Executive Summary



LEASE RATE

\$4,577.00 PER MONTH

OFFERING SUMMARY

Available SF: 2,774 SF

Lease Rate: \$4,577.00 per month

(Gross + utilities)

Lot Size: 0 Acres

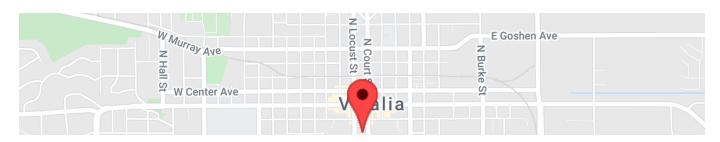
Building Size: 2,774 SF

PROPERTY OVERVIEW

Beautiful office space, large reception / waiting area, 7+ offices, large conference room, kitchen, lunch / break room. Common restrooms. Ground Floor of a 4 story 1st Class Office building, downtown Visalia. Located in Visalia's medical district, must see to appreciate.

PROPERTY HIGHLIGHTS

- Downtown Visalia, close to Kaweah Delta Hospital District
- · Parking Structure with enclosed walkway adjacent to building
- · Perfect for law, accounting or financial office use.



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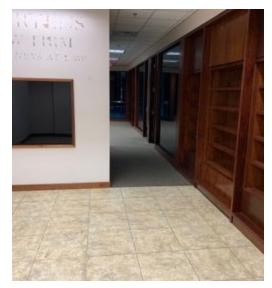
559.625.2128 zeeb@aol.com CalDRE #00847045



Additional Photos



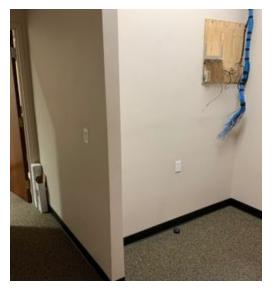










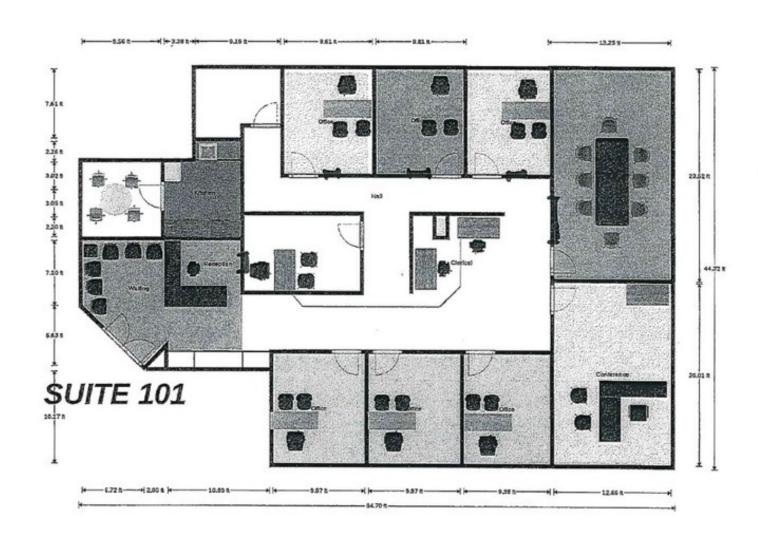




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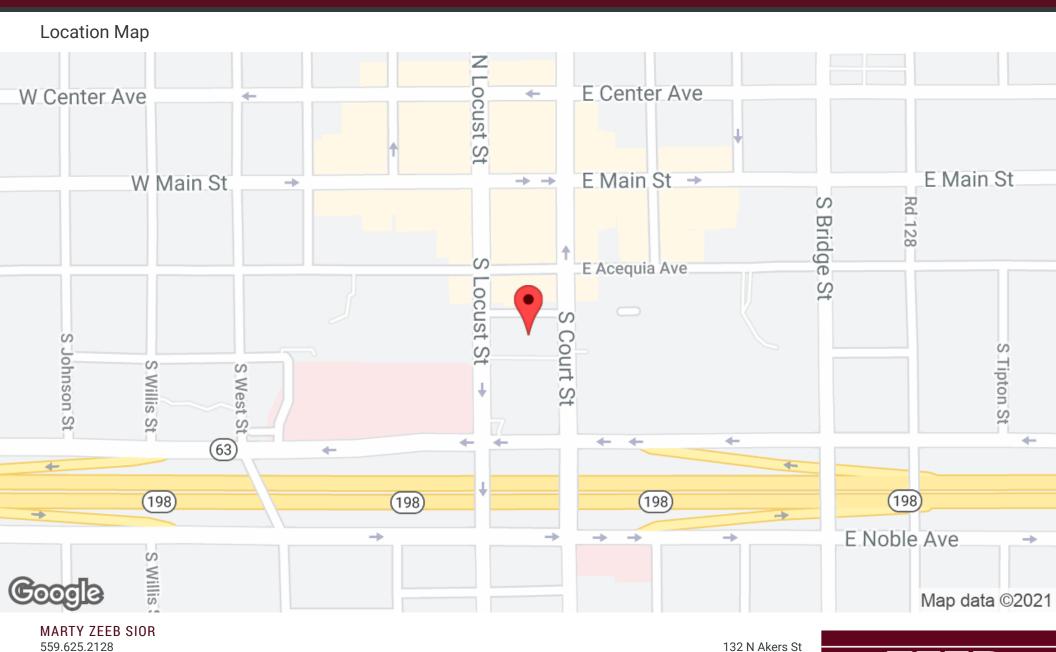


Floor Plans



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Commercial Real Estate

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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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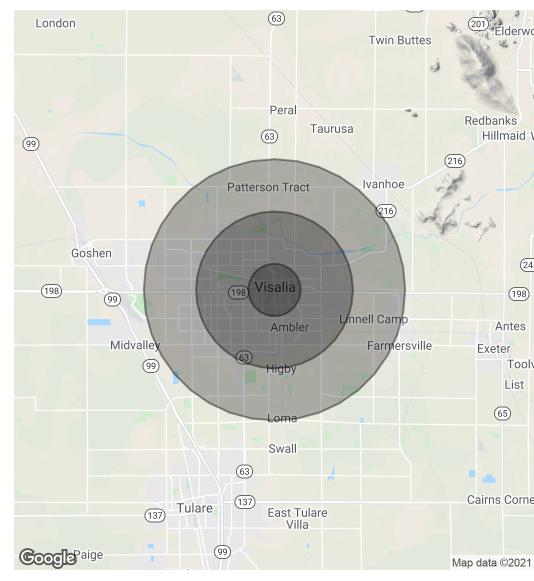
CalDRE #00847045

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,364	82,199	133,589
Average age	28.5	31.7	31.8
Average age (Male)	27.6	31.0	31.0
Average age (Female)	29.9	33.3	33.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,198	26,733	44,107
# of persons per HH	3.1	3.1	3.0
Average HH income	\$48,124	\$65,023	\$67,373
Average house value	\$214,214	\$271,232	\$274,654

^{*} Demographic data derived from 2010 US Census

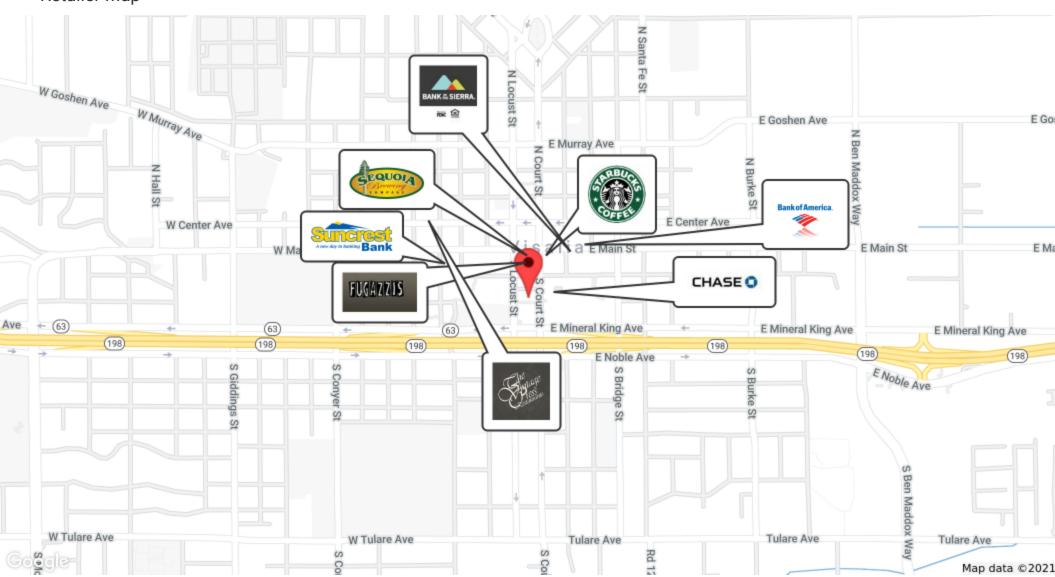


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Retailer Map



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