

FOR SALE

WESTCO BUILDING

1217 N. CENTURY ST., VISALIA, CA 93291

MARC GRIFFITHS

559.625.2128 x12
marc@zeebre.com
CalDRE #01434697

ZEEB

Commercial Real Estate

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Executive Summary



SALE PRICE

\$999,000

OFFERING SUMMARY

Year Built:	2018
Building Size:	7,865 SF
Zoning:	Industrial
Price / SF:	\$127.02

PROPERTY OVERVIEW

Very nice industrial building located in Visalia's Industrial Park. Modern office area with reception, 2 private offices, bull pen, conference room and break area. Great access to and from Hwy 198 and Hwy 99. Newer construction with access off N. Century St. and N. Nevada St.

PROPERTY HIGHLIGHTS

- Newer Construction
- Great Access

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	884	5,661	16,811
Total Population	3,051	18,756	51,234
Average HH Income	\$94,505	\$95,221	\$78,251

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Additional Photos



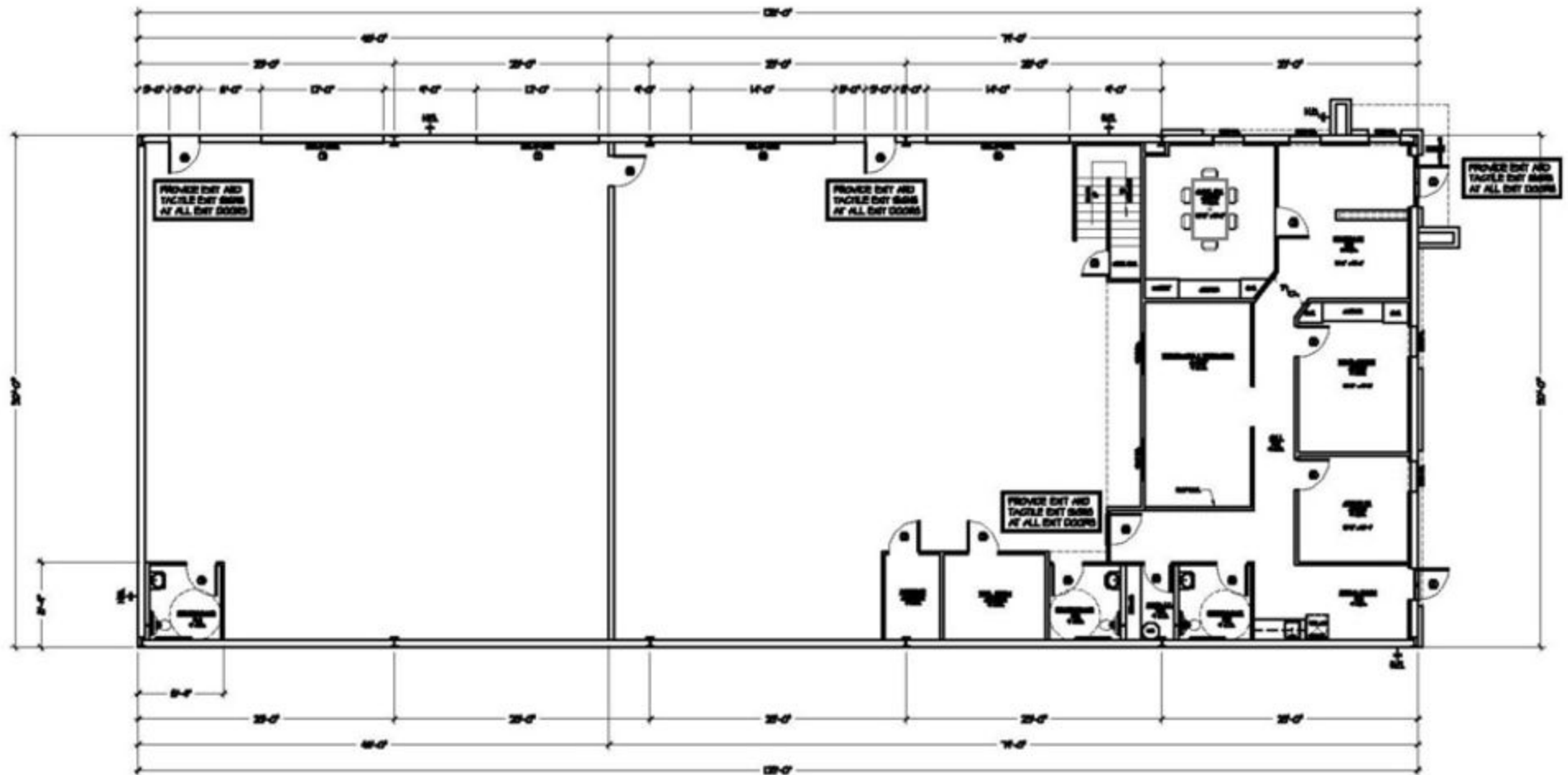
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Floor Plans



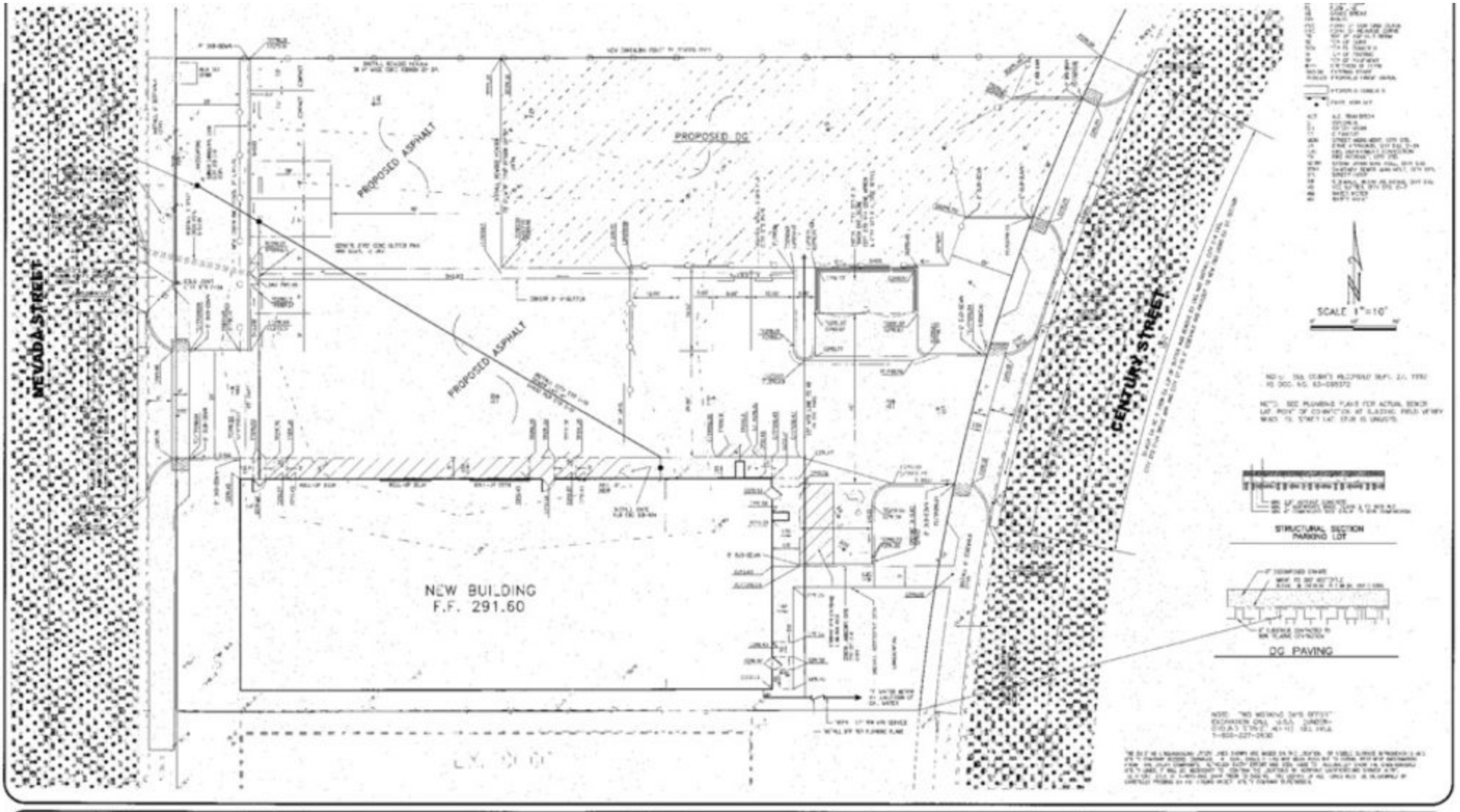
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Site Plan



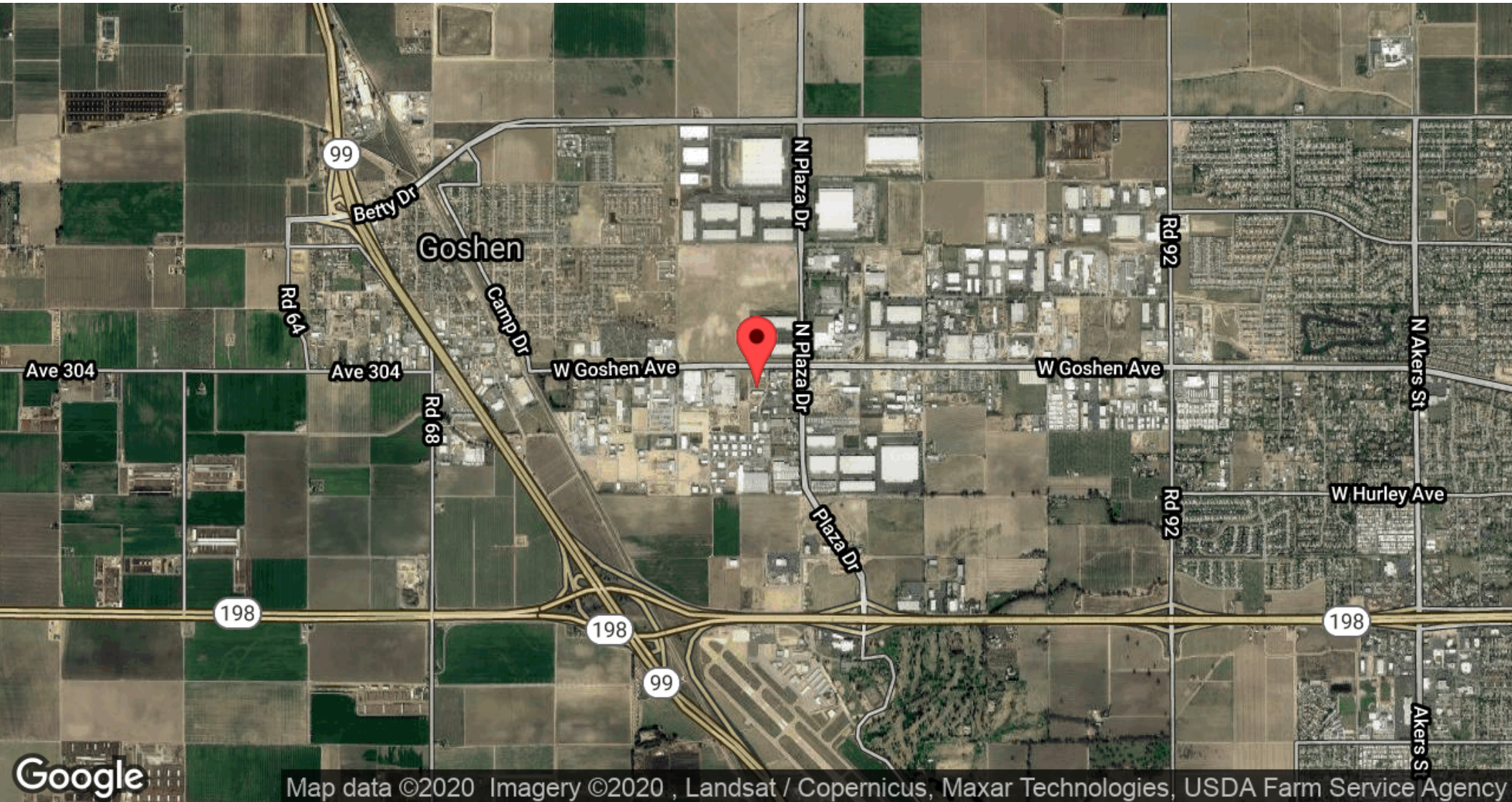
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Location Maps



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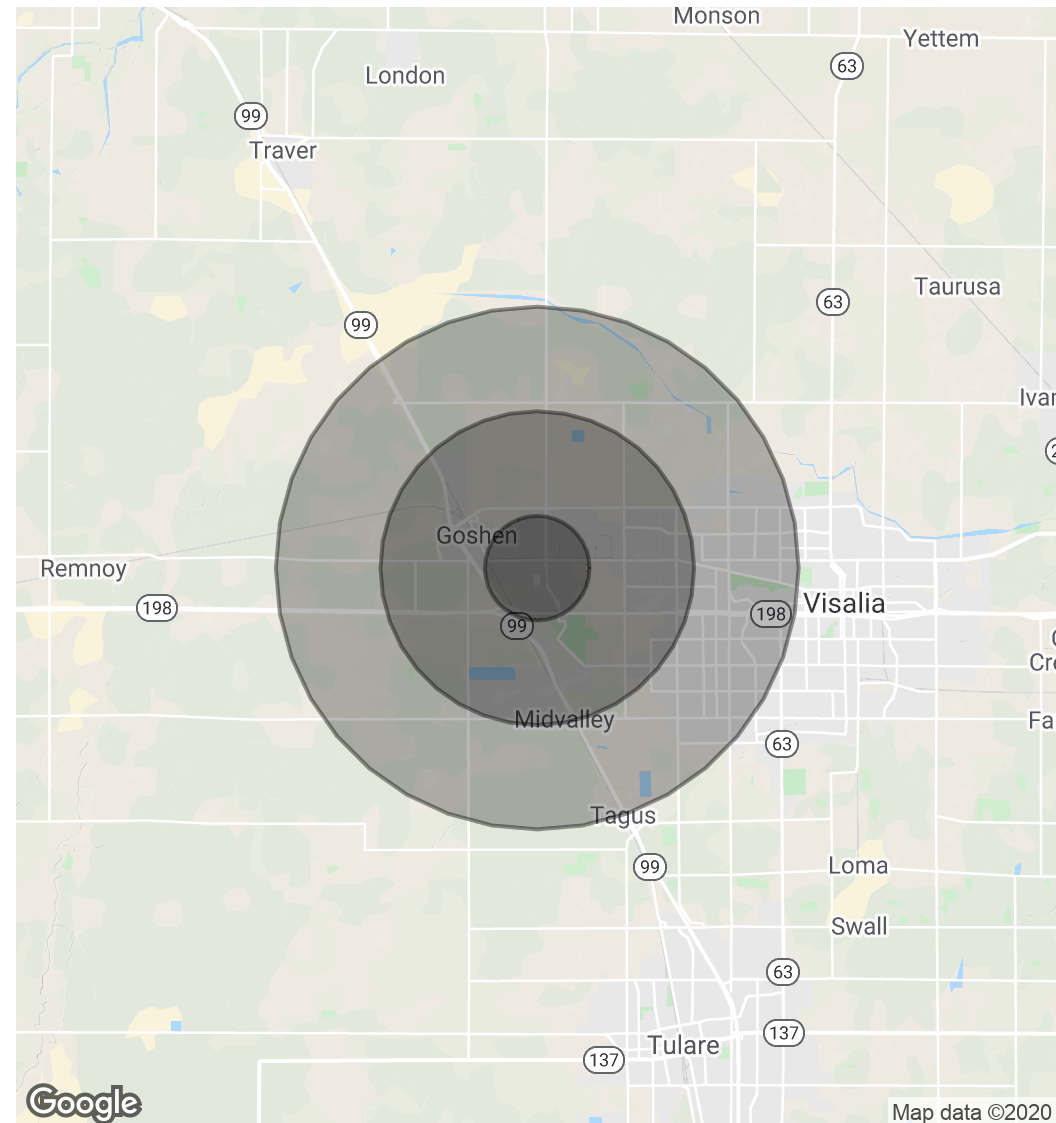
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,051	18,756	51,234
Average age	28.9	30.8	32.1
Average age (Male)	29.3	30.8	31.5
Average age (Female)	28.4	30.6	33.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	884	5,661	16,811
# of persons per HH	3.5	3.3	3.0
Average HH income	\$94,505	\$95,221	\$78,251
Average house value	\$306,641	\$306,402	\$299,972

* Demographic data derived from 2010 US Census



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