

430 W. CALDWELL SUITE D | VISALIA, CA 93277

Executive Summary



LEASE RATE

\$1.10 SF/MONTH

OFFERING SUMMARY

Available SF:	1,250 SF
Lease Rate:	\$1.10 SF/month (MG)
Lot Size:	0 Acres
Building Size:	5,000 SF
Zoning:	Professional Administrative

PROPERTY OVERVIEW

End cap office space now available. Reception, 3 private offices and large bullpen area with common area restrooms. Easy access to downtown or Mooney area. Private parking and monument signage available.

PROPERTY HIGHLIGHTS

- End cap
- Common area restrooms
- Convenient location

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Additional Photos



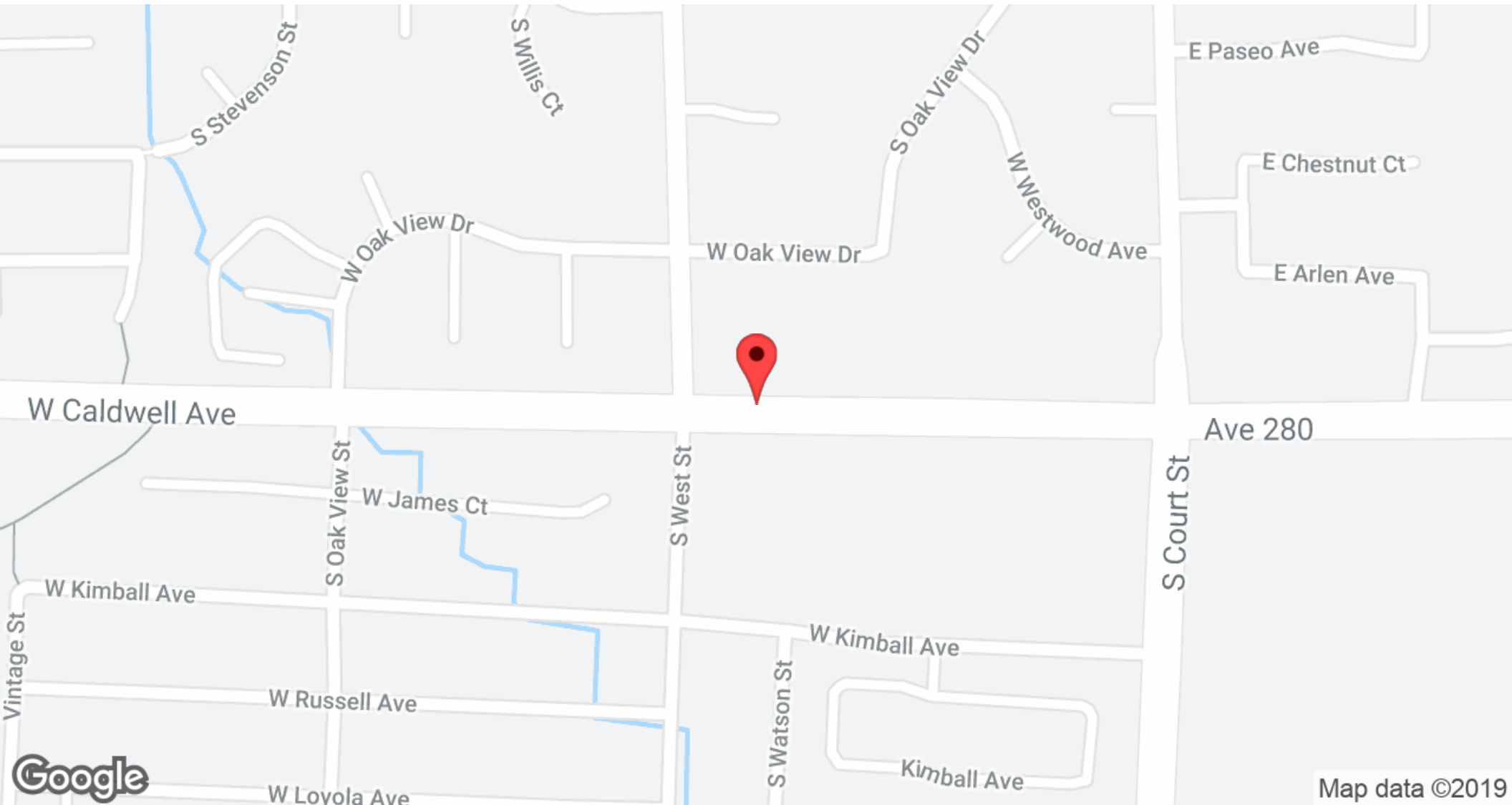
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Location Maps



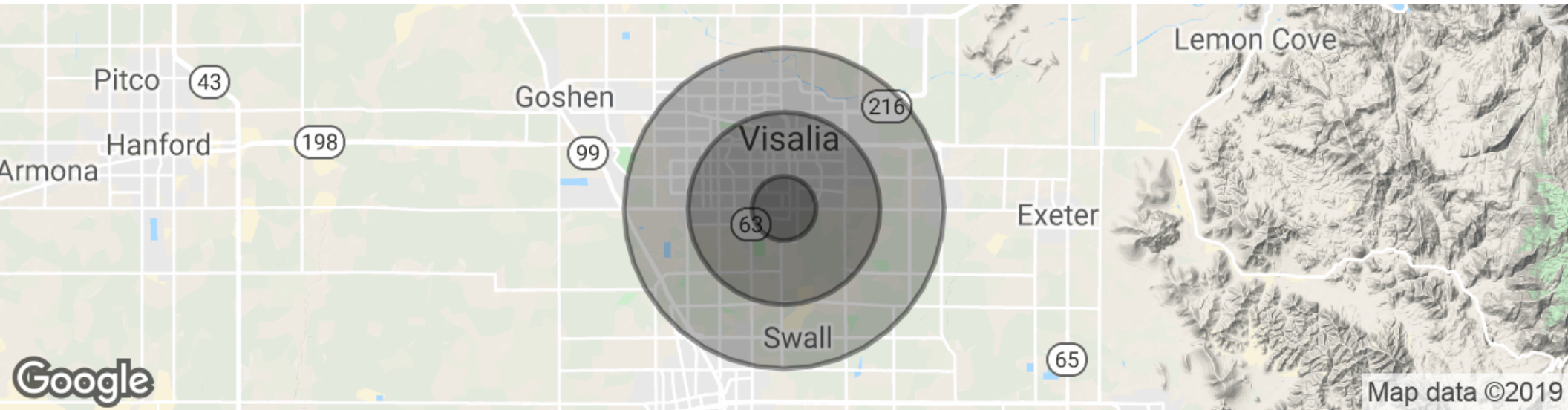
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,086	65,439	127,007
Median age	39.4	33.2	32.0
Median age (Male)	39.0	32.4	31.1
Median age (Female)	40.3	34.7	33.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,888	22,648	42,155
# of persons per HH	2.8	2.9	3.0
Average HH income	\$78,484	\$64,565	\$65,985
Average house value	\$325,992	\$280,797	\$273,052

* Demographic data derived from 2010 US Census

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