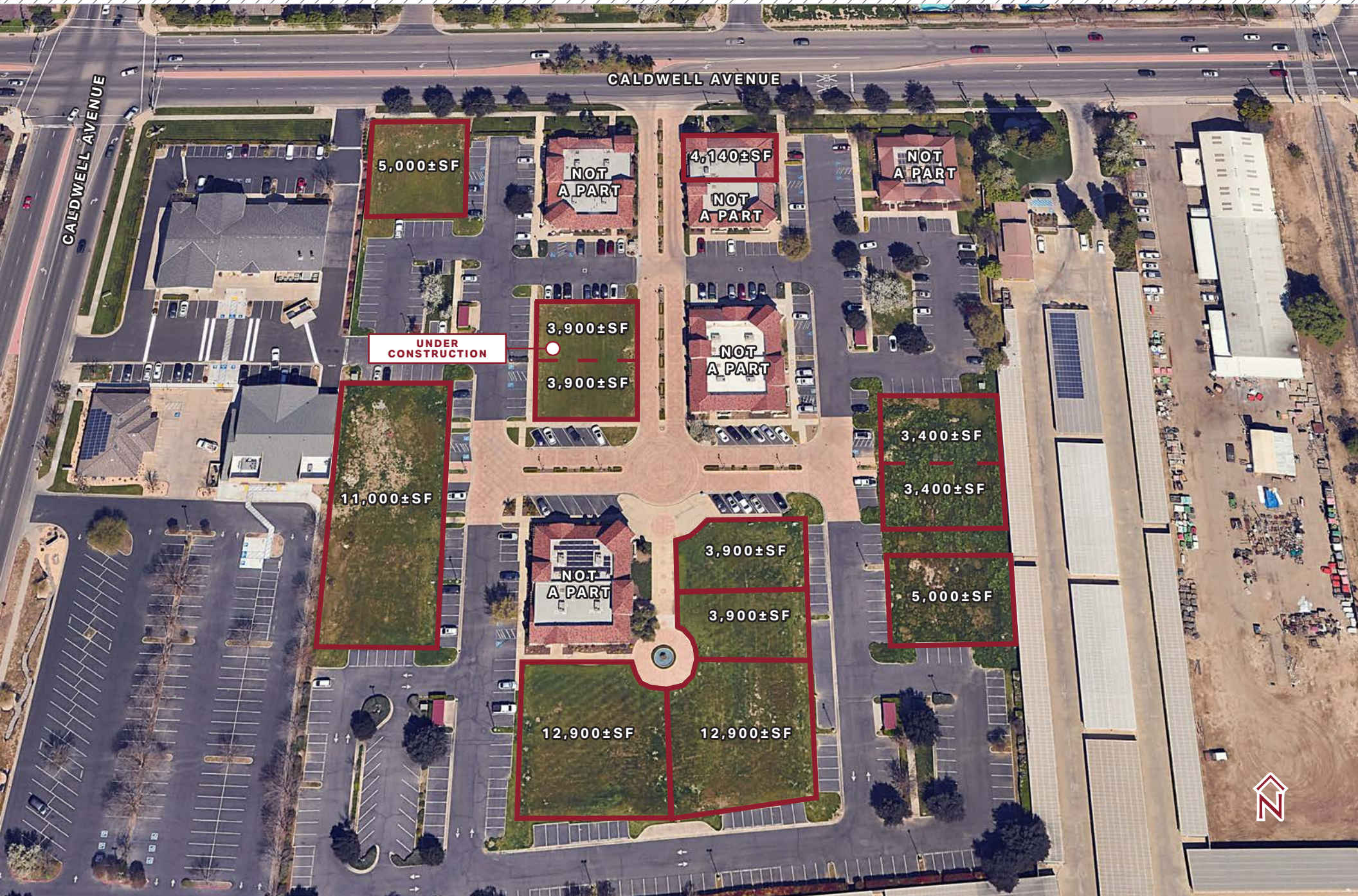


\$5,971,000

ASKING PRICE

205-329 E. CALDWELL AVENUE
VISALIA, CA

SITE
MAP



5,000±SF

NOT
A PART

4,140±SF

NOT
A PART

NOT
A PART

UNDER
CONSTRUCTION

3,900±SF

3,900±SF

NOT
A PART

11,000±SF

3,400±SF

3,400±SF

NOT
A PART

3,900±SF

3,900±SF

5,000±SF

12,900±SF

12,900±SF



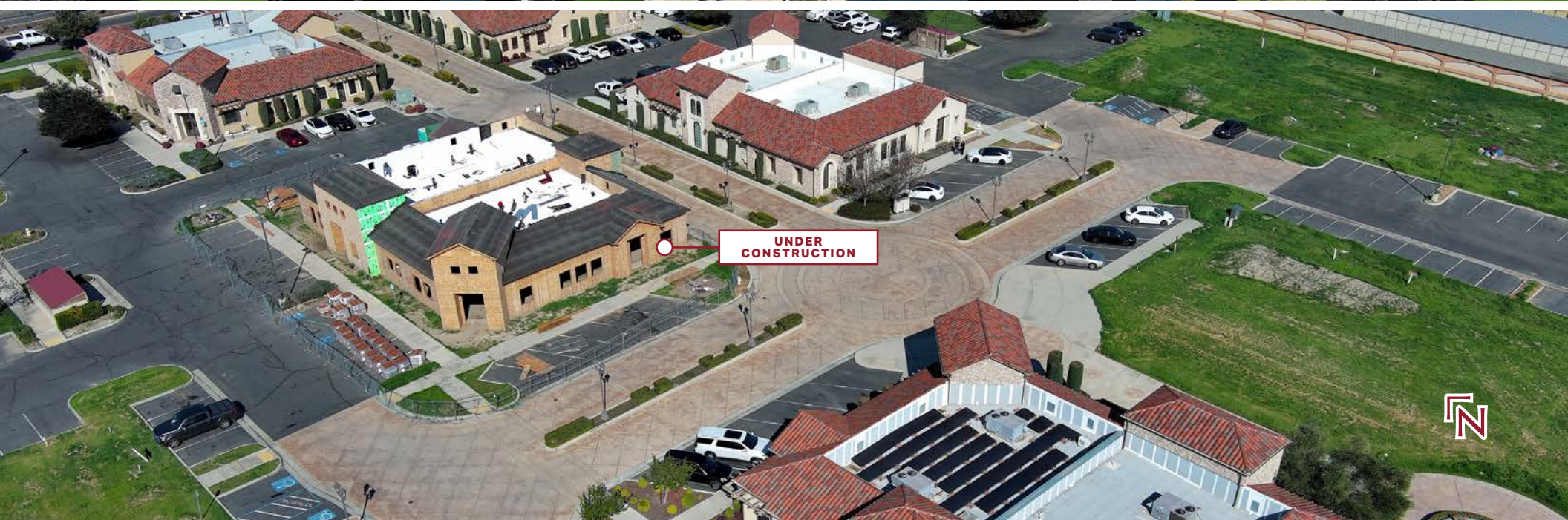
205-329 E. CALDWELL AVENUE
VISALIA, CA

EXTERIOR
PHOTOS



205-329 E. CALDWELL AVENUE
VISALIA, CA

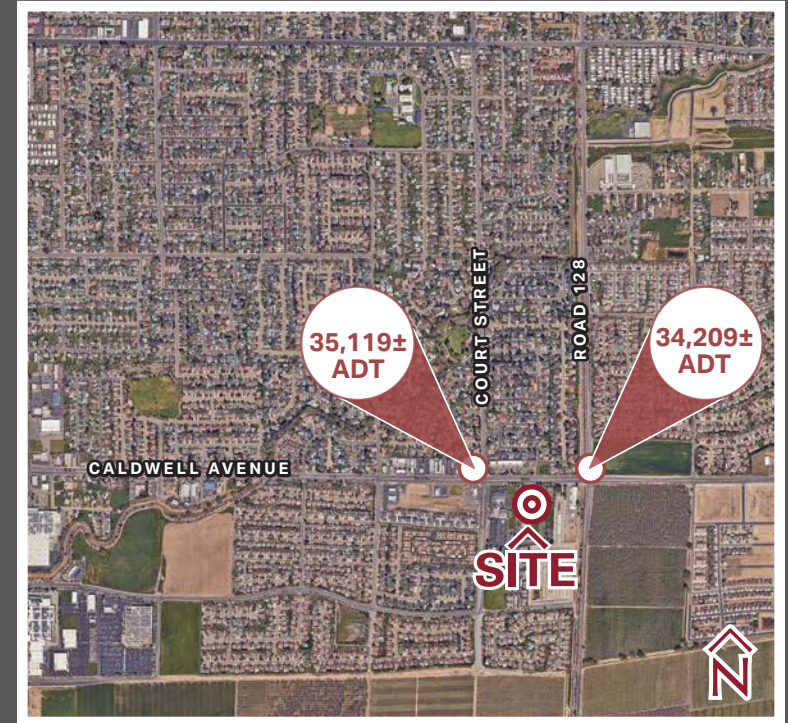
PROPERTY
PHOTOS



205-329 E. CALDWELL AVENUE
VISALIA, CA

	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

 **205-329 E. CALDWELL AVENUE**
VISALIA, CA

LOCATION
MAP



SITE


MOONEY BOULEVARD

CALDWELL AVENUE

SANTA FE STREET





For information, please contact:

MARTY 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.