

AVAILABLE FOR LEASE  
1,300± SF RETAIL SPACE

5127 W. GOSHEN AVENUE  
VISALIA, CA

YOUR SIGN HERE

For information, please contact:

**MARTIN ZEEB, SIOR**  
SENIOR VICE PRESIDENT  
t 559-625-2128  
zeeb@aol.com  
CA RE Lic. #00847045

**JOHN AKERS**  
SENIOR ASSOCIATE  
t 559-625-2128  
john@zeebre.com  
CA RE Lic. #00871521

**ZEEB**  
PEARSON COMMERCIAL

*Independently Owned and Operated* | Corporate License #00020875 | [zeebre.com](http://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.



5127 W. GOSHEN AVENUE  
VISALIA, CA

## PROPERTY INFORMATION



<b>Available Space:</b>	1,300± SF
<b>Cross Street:</b>	Akers Street
<b>Property Type:</b>	Retail space
<b>Year Built:</b>	2003
<b>Zoning:</b>	CN ( <i>Neighborhood Commercial</i> )
<b>APN:</b>	085-040-088 ( <i>Tulare County</i> )
<b>Parking:</b>	On-site

### PROPERTY DESCRIPTION

Located in Visalia's exclusive Key West Shopping Center, which is anchored by Save Mart Supermarket.

The center also has a Starbucks, a 76 Station, Chase Bank, McDonald's, Deli-Delicious, Me N Ed's, Baskin Robbins, and a lengthy list of fine quality retailers and eateries. Former cookie shop/bakery next door to Baskin Robbins.

This 1,300± SF space is completely equipped with bakery equipment that can be purchased to create the perfect turn-key business.

### LOCATION DESCRIPTION

Great retail space for lease located in the Key West shopping center northwest Visalia.

*Call today for an appointment to see this gem.*

**\$3,000**  
PER MONTH

**\$2.30**  
PER SF

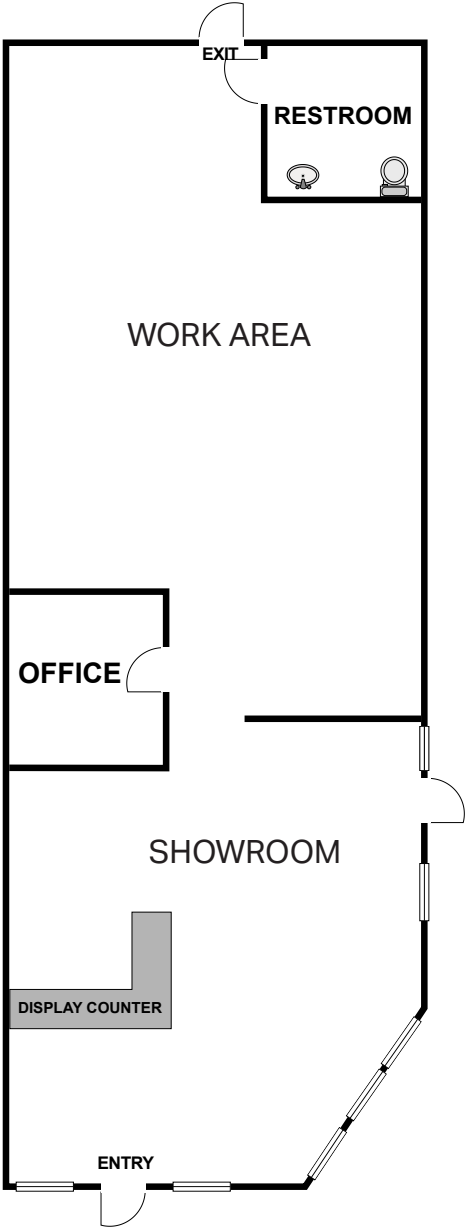
**NNN**  
LEASE RATE





**5127 W. GOSHEN AVENUE**  
VISALIA, CA

**FLOOR  
PLAN**







GOSHEN AVENUE

**SITE**

AKERS STREET

198

*For information, please contact:*

**MARTIN ZEEB, SIOR**  
SENIOR VICE PRESIDENT  
559-625-2128  
ZEEB@AOL.COM  
CA RE Lic. #00847045

**JOHN AKERS**  
SENIOR ASSOCIATE  
559-625-2128  
JOHN@ZEEBRE.COM  
CA RE Lic. #00871521

**ZEEB**  
PEARSON COMMERCIAL

*Independently Owned and Operated* | Corporate License #00020875 | [zeebre.com](http://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.