

# CASKEY BUILDING | 760 E. CENTER ST., VISALIA, CA 93292

## Executive Summary



**LEASE RATE**      **\$1,594 PER MONTH**

### OFFERING SUMMARY

Available SF: 1,555 SF

Lease Rate: \$1,594 per month (NNN)

Building Size: 7,225 SF

Renovated: 2017

Zoning: C-MU (Commercial Mixed Use)

### PROPERTY OVERVIEW

Available for sublease. Open floor plan with 2 private rooms and shared restrooms. Former Cryo Therapy Studio. Great street exposure and access. Located within the completely renovated Caskey Building. Co-Tenants include Planing Mill Pizzeria, Elite Ju-Jitsu, First Capital Mortgage and Office Pride.

### PROPERTY HIGHLIGHTS

•

### DEMOGRAPHICS

|                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 3,865    | 24,599   | 43,511   |
| Total Population  | 12,320   | 76,869   | 131,870  |
| Average HH Income | \$47,901 | \$64,596 | \$66,389 |

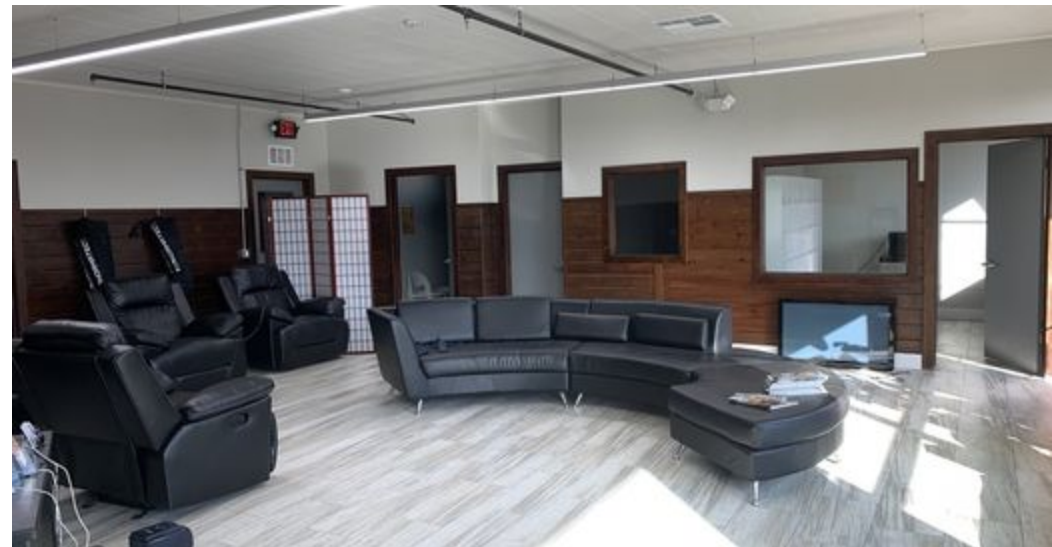
**MARC GRIFFITHS**  
 559.625.2128 x12  
 marc@zeebre.com  
 CalDRE #01434697

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

**ZEEB**  
**Commercial Real Estate**

# CASKEY BUILDING | 760 E. CENTER ST., VISALIA, CA 93292

## Additional Photos



**MARC GRIFFITHS**

559.625.2128 x12  
marc@zeebre.com  
CalDRE #01434697

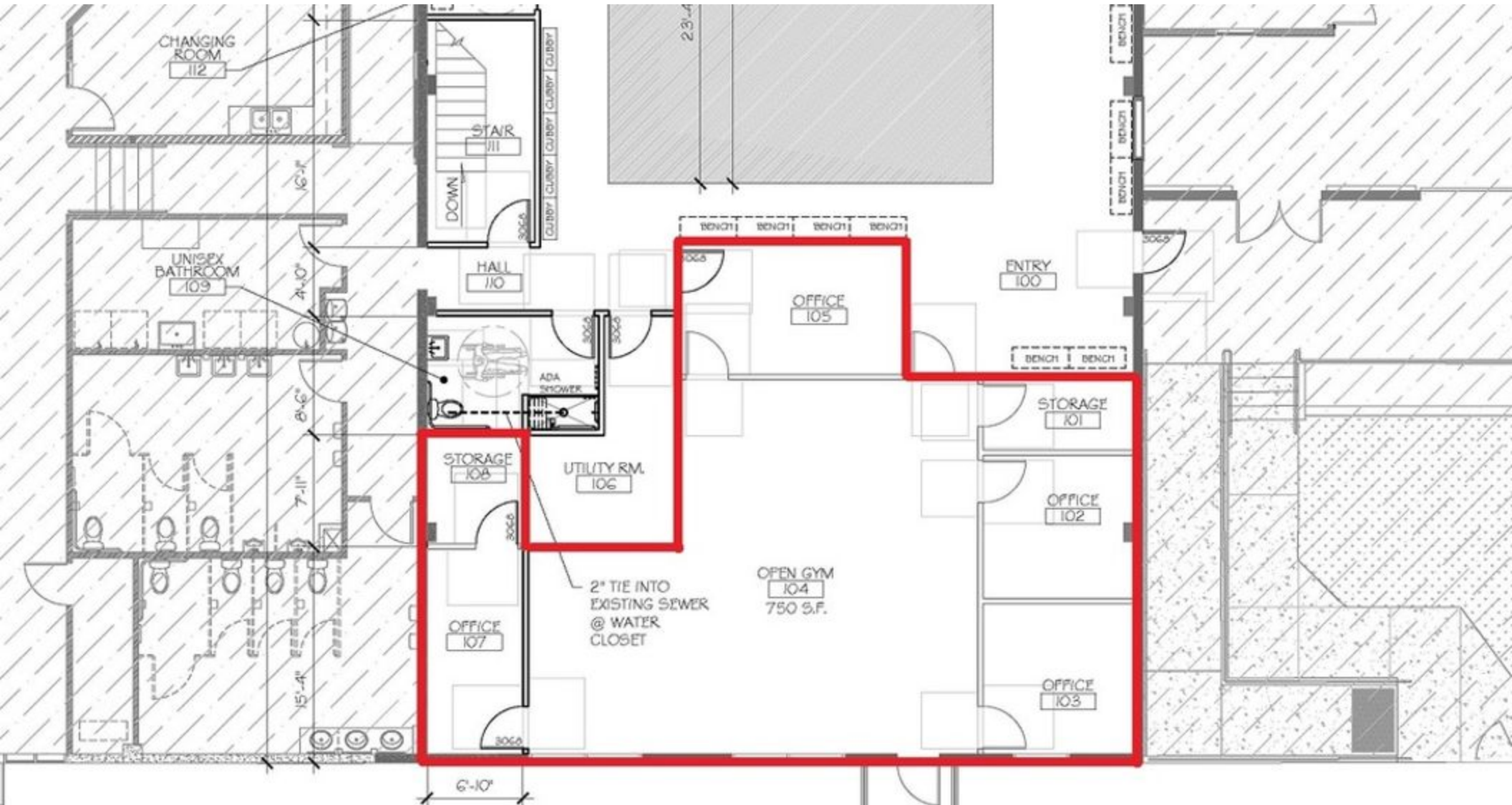
132 N Akers St  
Visalia, CA 93291-5121  
559.625.2128 | zeebre.com

**ZEEB**  
Commercial Real Estate



# CASKEY BUILDING | 760 E. CENTER ST., VISALIA, CA 93292

## 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

# CASKEY BUILDING | 760 E. CENTER ST., VISALIA, CA 93292

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

# CASKEY BUILDING | 760 E. CENTER ST., VISALIA, CA 93292

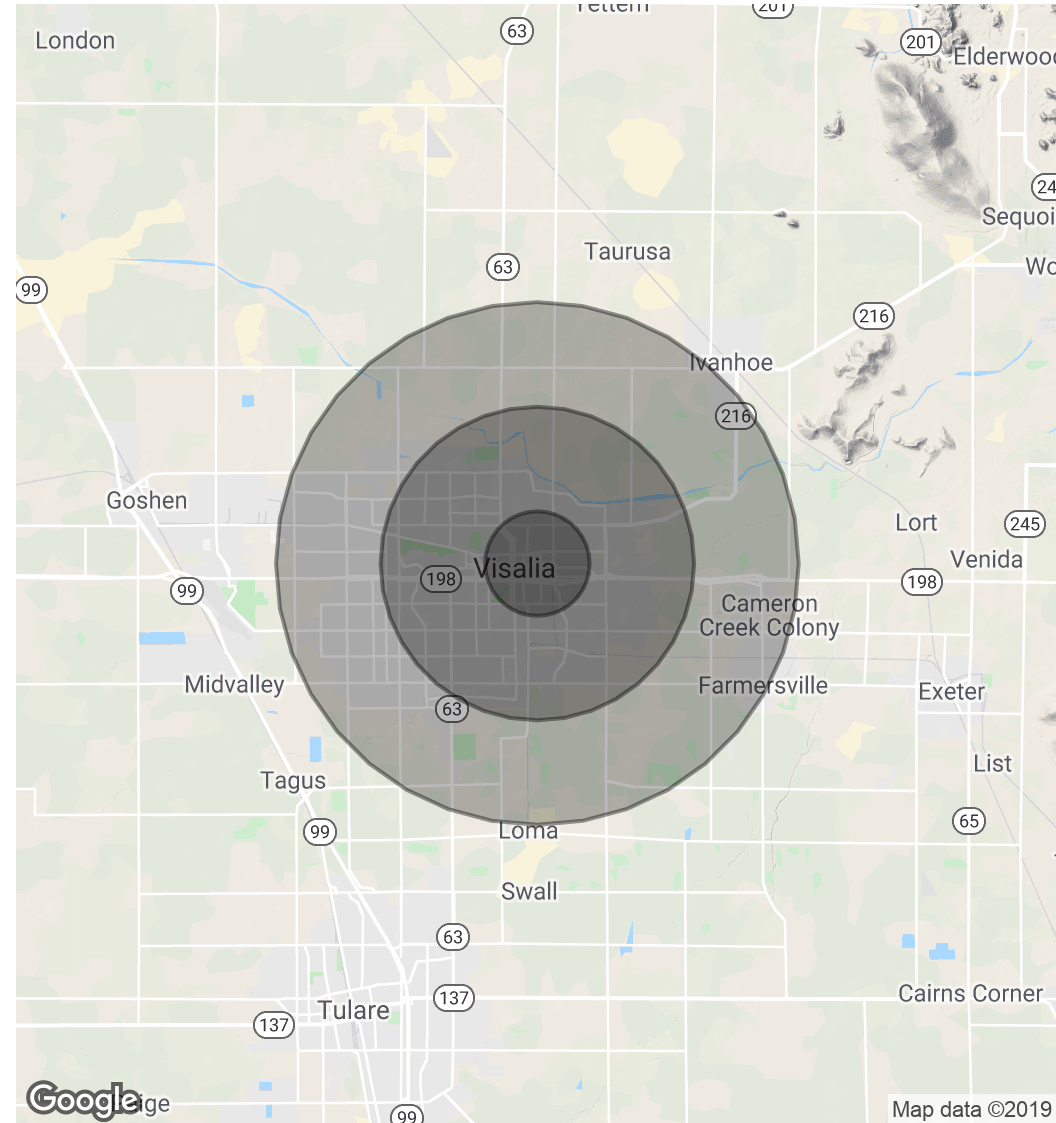
## Demographics Map & Report

| <b>POPULATION</b>   | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|---------------------|---------------|----------------|----------------|
| Total Population    | 12,320        | 76,869         | 131,870        |
| Median age          | 28.2          | 31.2           | 31.7           |
| Median age (Male)   | 27.1          | 30.5           | 31.0           |
| Median age (Female) | 29.8          | 33.0           | 33.5           |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total households               | 3,865         | 24,599         | 43,511         |
| # of persons per HH            | 3.2           | 3.1            | 3.0            |
| Average HH income              | \$47,901      | \$64,596       | \$66,389       |
| Average house value            | \$178,509     | \$268,096      | \$275,567      |

\* 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