

# 1106 W. MURRAY | VISALIA, CA 93291

## Executive Summary



### SALE PRICE

**\$325,000**

### OFFERING SUMMARY

Lot Size: 0 Acres

Building Size: 2,250 SF

Price / SF: \$144.44

### PROPERTY OVERVIEW

For Lease or Sale- Office and retail permitted in this open stand alone property with it's own private parking lot. Security wrought iron gate with concrete block fence surrounding entire property. Space is prepped and ready for flooring and paint. Floorplan is wide open with 2 offices, breakroom, restroom and storage. Monument signage- high visibility. Possible owner carryback terms.

### PROPERTY HIGHLIGHTS

- Stand alone office/retail
- Fully gated and fenced
- Monument signage

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Commercial Real Estate

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Additional Photos



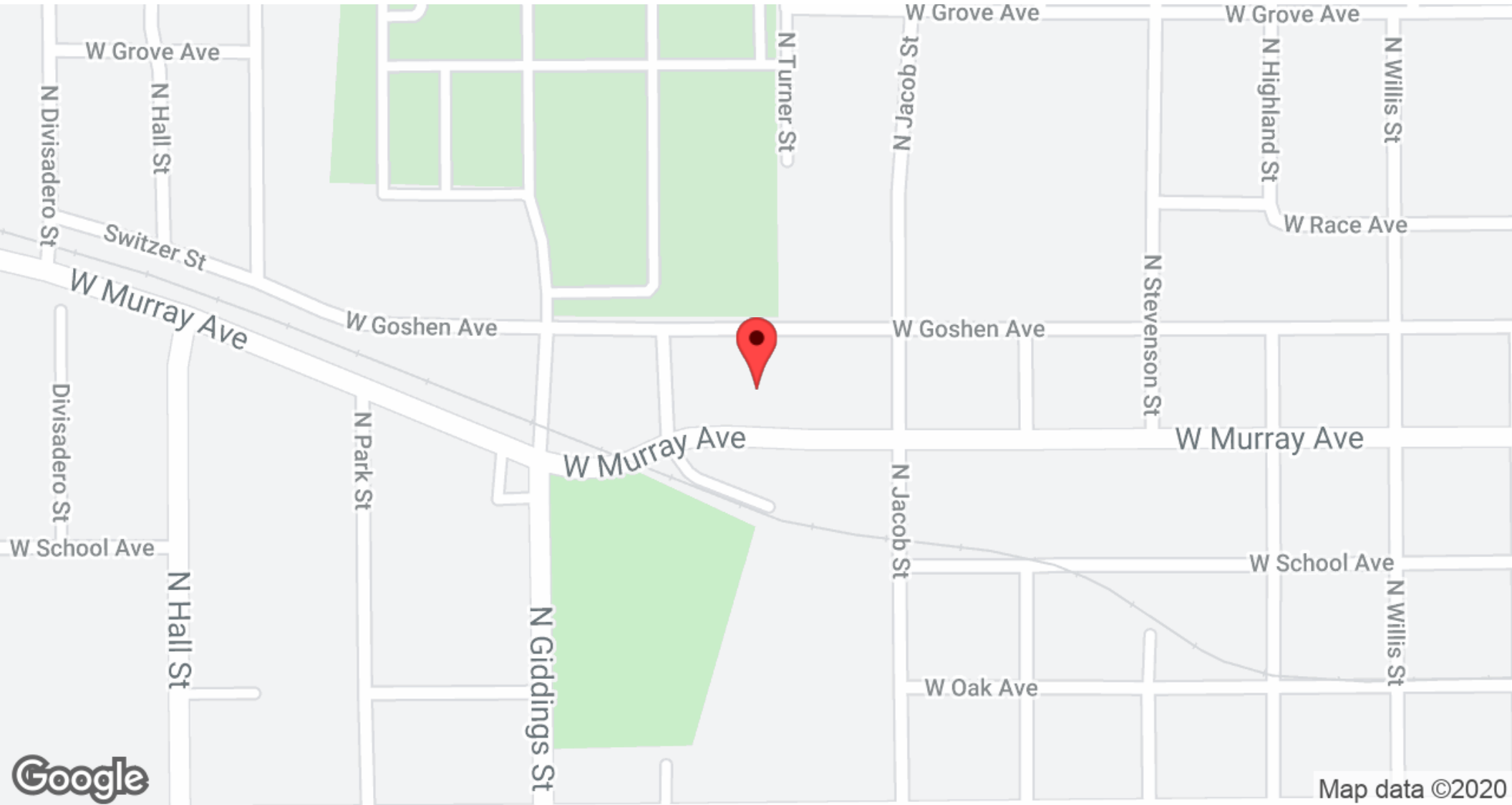
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## Location Maps



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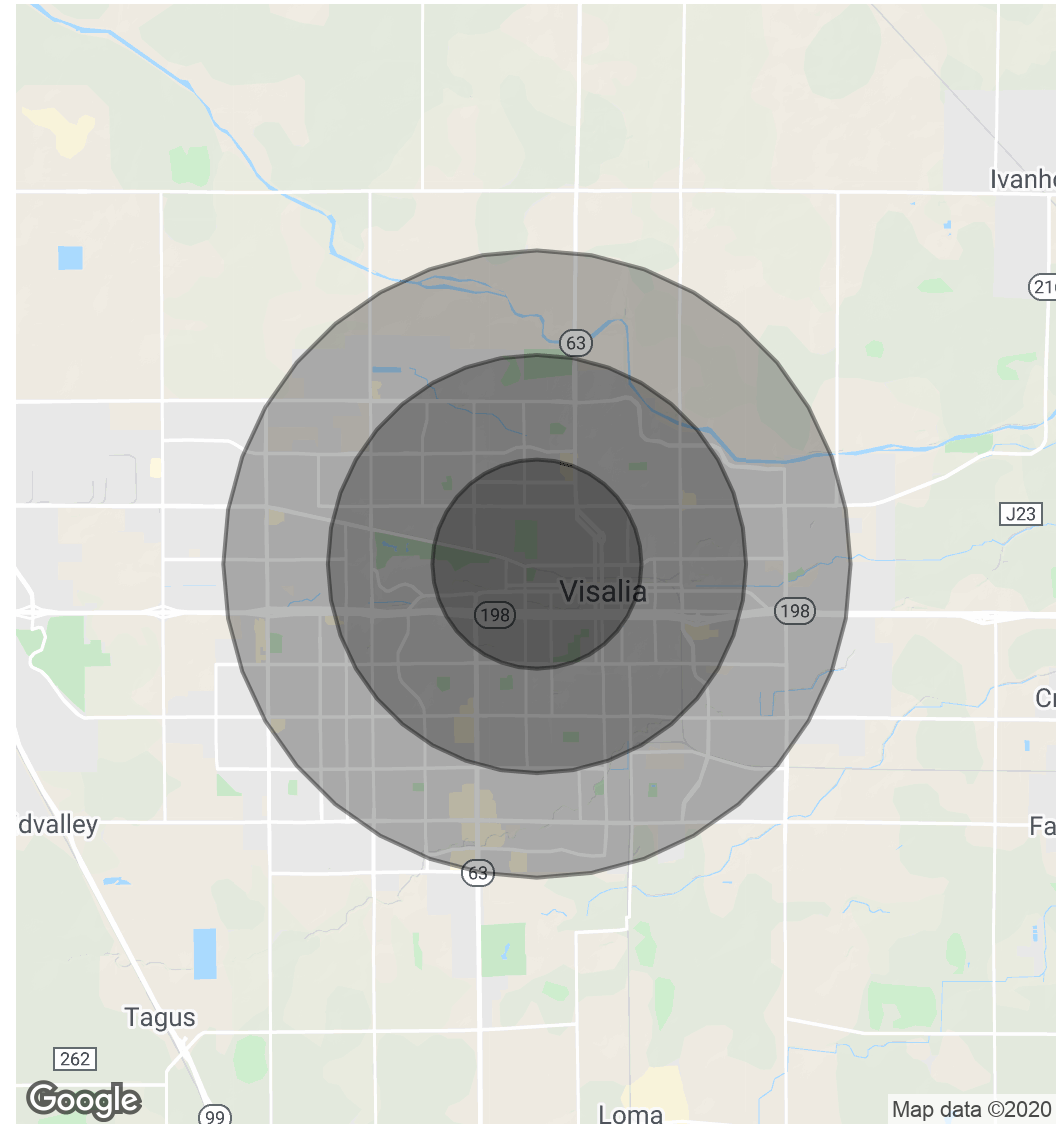
## Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	16,305	51,529	86,617
Average age	27.4	30.7	31.9
Average age (Male)	26.9	30.3	31.2
Average age (Female)	28.3	32.0	33.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	4,811	16,247	28,434
# of persons per HH	3.4	3.2	3.0
Average HH income	\$50,683	\$60,115	\$65,093
Average house value	\$226,750	\$253,191	\$275,493

\* Demographic data derived from 2010 US Census



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