

# 1404-1414 S. SANTA FE RD. | VISALIA, CA 93291

## Executive Summary



### OFFERING SUMMARY

Sale Price: \$225,000

Lot Size: 0.92 Acres

Zoning: RM-2

Price / SF: \$5.61

### PROPERTY OVERVIEW

RM-2 land. Seller has prelim drawing for 6 duplex units.

### PROPERTY HIGHLIGHTS

- Great Central Location

### DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	4,840	14,426	25,557
Total Population	13,749	43,445	78,106
Average HH Income	\$56,799	\$62,815	\$64,424

### MARC GRIFFITHS

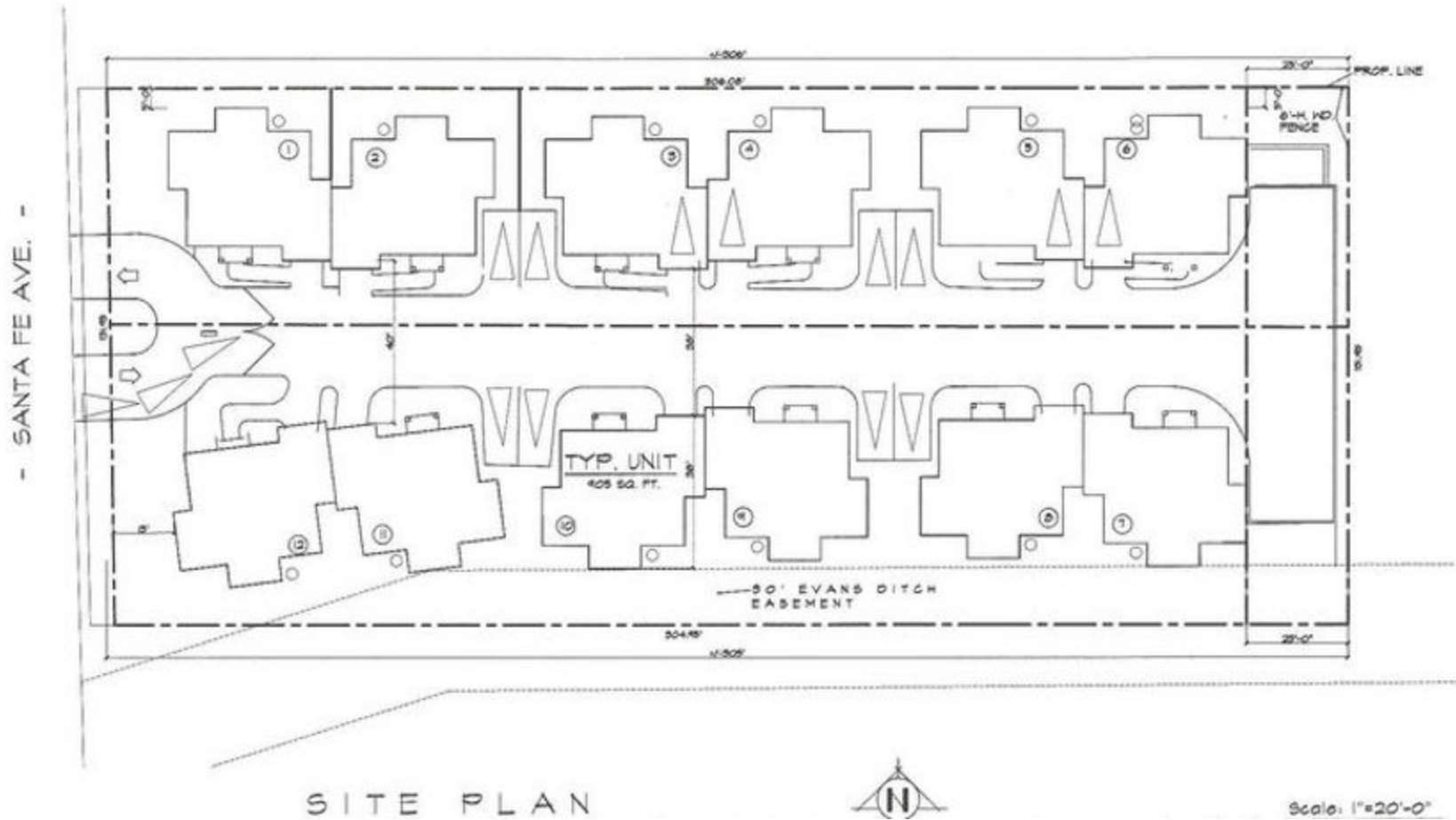
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Site Plan



SPREAD F  
REQUIREM  
THE 2010  
-PROVIDE  
BOTTOM C  
WHERE A  
USED.

UNIT A :  
UNIT B :  
UNIT :  
12 UNITS

OCCUPANCY  
CONSTRUC  
CODE COE  
2010 CEG

CONTACT

NOTE  
- "POS"  
LEAST  
MOUNT  
CLEAR  
- "PRIC  
INSTAL  
LEAST  
STROK  
BACK  
POST A

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## Floor Plans

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**NOTE:**

INCLUDE THE FOLLOWING NOTES TO BE SHOWN ON APPROVED FLOOR PLANS TO BE SUBMITTED TO THE CITY OF VISALIA. THESE NOTES SHALL BE SHOWN TO THE APPLICANT AND CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL NOTES AND CONDITIONS ARE MET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL NOTES AND CONDITIONS ARE MET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL NOTES AND CONDITIONS ARE MET.

- 1) VERIFY EXISTING CONDITIONS AT JERRETE PRIOR TO BEGINNING WORK.
- 2) SEE EXISTING CONCRETE NOTES SHEET.
- 3) PROVIDE BATHROOMS DRYING OR HEATING AT WATER HEATER IF NON-REC'D CONNECTIONS ARE USED.
- 4) PROVIDE NON-REMEDIATION VOUCHER MEMBERS AT NON-REMEDIATION.
- 5) EXTERIOR WALLS SURROUNDING UNFINISHED SPACE SHALL BE FINISHED WITH 2" GYPSUM & 1/2" GYPSUM BOARD.
- 6) FINISHING LATHERS SHALL BE OF 40 ON BOTTOM END.
- 7) PROVIDE INS. IN 2 BATHROOMS & HALLS SURROUNDING UNFINISHED SPACES & HALLS AT THIS SPACE. VERIFY TYPE OF FINISHMENTS.
- 8) ALL WINDOWS SHALL BE DUAL GLAZED.
- 9) PROVIDE APPROVED FIRE EQUIPMENT IN HALLS.
- 10) WATER CLOSERS TO BE IN BATHROOMS.
- 11) PROVIDE REEF BARRIERS AT ALL WOOD GRADE & EXTERIOR STUCCO FINISH.
- 12) WINDOWS TO HAVE A MINIMUM 1/4" AIR GAP NON-ADHESIVE SURFACE INS. TOP AND BOTTOM FLOOR.
- 13) EXISTING FLOOR TO PROVIDE MIN. OF 3 AIR CHANGES PER HOUR.
- 14) PROVIDE 2 LAYERS OF BRACE TO FLOOR OVER HOOD BATHROOM.
- 15) VENT EXHAUST TO OUTSIDE WITH DUAL INS.
- 16) IN-BE INS. & AUTO. EXHAUST SHOWER, IN-BE EXH. HALLS & IN-BE EXH.
- 17) HANDHELD IN-PERMANENTLY-HEATED HOOD PLATE HANDHELD SURVEY AND TO BE APPROVED DESIGN. BATHROOM SURVEY, EXHAUST SYSTEM, OR NOT COVERED END. EXHAUST APPLICABLE DESIGN.
- 18) APPROVED EXHAUST TO BE USED AS EXHAUST SHALL BE REPAIRED & FINISHED IN PLACE. SUPPORTS FOR EXHAUST SHALL BE DESIGNED AND CONSTRUCTED TO MAINTAIN VERTICAL AND HORIZONTAL LEVARS.
- 19) EXHAUST EXHAUST FANS TO HAVE A MINIMUM ANNUAL RATE OF 50 CFM & BE ONLY TO SUBMITTER BY CONTRACTOR. FANS SHALL BE BATTERY OPERATED. FANS SHALL BE CONTROLLED BY A BATTERY OPERATED SWITCH. BE READY TO ACCEPTED DESIGN SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE RANGE OF 50 TO 50 PER HOUR.



A NEW QUANT DEVELOPMENT FOR  
**RANDY GEORGE**  
 VISALIA CALIFORNIA

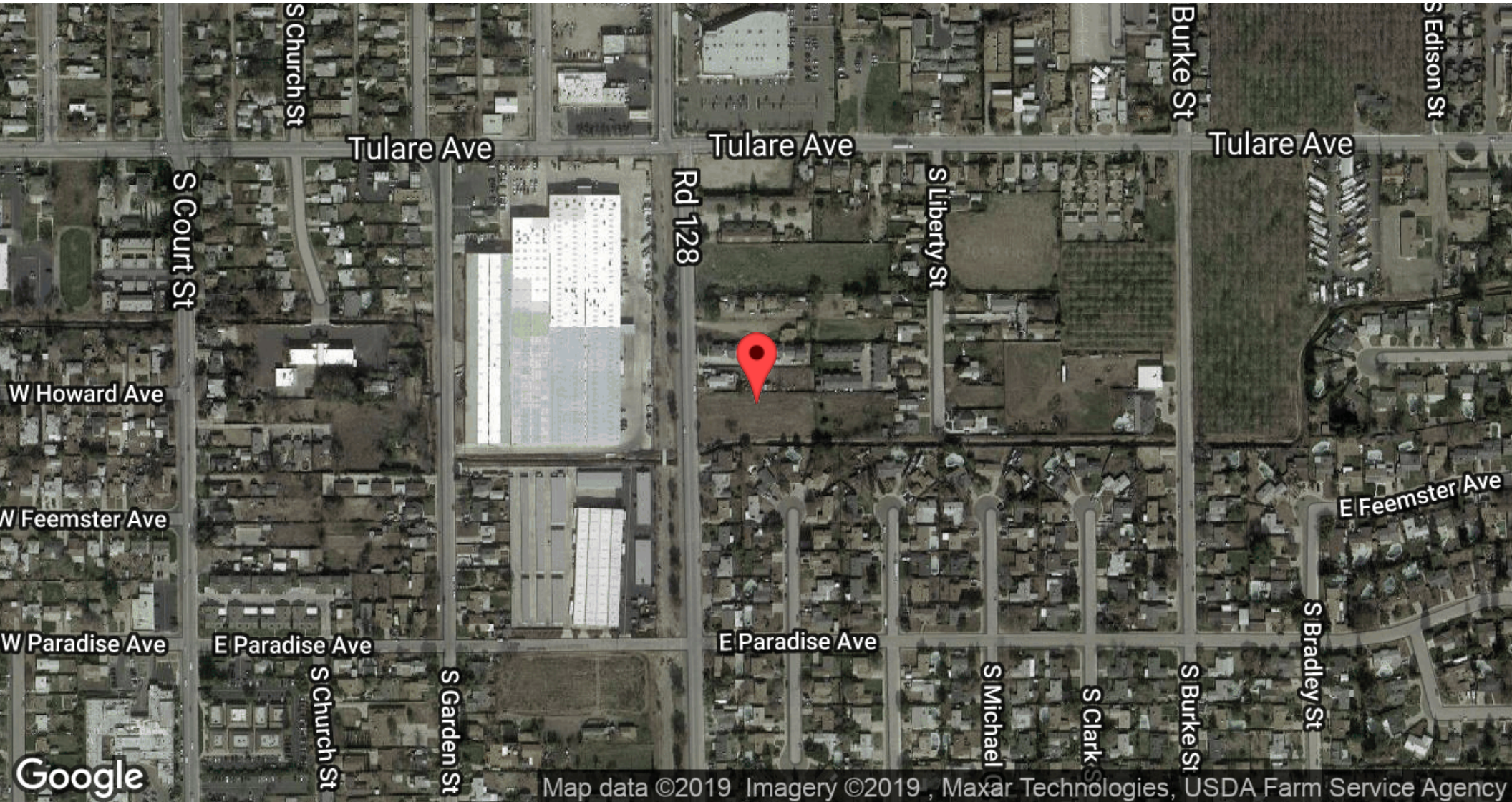
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Location Maps



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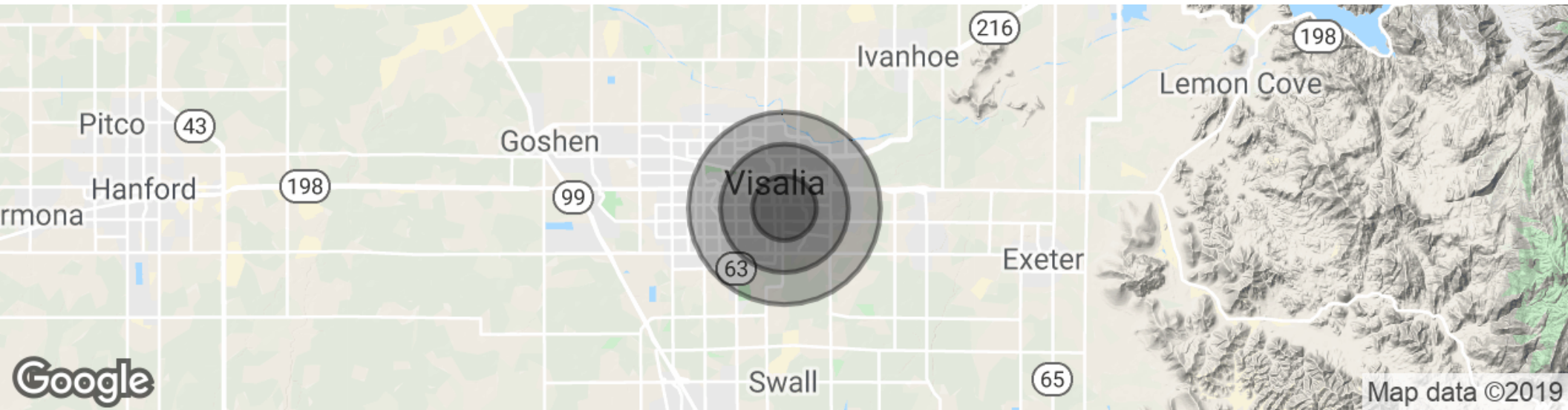
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This information is believed to be reliable, however broker makes no guarantee as to its current validity.

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## Demographics Map & Report



### POPULATION

	1 MILE	2 MILES	3 MILES
Total population	13,749	43,445	78,106
Median age	32.6	32.0	31.7
Median age (Male)	31.2	31.2	30.9
Median age (Female)	34.9	33.7	33.4

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	4,840	14,426	25,557
# of persons per HH	2.8	3.0	3.1
Average HH income	\$56,799	\$62,815	\$64,424
Average house value	\$288,936	\$270,510	\$269,161

\* Demographic data derived from 2010 US Census

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