

FOR LEASE

OFFICE SPACE IN THE SQUARE AT PLAZA DRIVE

NWC OF HWY 198 AND PLAZA DR., VISALIA, CA 93291

MARC GRIFFITHS

559.625.2128 x12
marc@zeebre.com
CalDRE #01434697

ZEEB

Commercial Real Estate

OFFICE SPACE IN THE SQUARE AT PLAZA DRIVE | NWC OF HWY 198 AND PLAZA DR., VISALIA, CA 93291

Executive Summary



OFFERING SUMMARY

Available SF: 4,000 - 16,800 SF

Lease Rate: \$1.95 SF/month (NNN)

Lot Size: 3.06 Acres

Building Size: 35,589

Zoning: BRP (Business Research Park)

PROPERTY OVERVIEW

This is a 2nd Floor design build-to-suit office space opportunity in Visalia newest premium location. Located directly on the northwest corner of Hwy 198 (near Hwy 99) and Plaza Dr. this project will have excellent visibility and access. Space available from 4,000 SF up to 16,800 SF. Expected delivery Fall of '19. Please call Marc for additional details.

PROPERTY HIGHLIGHTS

- Prime Location and Hwy 198 exposure
- Design Build-To-Suit

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	907	6,744	20,070
Total Population	3,081	21,572	59,816
Average HH Income	\$96,668	\$92,748	\$76,854

MARC GRIFFITHS

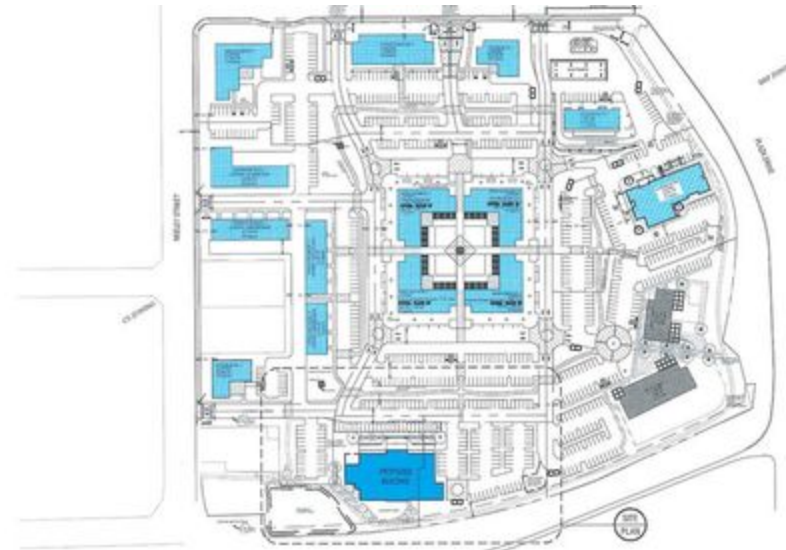
559.625.2128 x12
marc@zeebre.com
CalDRE #01434697

132 N Akers St
Visalia, CA 93291-5121
559.625.2128 | zeebre.com

ZEEB
Commercial Real Estate

OFFICE SPACE IN THE SQUARE AT PLAZA DRIVE | NWC OF HWY 198 AND PLAZA DR., VISALIA, CA 93291

Additional Photos



MARC GRIFFITHS

559.625.2128 x12
marc@zeebre.com
CalDRE #01434697

132 N Akers St
Visalia, CA 93291-5121
559.625.2128 | zeebre.com

ZEEB
Commercial Real Estate

OFFICE SPACE IN THE SQUARE AT PLAZA DRIVE | NWC OF HWY 198 AND PLAZA DR., VISALIA, CA 93291

Location Maps



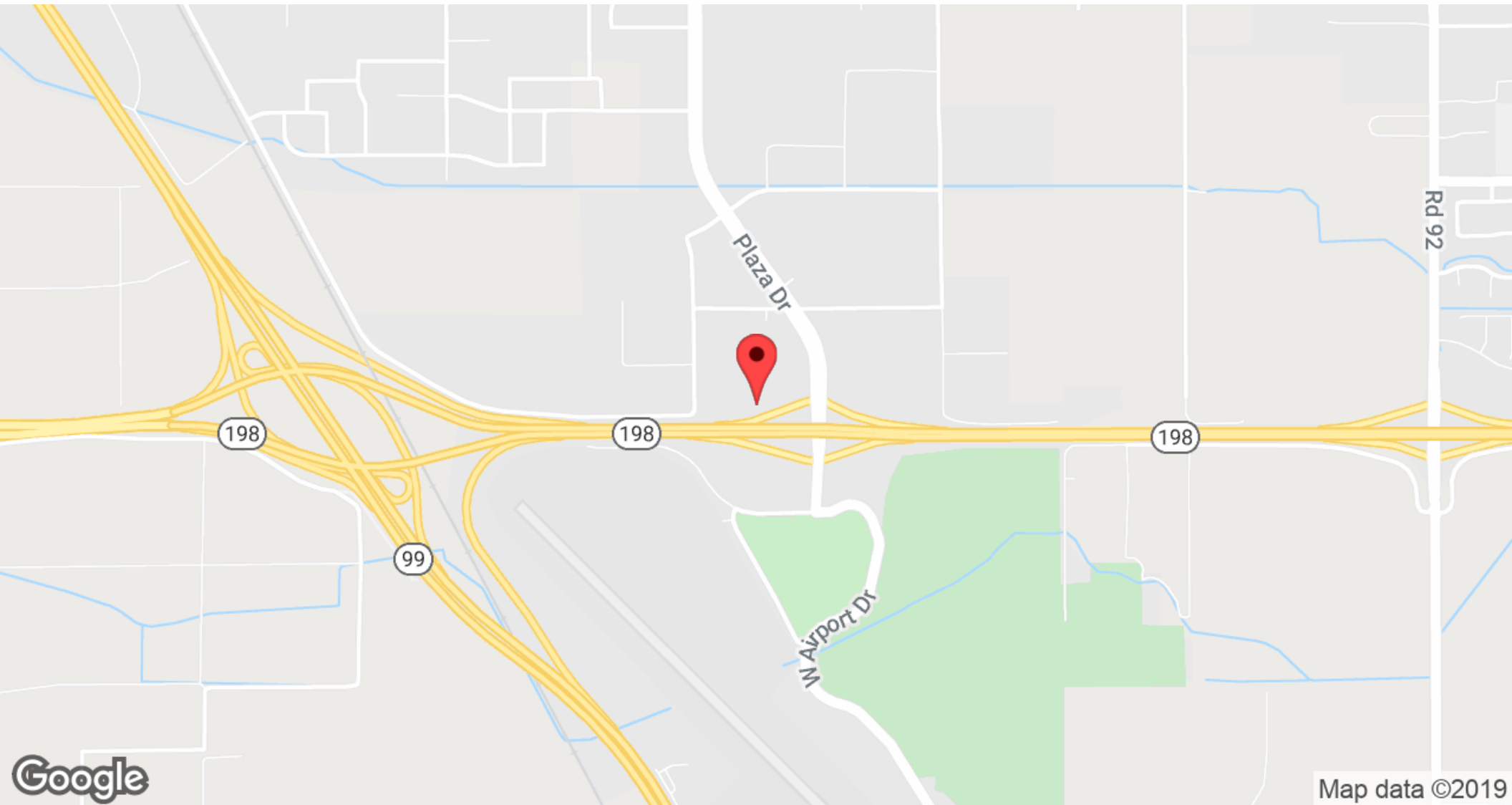
MARC GRIFFITHS
559.625.2128 x12
marc@zeebre.com
CalDRE #01434697

132 N Akers St
Visalia, CA 93291-5121
559.625.2128 | zeebre.com

ZEEB
Commercial Real Estate

OFFICE SPACE IN THE SQUARE AT PLAZA DRIVE | NWC OF HWY 198 AND PLAZA DR., VISALIA, CA 93291

Location Maps



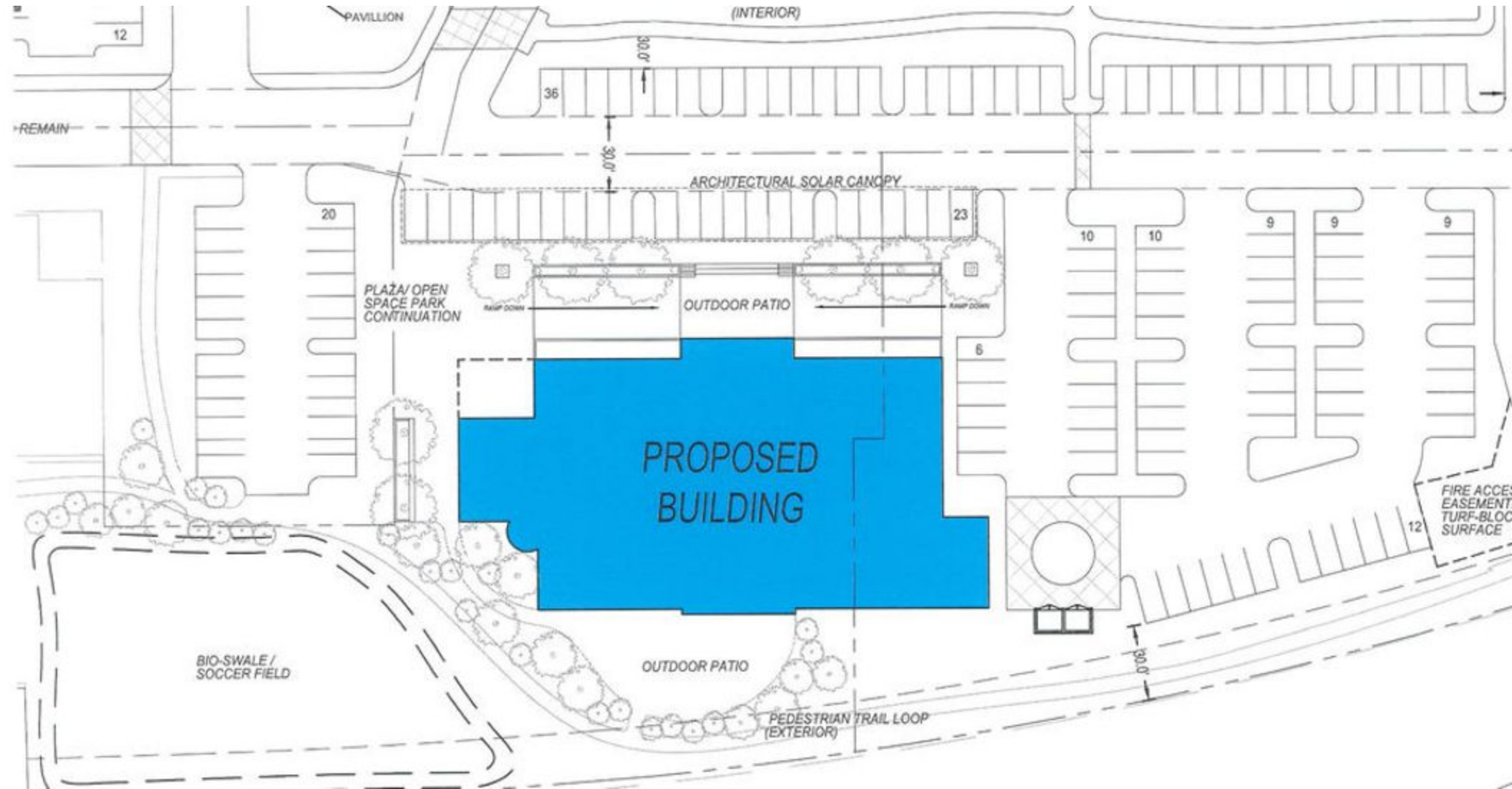
MARC GRIFFITHS
559.625.2128 x12
marc@zeebre.com
CalDRE #01434697

132 N Akers St
Visalia, CA 93291-5121
559.625.2128 | zeebre.com

ZEEB
Commercial Real Estate

OFFICE SPACE IN THE SQUARE AT PLAZA DRIVE | NWC OF HWY 198 AND PLAZA DR., VISALIA, CA 93291

Site Plan



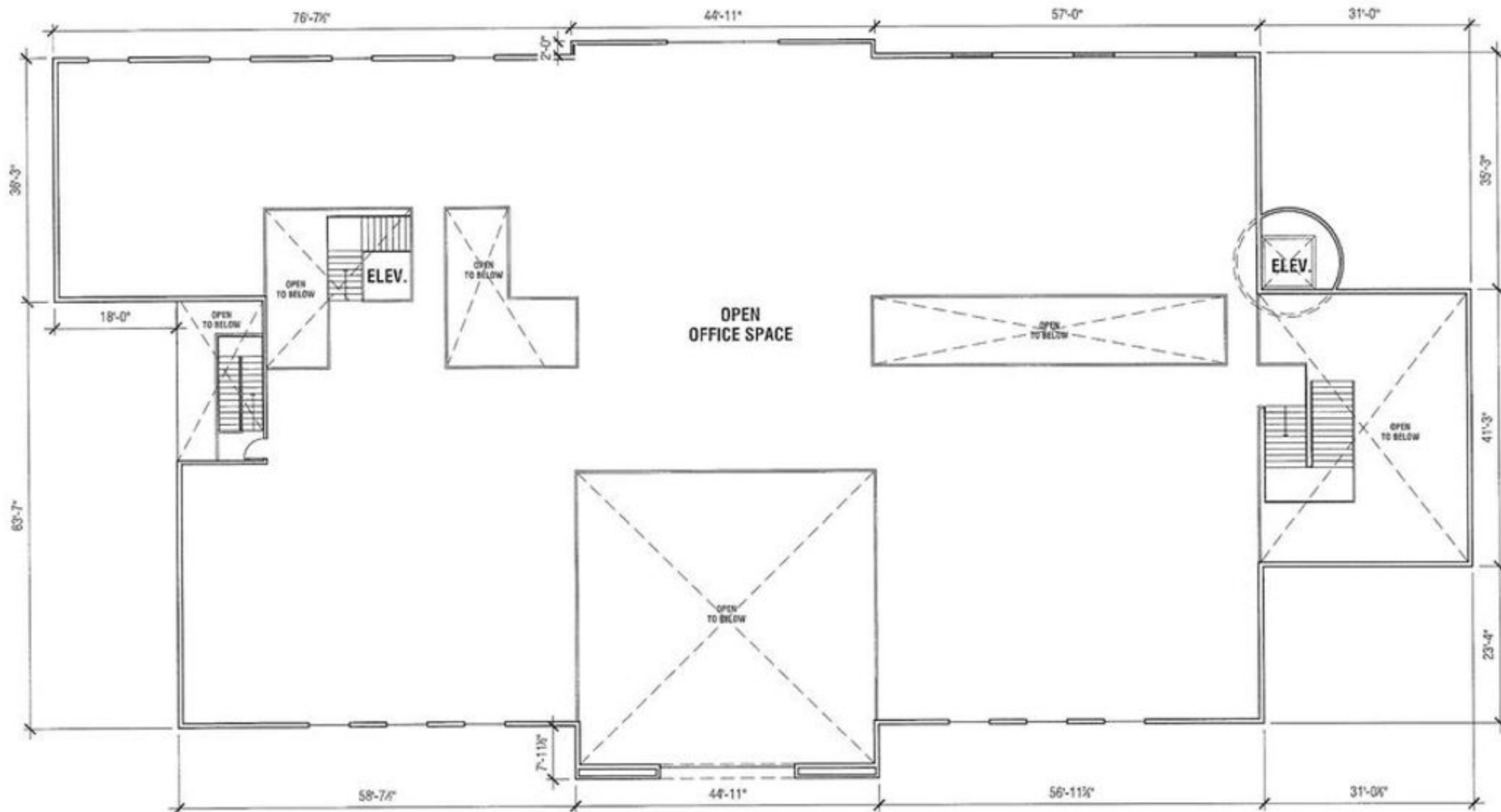
MARC GRIFFITHS
559.625.2128 x12
marc@zeebre.com
CalDRE #01434697

132 N Akers St
Visalia, CA 93291-5121
559.625.2128 | zeebre.com

ZEEB
Commercial Real Estate

OFFICE SPACE IN THE SQUARE AT PLAZA DRIVE | NWC OF HWY 198 AND PLAZA DR., VISALIA, CA 93291

Floor Plans



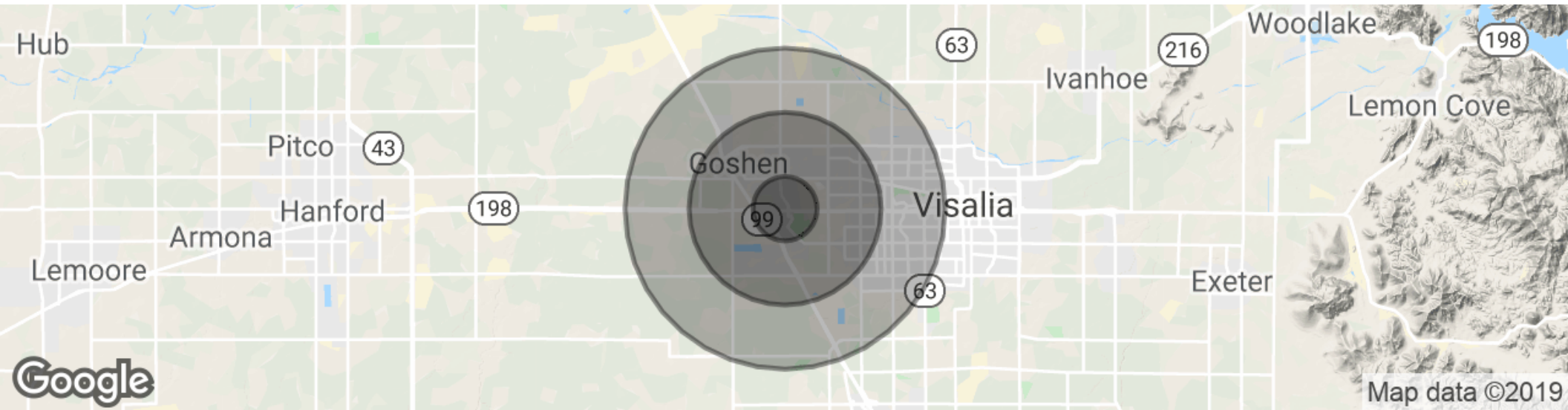
MARC GRIFFITHS
559.625.2128 x12
marc@zeebre.com
CalDRE #01434697

132 N Akers St
Visalia, CA 93291-5121
559.625.2128 | zeebre.com

ZEEB
Commercial Real Estate

OFFICE SPACE IN THE SQUARE AT PLAZA DRIVE | NWC OF HWY 198 AND PLAZA DR., VISALIA, CA 93291

Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,081	21,572	59,816
Median age	29.7	31.6	32.7
Median age (Male)	29.9	31.4	32.0
Median age (Female)	29.4	31.8	33.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	907	6,744	20,070
# of persons per HH	3.4	3.2	3.0
Average HH income	\$96,668	\$92,748	\$76,854
Average house value	\$306,334	\$294,608	\$300,616

* Demographic data derived from 2010 US Census

MARC GRIFFITHS

559.625.2128 x12
marc@zeebre.com
CalDRE #01434697

132 N Akers St
Visalia, CA 93291-5121
559.625.2128 | zeebre.com

ZEEB
Commercial Real Estate