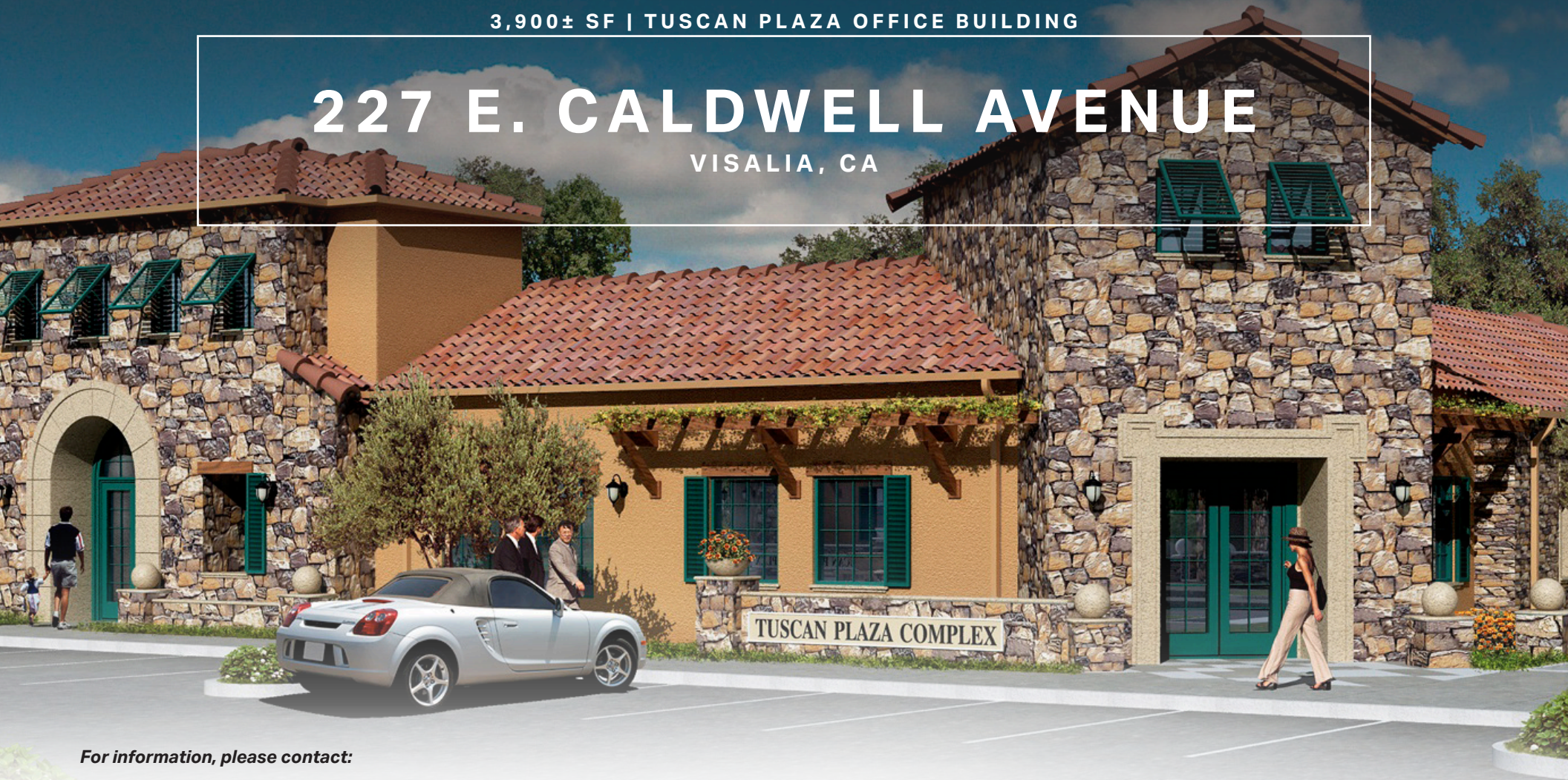


AVAILABLE FOR SALE OR FOR LEASE
3,900± SF | TUSCAN PLAZA OFFICE BUILDING

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

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.

227 E. CALDWELL AVENUE, SUITE B
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. *Contact agent for sales price.*

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.



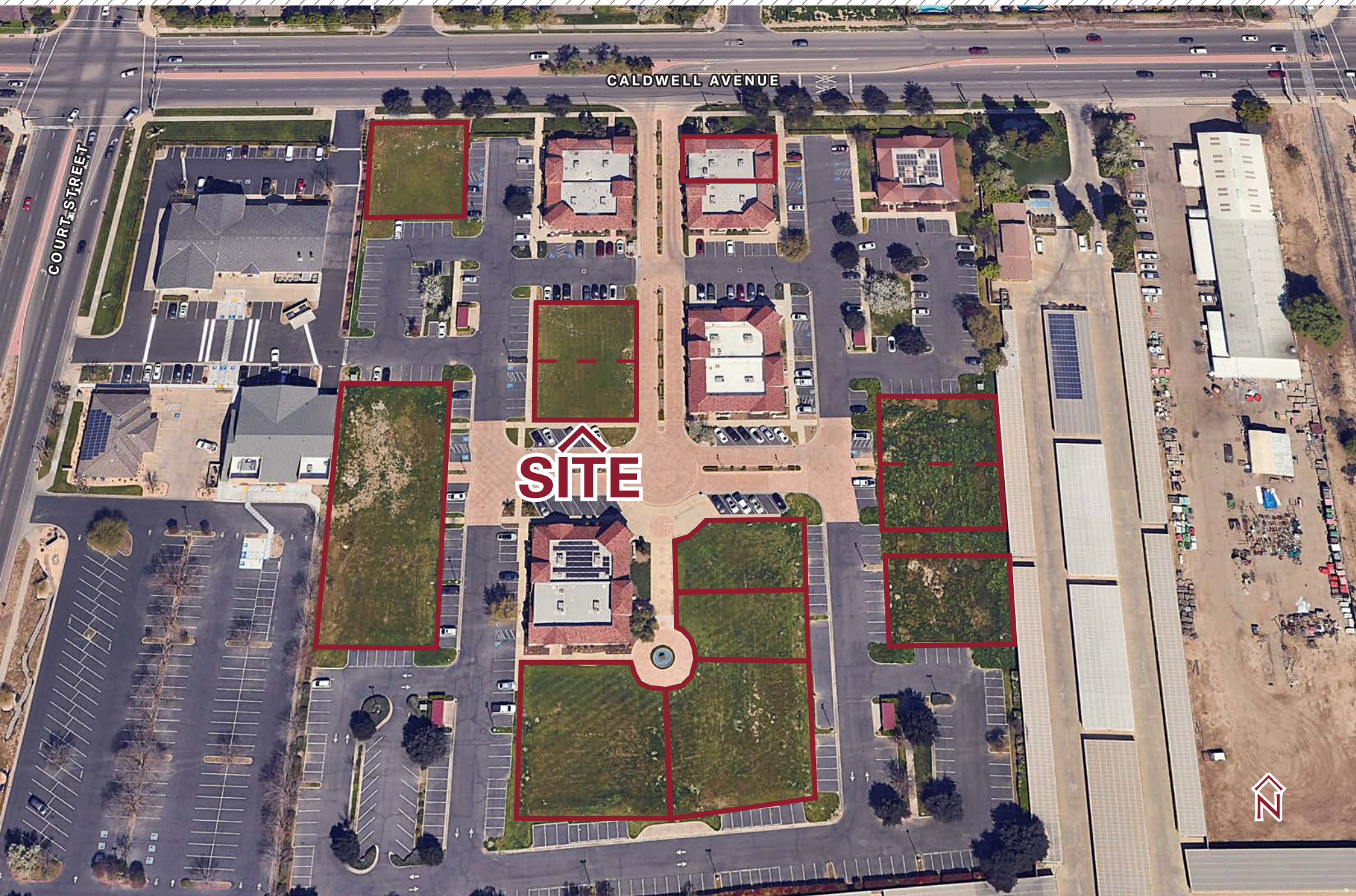
\$1.85*/SF
PER MONTH

* Cold Shell

NNN
LEASE RATE

227 E. CALDWELL AVENUE, SUITE B
VISALIA, CA

SITE
MAP



227 E. CALDWELL AVENUE, SUITE B
VISALIA, CA

PROPERTY
PHOTOS



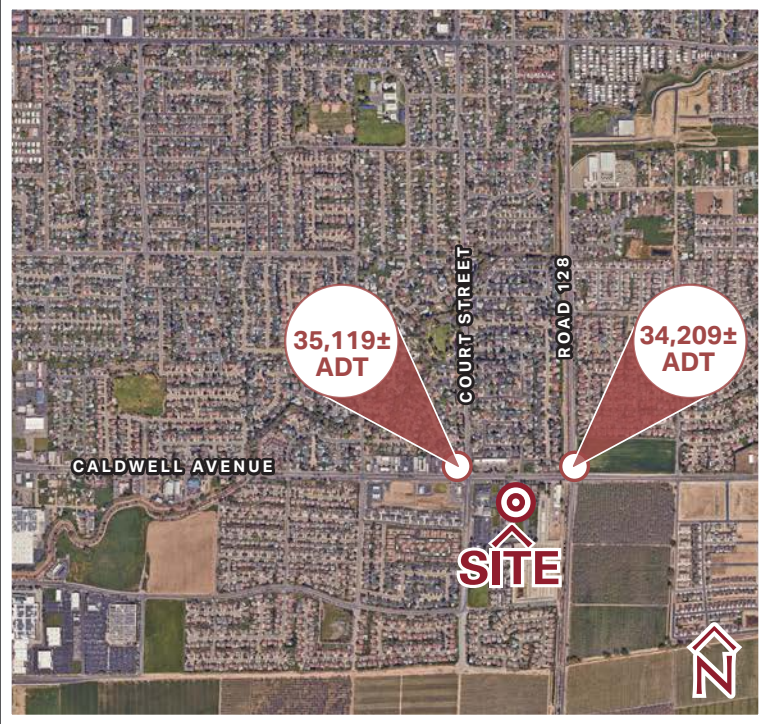
227 E. CALDWELL AVENUE, SUITE B
VISALIA, CA

POPULATION

HOUSEHOLD

| DEMOGRAPHICS | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|-----------------------------|---------------|---------------|---------------|
| 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% |
| 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

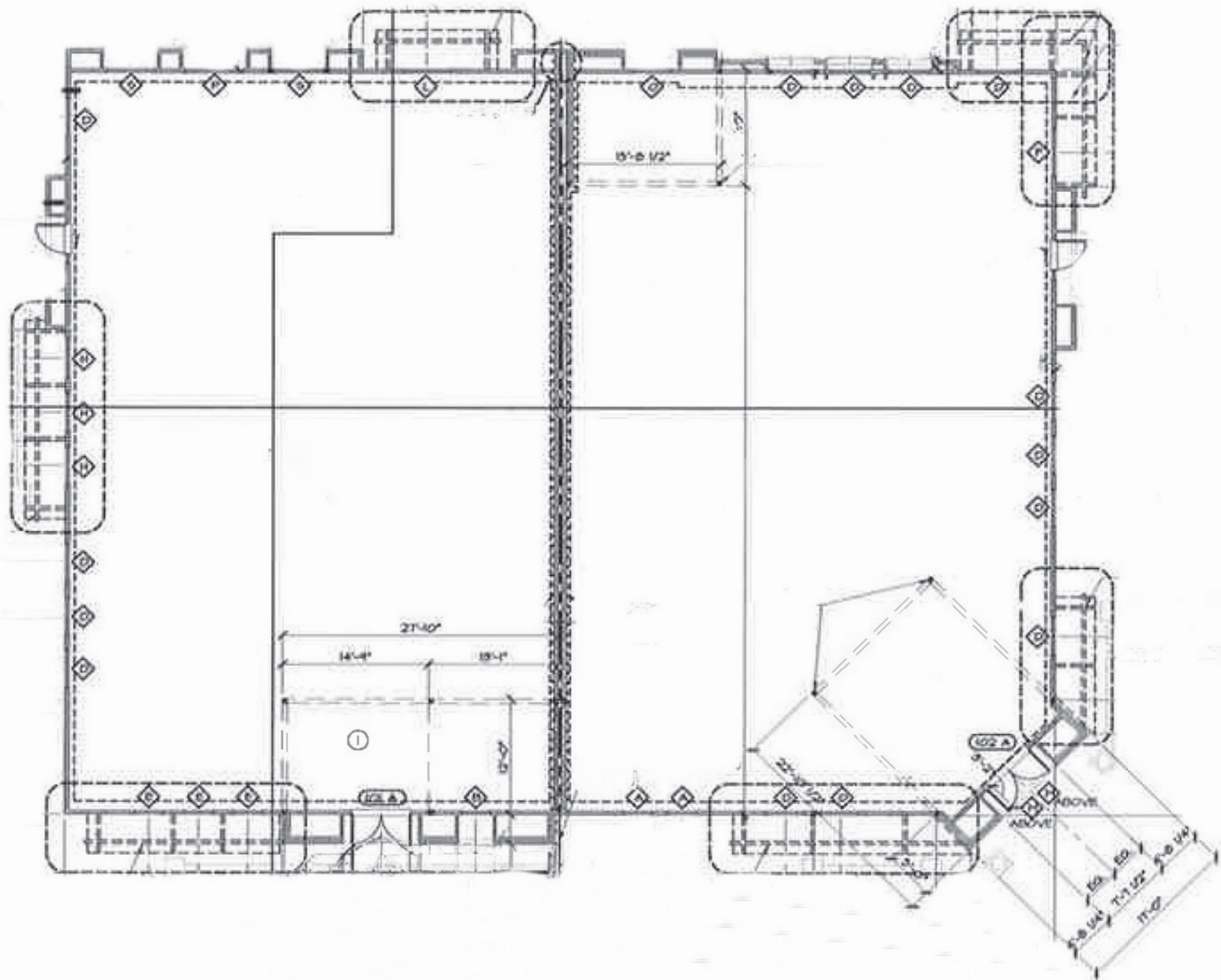
Caldwell Avenue at Court Street

Source: Kalibrate TrafficMetrix 2025



227 E. CALDWELL AVENUE, SUITE B
VISALIA, CA

BUILDING
PLAN





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.