



FOR SALE

OFFICE BUILDING IN THE SQUARE AT PLAZA DRIVE

200 N. NEELEY RD., VISALIA, CA 93291

MARC GRIFFITHS

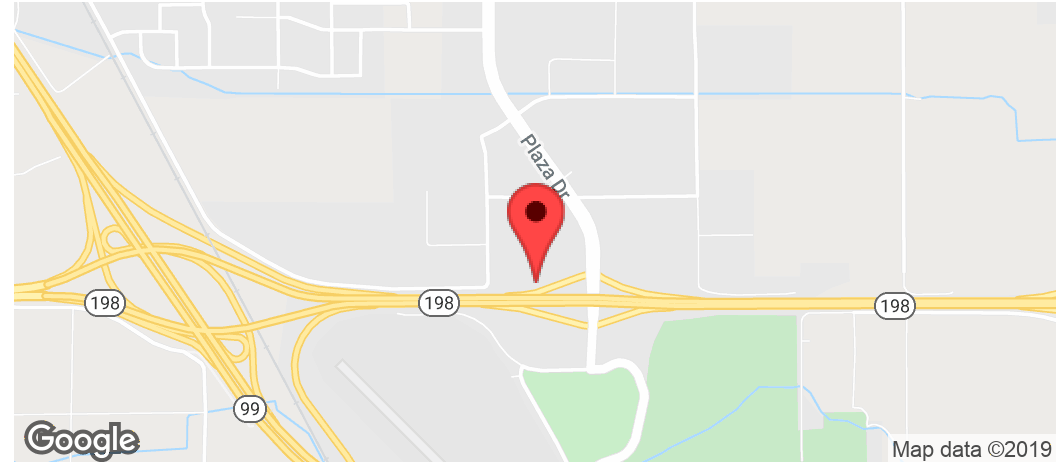
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CalDRE #01434697

ZEEB

Commercial Real Estate

OFFICE COMPLEX IN THE SQUARE AT PLAZA DRIVE | 200 N. NEELEY RD., VISALIA, CA 93291

Executive Summary



SALE PRICE

\$1,800,000

OFFERING SUMMARY

Lot Size: 3.05 Acres

Building Size: 35,589 SF

Zoning: Business Research Park

PROPERTY OVERVIEW

Purchase includes 3.05 acres of land located along Hwy 198 near Hwy 99 and architectural plans for an approx. 35,589 SF two-story office building.

PROPERTY HIGHLIGHTS

- Excellent Location, Visibility, Access
- Opportunity for Owner/User or Investor

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 908 | 6,679 | 19,966 |
| Total Population | 3,084 | 21,413 | 59,497 |
| Average HH Income | \$96,649 | \$92,634 | \$76,863 |

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Additional Photos



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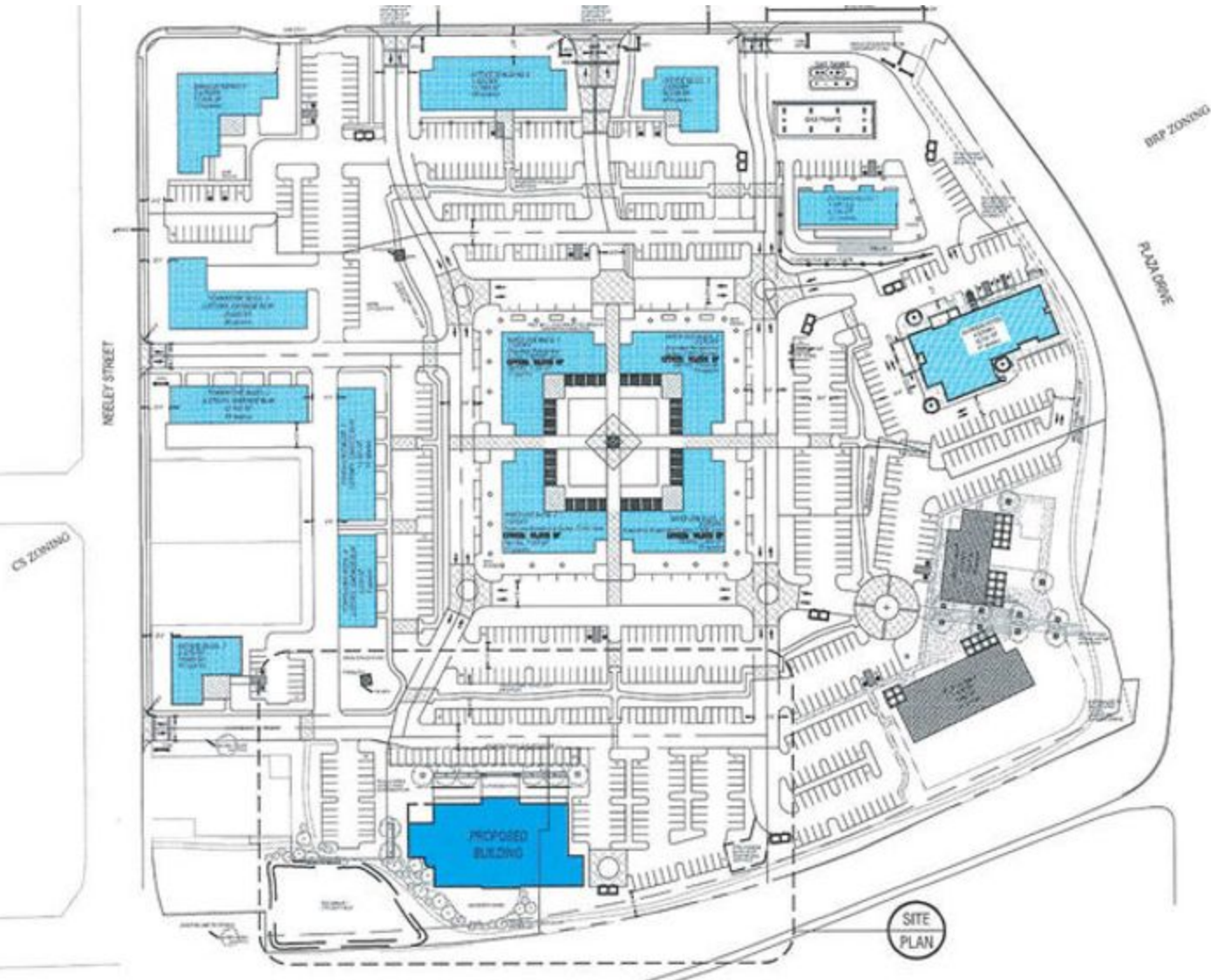
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This information is believed to be reliable, however broker makes no guarantee as to its current validity.

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Site Plan



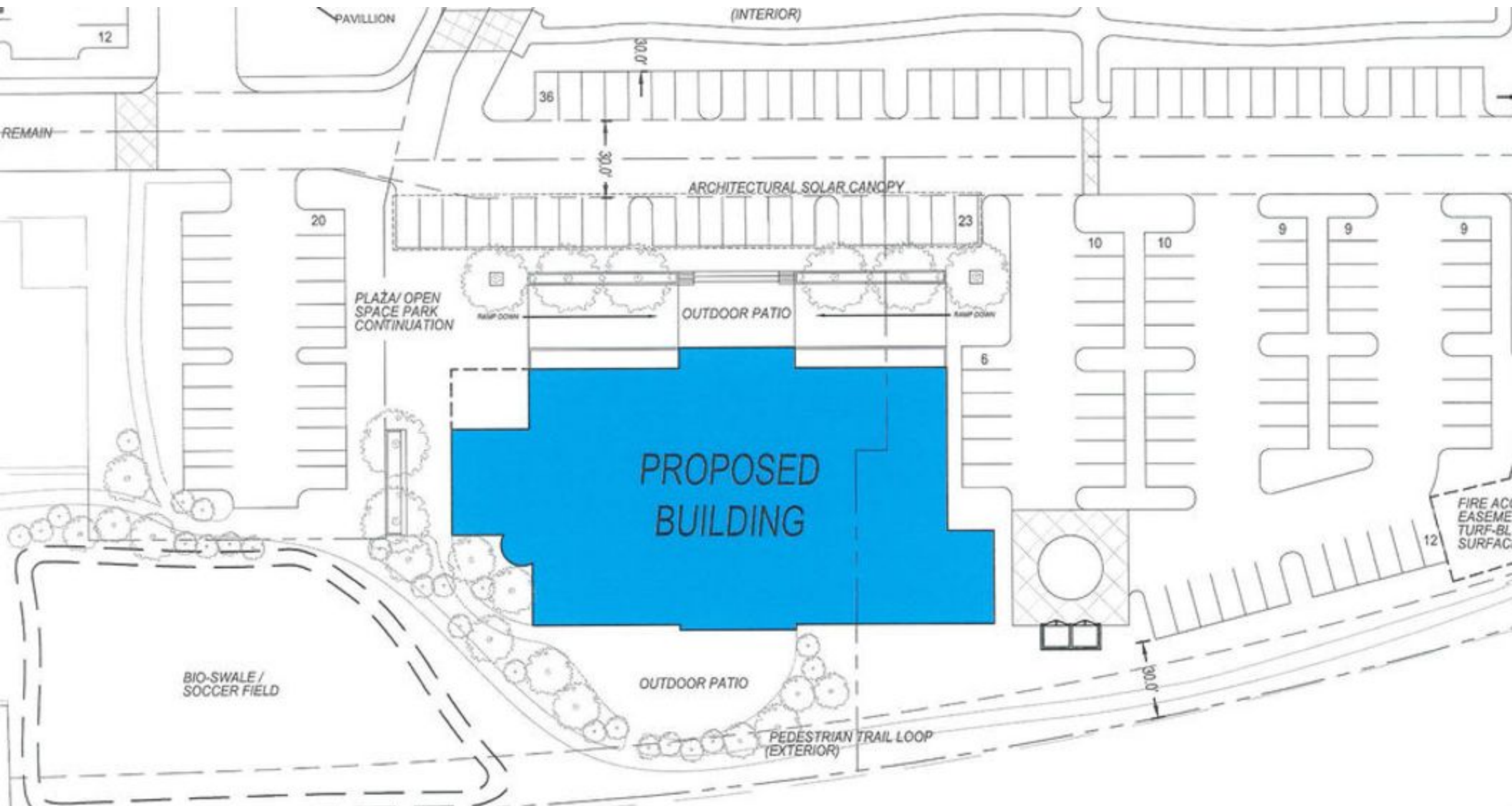
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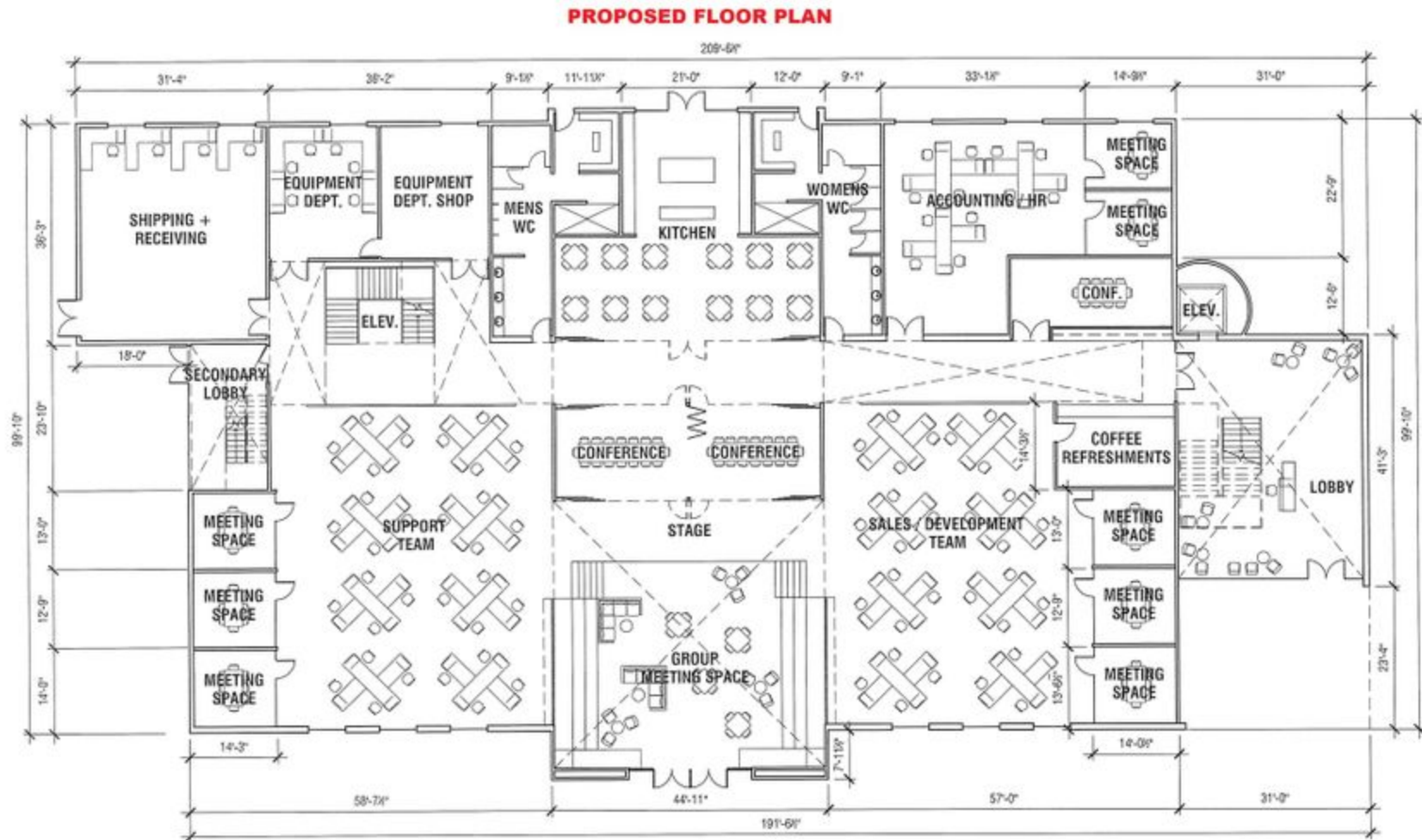
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Floor Plans



FIRST FLOOR PLAN

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Location Maps



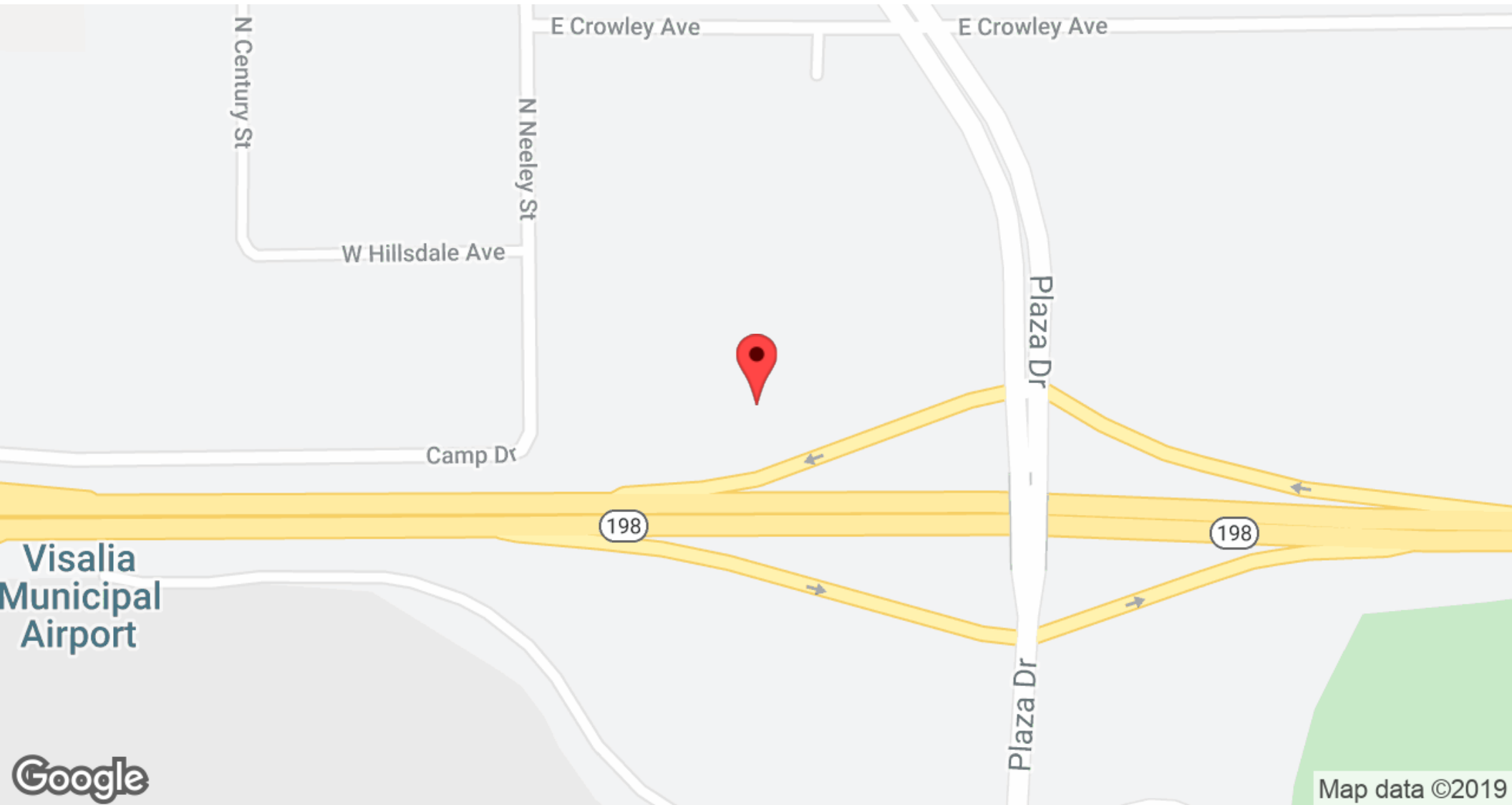
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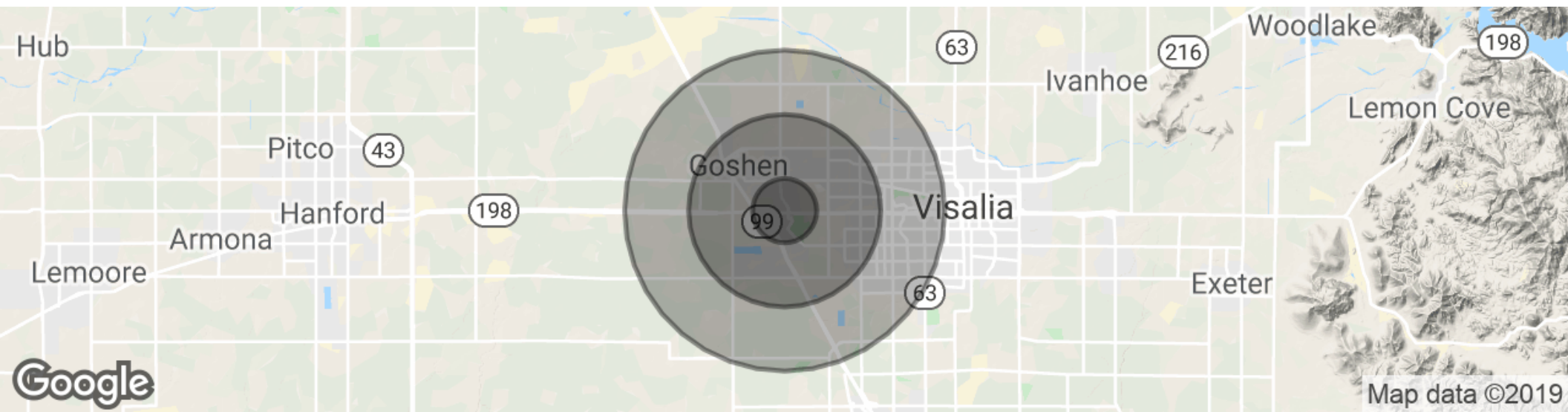
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Demographics Map & Report



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 3,084 | 21,413 | 59,497 |
| Median age | 29.7 | 31.5 | 32.7 |
| Median age (Male) | 29.9 | 31.3 | 32.1 |
| Median age (Female) | 29.4 | 31.8 | 33.6 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 908 | 6,679 | 19,966 |
| # of persons per HH | 3.4 | 3.2 | 3.0 |
| Average HH income | \$96,649 | \$92,634 | \$76,863 |
| Average house value | \$306,818 | \$294,722 | \$300,606 |

* Demographic data derived from 2010 US Census

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