

2340 E. VALLEY OAKS DRIVE, SUITE D | 2340-2350 E. VALLEY OAKS DR., VISALIA, CA 93292

Executive Summary



LEASE RATE

\$900 PER MONTH

OFFERING SUMMARY

Available SF:	1,500 SF
Lease Rate:	\$900 per month (MG)
Lot Size:	0.66 Acres
Building Size:	7,650 SF
Zoning:	Service Commercial
Market:	Visalia

PROPERTY OVERVIEW

Small warehouse off E. Main on Valley Oaks. 1 roll up, small office and restroom

PROPERTY HIGHLIGHTS

- Simple service commercial unit
- Available June 1st
- Tenant Roster incl: Lusardi Motor Sports, Bike Lane Garage and Hacker Compressor

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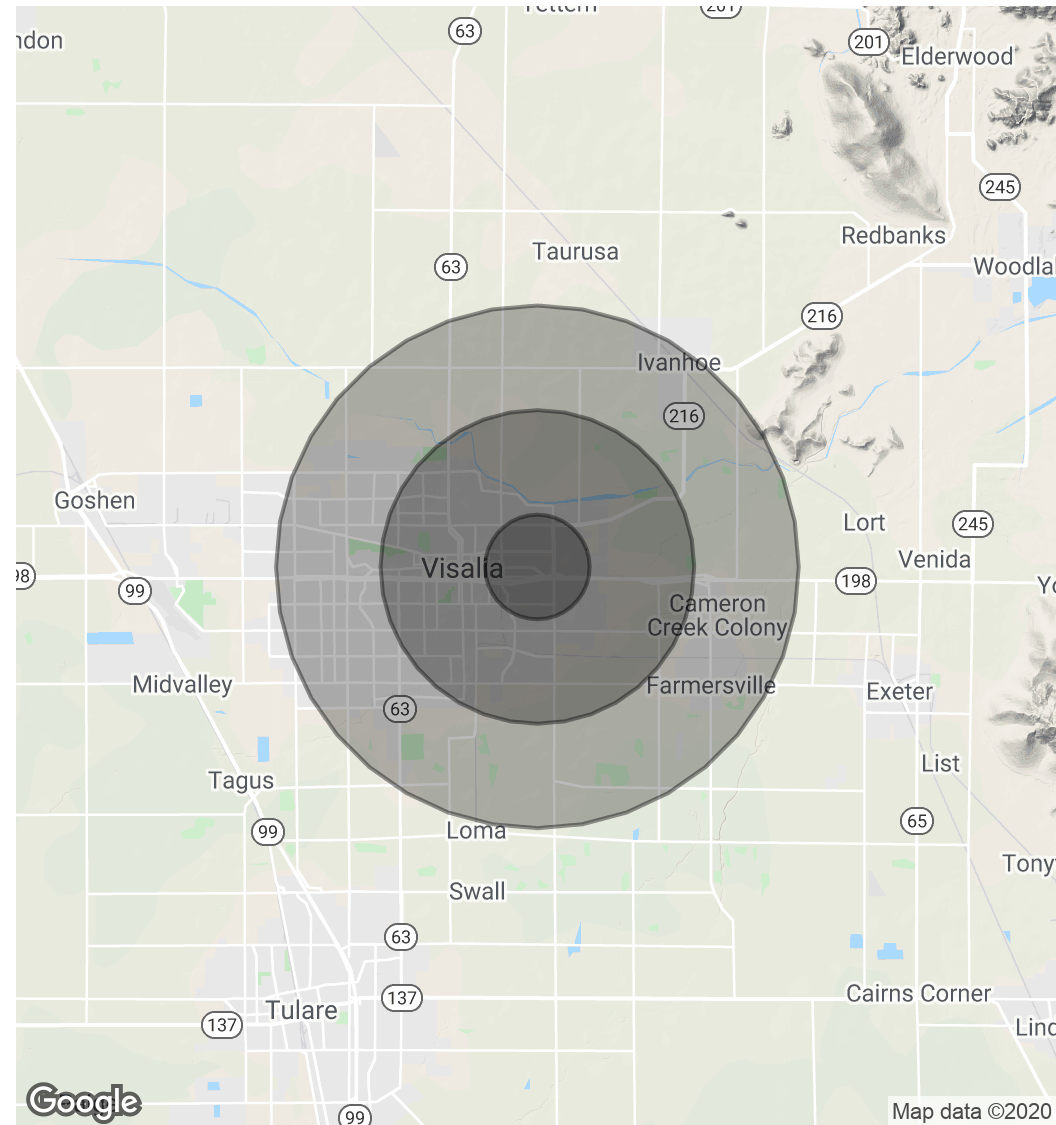
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,876	66,146	119,182
Average age	30.1	29.9	31.4
Average age (Male)	29.1	29.0	30.7
Average age (Female)	32.7	32.1	33.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,874	20,725	38,426
# of persons per HH	3.1	3.2	3.1
Average HH income	\$74,467	\$62,362	\$65,119
Average house value		\$247,667	\$274,237

* Demographic data derived from 2010 US Census



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