

# 500 W MAIN, FORMER CITIZENS BANK | 500 W. MAIN ST., VISALIA, CA 93291

## Executive Summary



### OFFERING SUMMARY

Available SF:

Sale Price: \$1,700,000

Lot Size: 0.35 Acres

Building Size: 10,872

Zoning: C-DT

### PROPERTY OVERVIEW

Building is one story with 2 finished mezzanines totaling 10,872 sf on a hard, lighted corner in Downtown Visalia. Former bank branch is 5580 sf of which roughly 3895 sf is ground floor with teller line, drive up window and vault, with approx. 1685 on the mezzanine level. The second unit is 5292 sf with 3,520 sf on the ground and approx. 1772 sf in the mezzanine. 15 parking on site plus both public lot and street parking adjacent. . Former Bank branch with drive thru lane, teller line in place and vault.

### PROPERTY HIGHLIGHTS

- High visibility controlled corner
- 15 parking spaces on site plus city lot with 80+ spaces across street
- Can be split into 2 suites
- Drive thru lane/window
- Teller line and vault for bank use but can be removed

### MARTY ZEEB SIOR

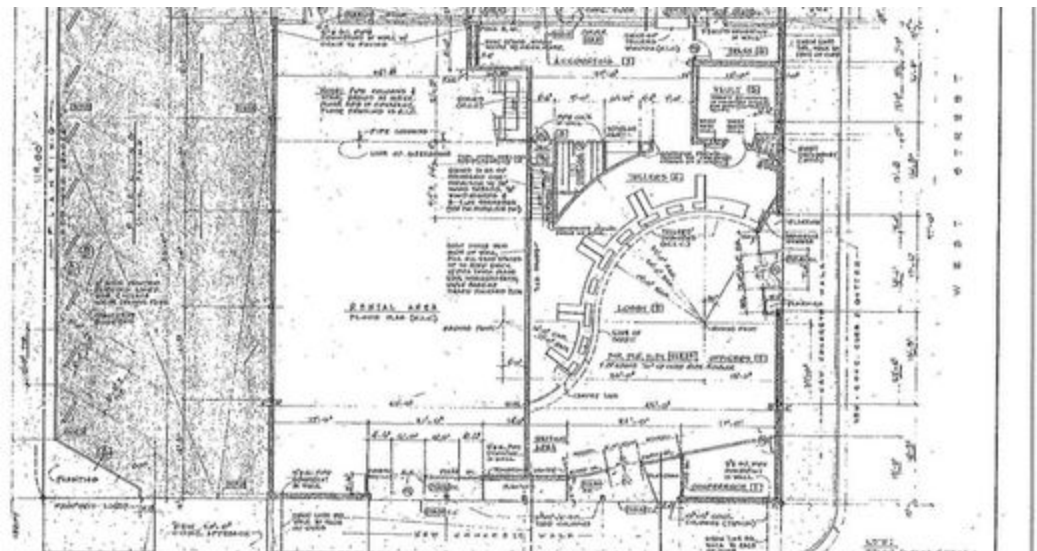
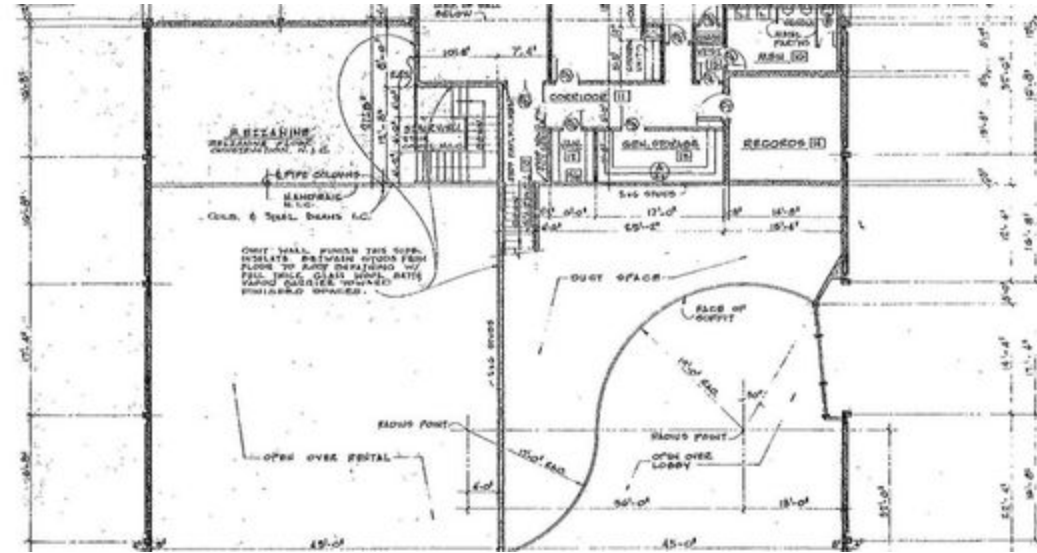
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## Additional Photos



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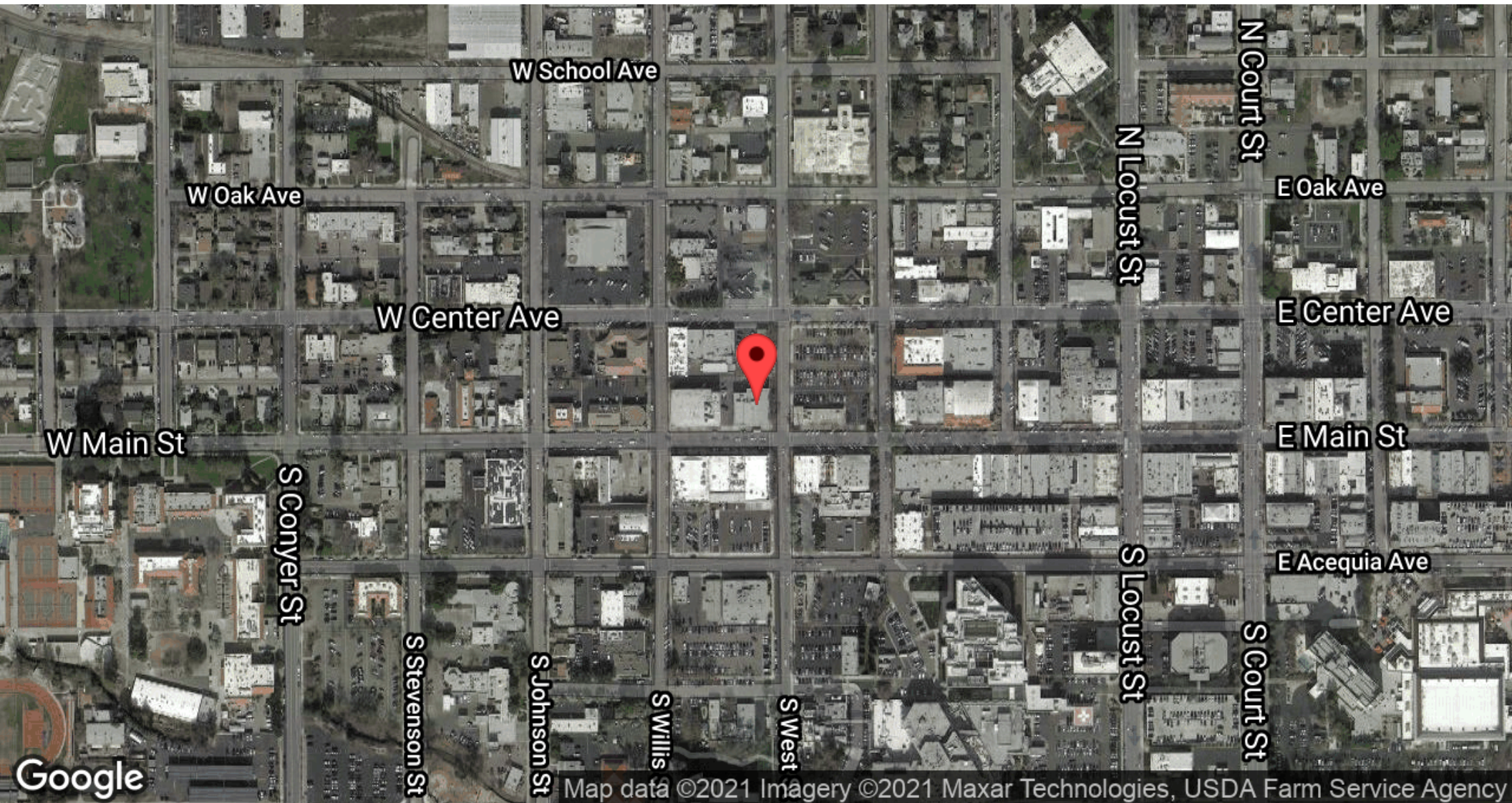
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### Location Maps



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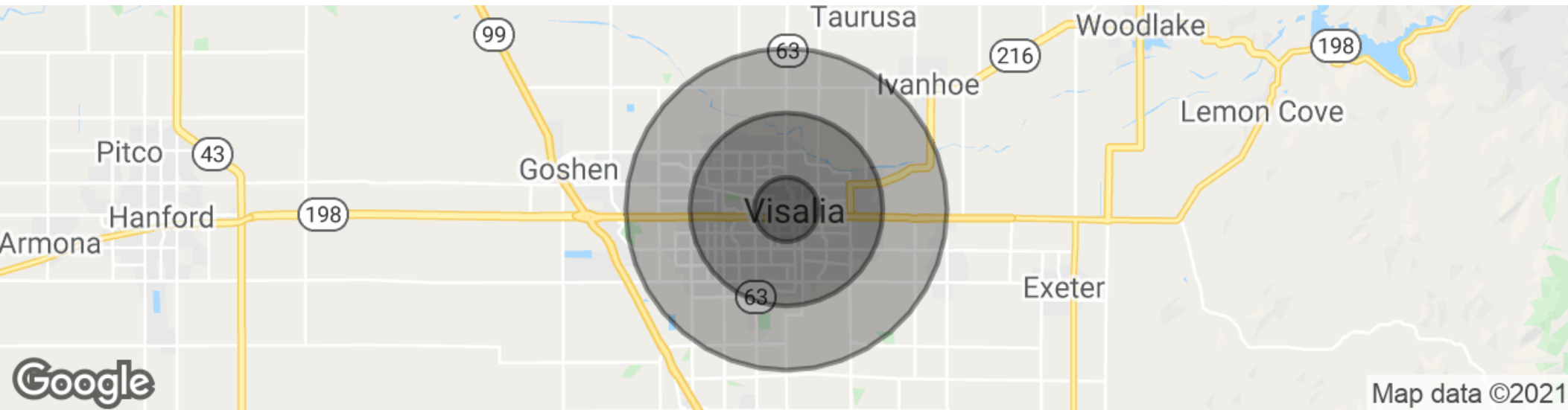
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## Demographics Map & Report



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	16,898	84,609	133,342
Median age	27.9	31.7	32.0
Median age (Male)	27.2	31.1	31.2
Median age (Female)	29.1	33.3	33.7

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,173	27,608	44,297
# of persons per HH	3.3	3.1	3.0
Average HH income	\$48,522	\$64,865	\$68,265
Average house value	\$213,048	\$272,165	\$279,014

*\* Demographic data derived from 2010 US Census*

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### Retailer Map



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