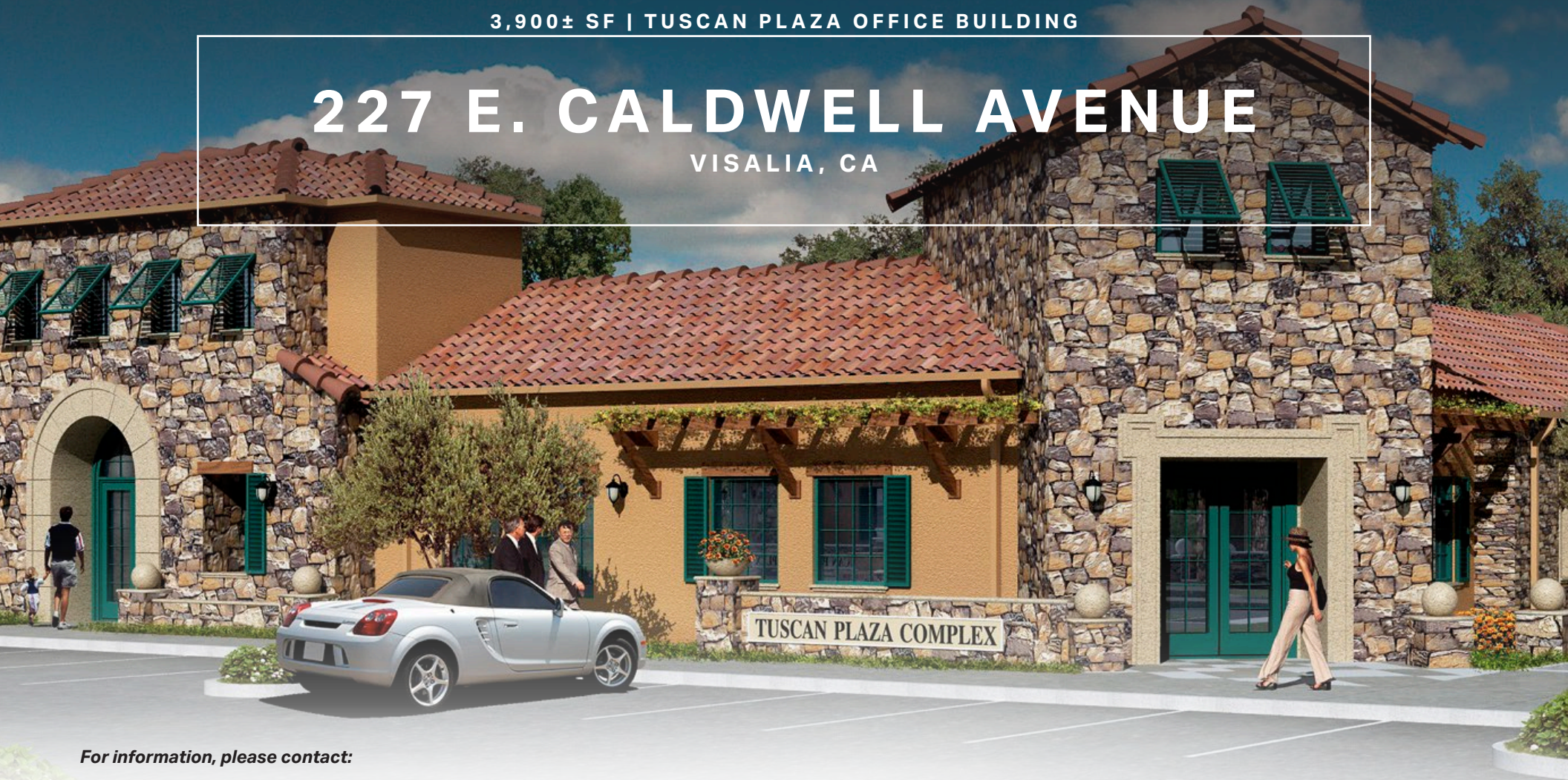


AVAILABLE FOR SALE OR FOR LEASE
3,900± SF | TUSCAN PLAZA OFFICE BUILDING

227 E. CALDWELL AVENUE
VISALIA, CA



For information, please contact:

MARTY ZEEB
SENIOR VICE PRESIDENT
t 559-625-2128
zeeb@aol.com
CA RE Lic. #00847045

ZEEB
PEARSON COMMERCIAL

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OFFICE: 3447 S. Demaree St., Visalia, CA 93277, t 559-625-2128

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227 E. CALDWELL AVENUE
VISALIA, CA

PROPERTY
INFORMATION

Available Space: 3,900± SF
Cross Street: Santa Fe Street
Property Type: Office Building
Zoning: C-MU (*Commercial Mixed-Use*)
APN: 123-450-020 (*Tulare County*)

PROPERTY DESCRIPTION

Newly constructed office building with approximately 3,900± SF of cold shell space remaining. 227 E. Caldwell at \$1.85/SF NNN, plus tenant improvement buildouts.

Build-to-suit options available – customize your space to fit your needs. Medical use permitted.

Come explore the many beautiful options this property has to offer. Plans available on request.

LOCATION DESCRIPTION

227 East Caldwell Avenue within Tuscan Plaza.

Call for details or to schedule a showing.



\$1.85*/SF / NNN
PER MONTH / LEASE RATE

* Cold Shell

\$255 / SF
SALE PRICE

* Cold Shell

227 E. CALDWELL AVENUE
VISALIA, CA

SITE
MAP



227 E. CALDWELL AVENUE
VISALIA, CA

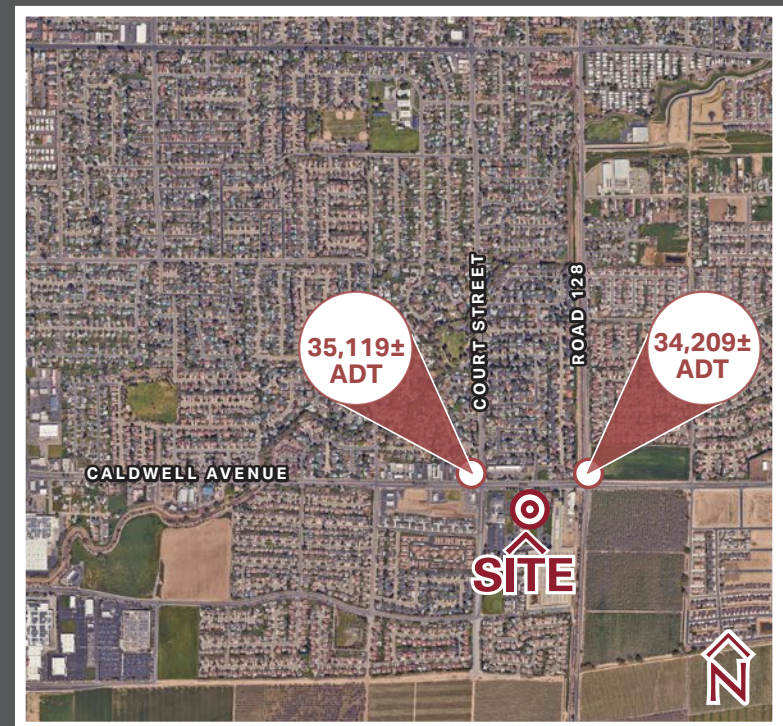
PROPERTY
PHOTOS



227 E. 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

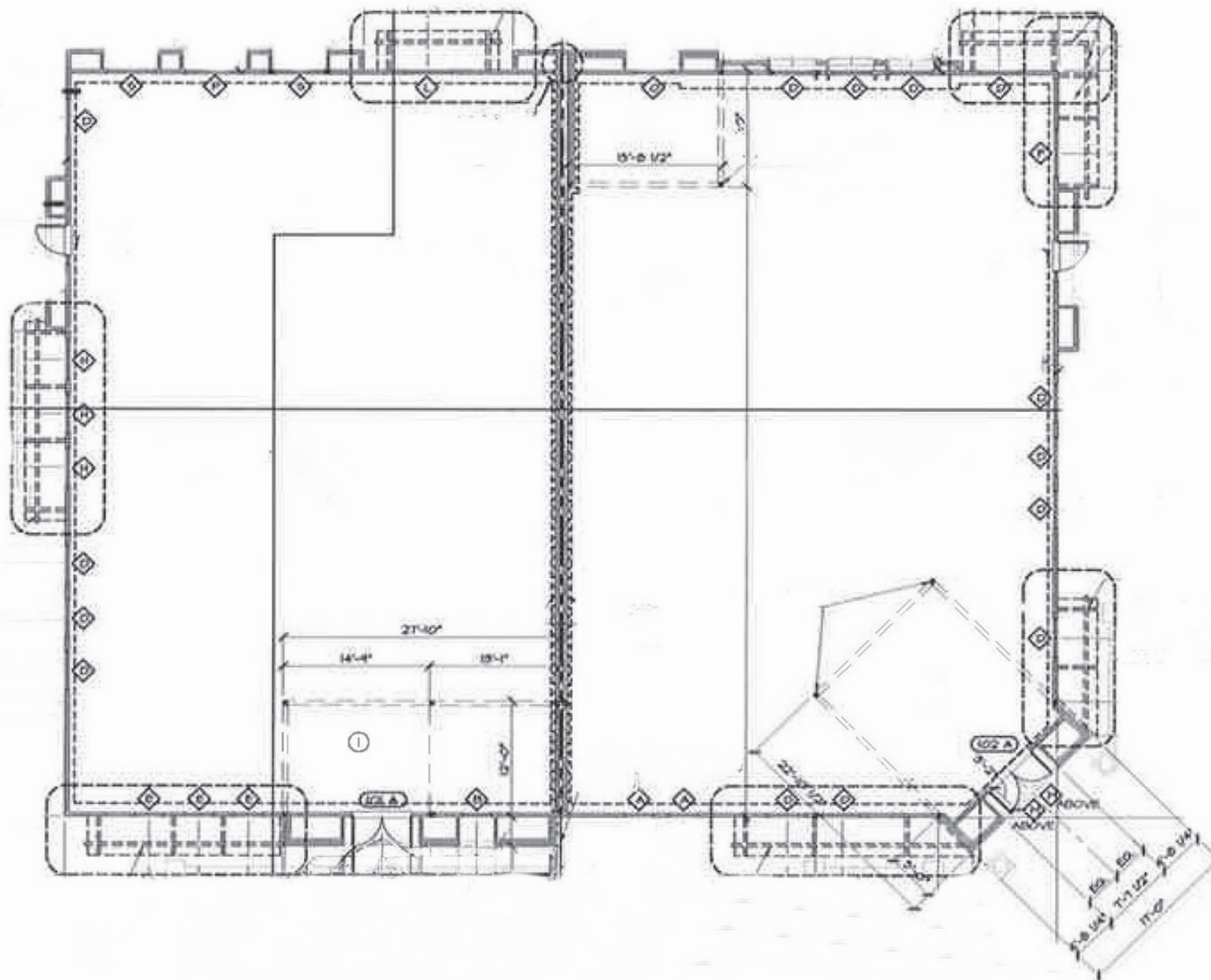
35,119± ADT

Caldwell Avenue at Court Street

Source: Kalibrate TrafficMetrix 2025

VISALIA, CA

SITE





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