

NWC MINERAL KING/CHINOWTH | VISALIA, CA 93291

Executive Summary



SALE PRICE

\$1,100,000

OFFERING SUMMARY

Lot Size: 3.44 Acres

Price / SF: \$7.34

PROPERTY OVERVIEW

Great site at Mineral King and Chinowth. Seller can be creative with terms. Ideal medical or general office site for large building or office park.

Potential medical or general office site. Approximately 3 net acres at the signalized intersection of West Mineral King and Chinowth. 2 businesses and 2 residential units produce \$2000/month currently to cover costs until development. Zone for office but restaurant possible with a conditional use permit. Property is on 2 parcels.

PROPERTY HIGHLIGHTS

- 2 Large flexible parcels
- High visibility at controlled intersection
- Current income form commercial and residential tenants
- Very accessible fronting HWY 198

MARTY ZEEB SIOR

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ZEEB
Commercial Real Estate

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Property Summary



PROPERTY DESCRIPTION

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OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	149,846 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,795	25,513	41,629
Total Population	12,350	74,563	127,406
Average HH Income	\$64,913	\$70,833	\$69,488

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Additional Photos



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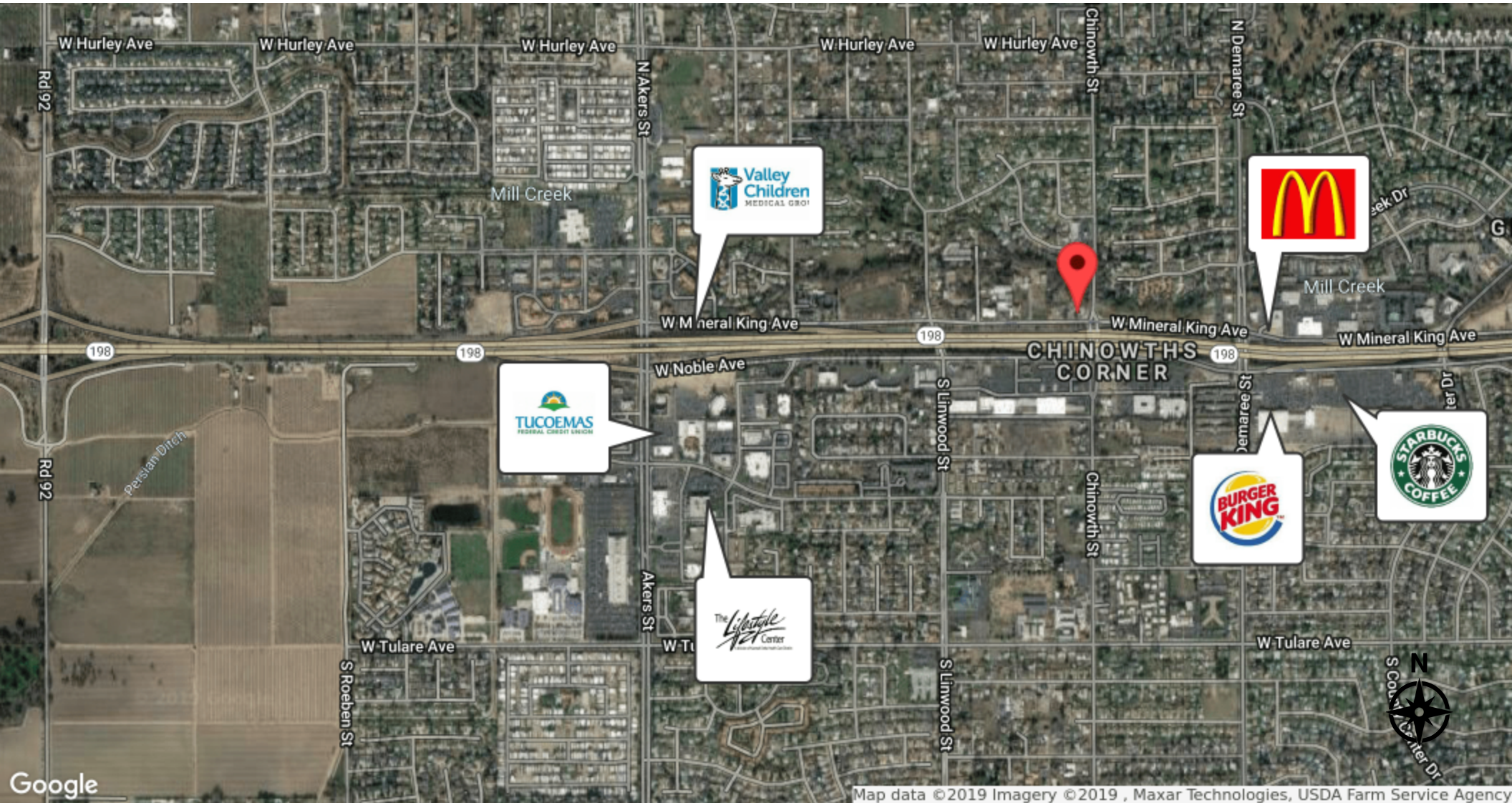
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Retailer Map



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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,350	74,563	127,406
Median age	35.9	33.0	31.8
Median age (Male)	34.6	32.4	31.2
Median age (Female)	37.9	34.2	33.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,795	25,513	41,629
# of persons per HH	2.6	2.9	3.1
Average HH income	\$64,913	\$70,833	\$69,488
Average house value	\$319,625	\$282,529	\$280,005

* Demographic data derived from 2010 US Census

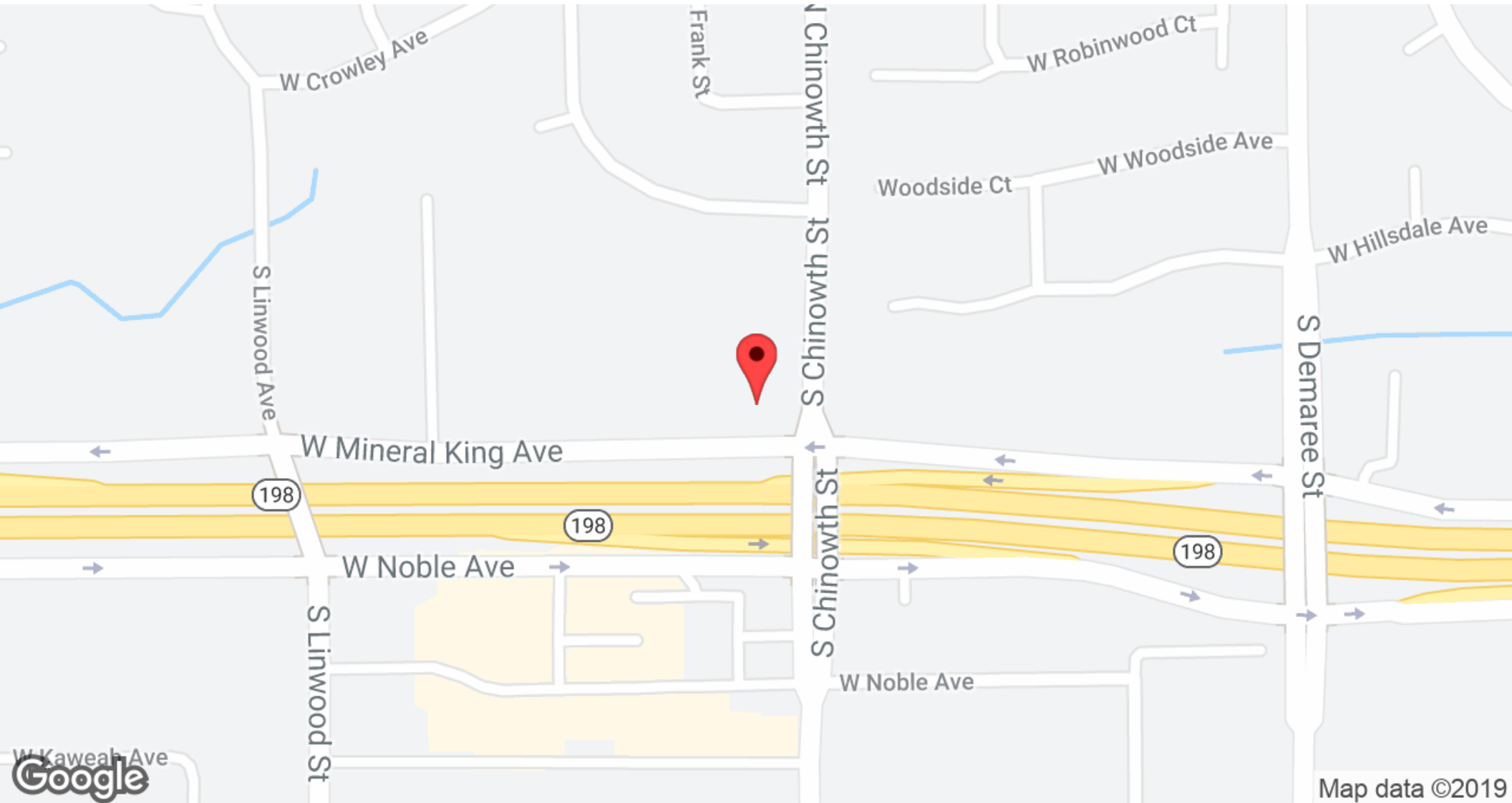
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Location Maps



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