

FOR LEASE

# 7TEN PROPERTIES

213-217 W. MAIN ST., VISALIA, CA 93291

MARC GRIFFITHS

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CalDRE #01434697

**ZEEB**

Commercial Real Estate

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## Executive Summary



### OFFERING SUMMARY

Available SF:	500 - 4,133 SF
Lease Rate:	\$24.00 - 52.80 SF/yr (NNN; Full Service)
Lot Size:	0 Acres
Building Size:	15,000
Renovated:	2019
Zoning:	D-MU
Submarket:	Downtown Visalia

### PROPERTY OVERVIEW

Build to Suit Restaurant on ground level and First Class Executive Suites on 2nd and 3rd levels. Sky walk to parking structure in rear and elevator from the ground floor. Ideal central Main St. location, walking distance to many restaurants, offices and Kaweah Delta District Hospital. Call Marc for details.

### PROPERTY HIGHLIGHTS

- Central Main Street Location
- Build to Suit Restaurant
- Classic brick exterior and interior finish
- Elevator access to 2nd and 3rd levels

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,115	26,808	43,418
Total Population	16,490	82,189	131,880

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## Location Maps



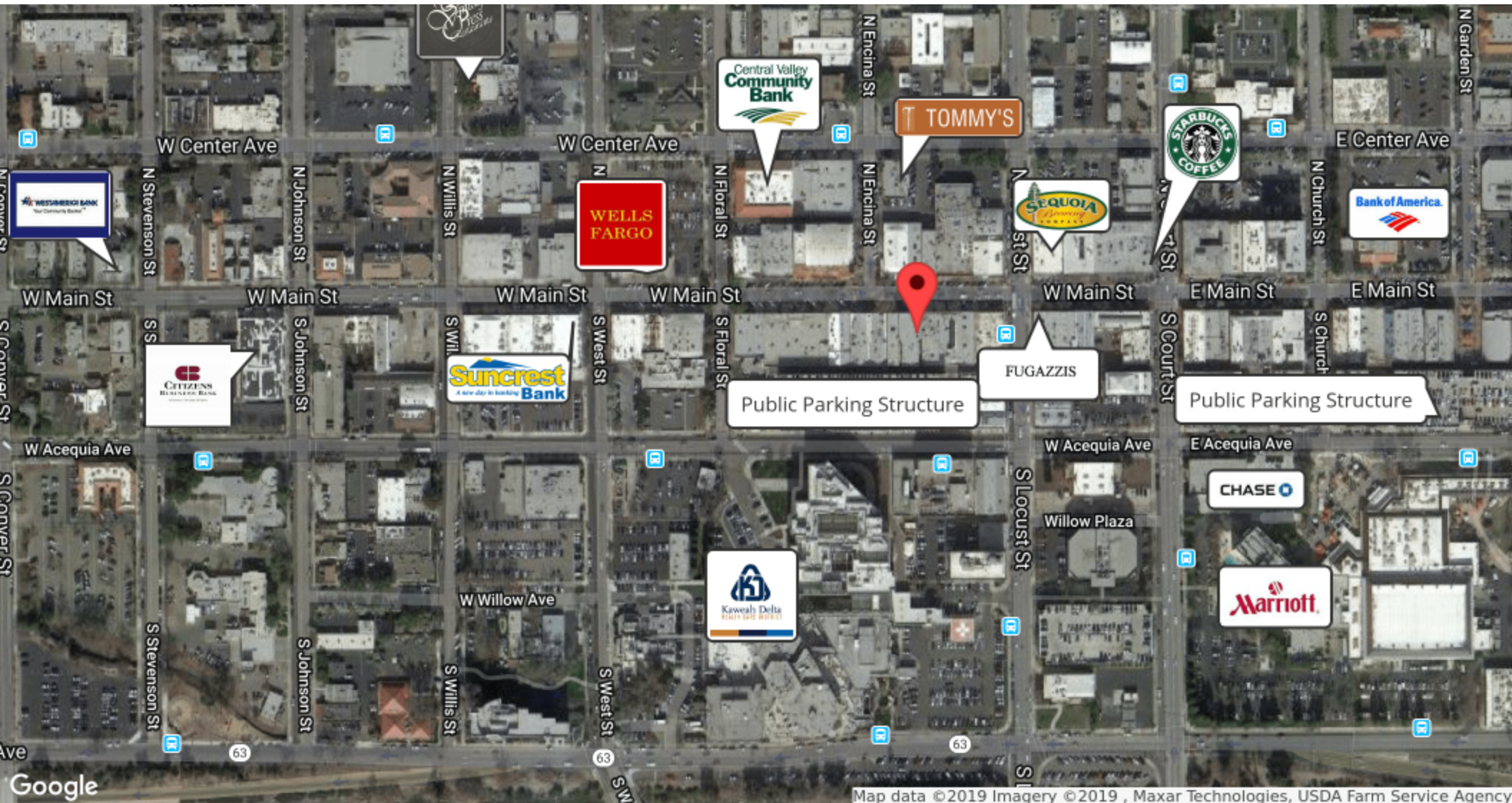
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## Retailer Map



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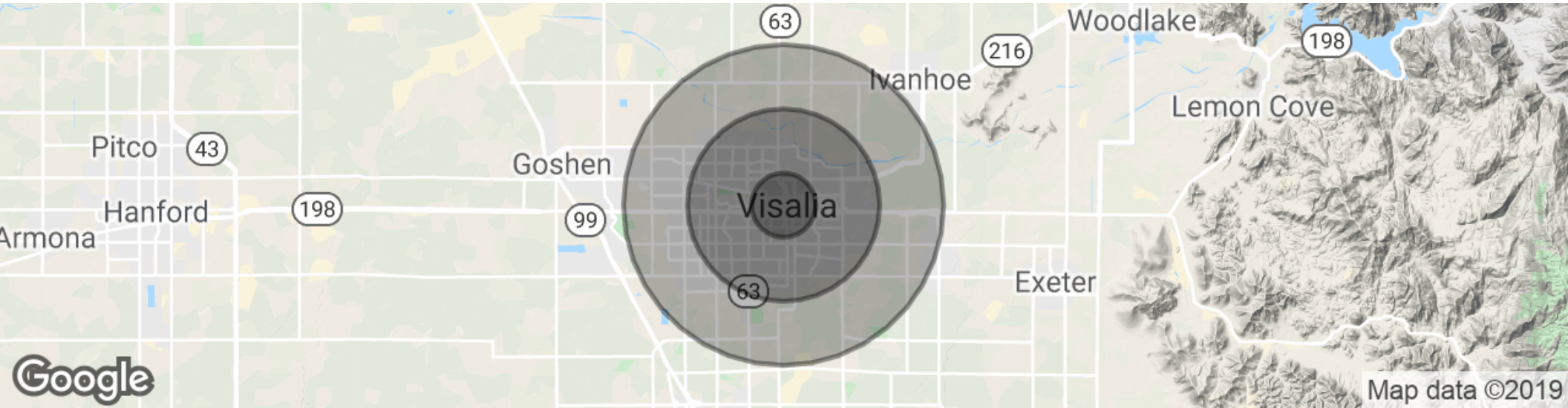
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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	16,490	82,189	131,880
Median age	28.1	31.8	31.7
Median age (Male)	27.3	31.1	30.9
Median age (Female)	29.3	33.4	33.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	5,115	26,808	43,418
# of persons per HH	3.2	3.1	3.0
Average HH income	\$47,773	\$65,295	\$67,288
Average house value	\$209,348	\$273,811	\$274,574

\* Demographic data derived from 2010 US Census

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