

RARE SERVICE COMMERCIAL SHOP | 505 N BURKE ST., VISALIA, CA 93292

Executive Summary



LEASE RATE **\$3,500 PER MONTH NNN**

OFFERING SUMMARY

Available SF: 2,400 SF

Lease Rate: \$1,560.00 per month
(NNN)

Lot Size: 0.46 Acres

Building Size: 6,400 SF

PROPERTY OVERVIEW

Free standing Service commercial building, available space is 2400sf with showroom, small office and 1 bay shop in rear plus portion of a large paved and fenced yard in rear of the building. Great access and visibility on N. Burke st across from the new City of Visalia dispatch building an future Civic center expansion. Nice glass storefront. Very hard to find space, being fully refurbished. Rate is NNN.

PROPERTY HIGHLIGHTS

- Great Access and Visibility
- glass storefront and showroom
- 1 service bay
- Excellent location
- Retail or Service commercial uses allowed

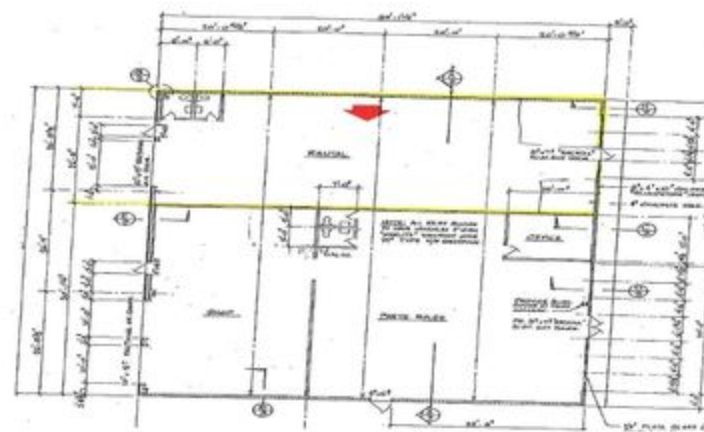
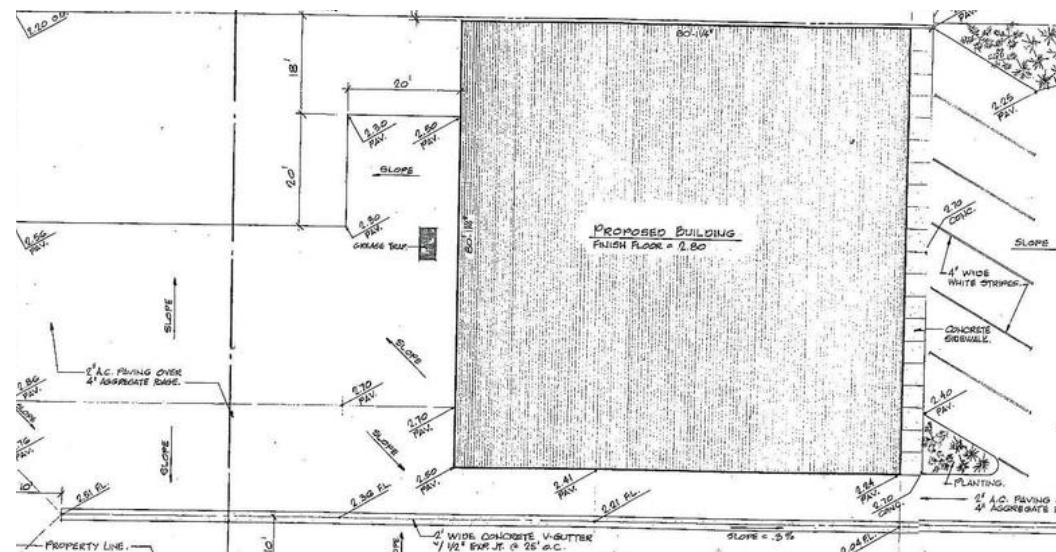
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Additional Photos



FLOOR PLAN

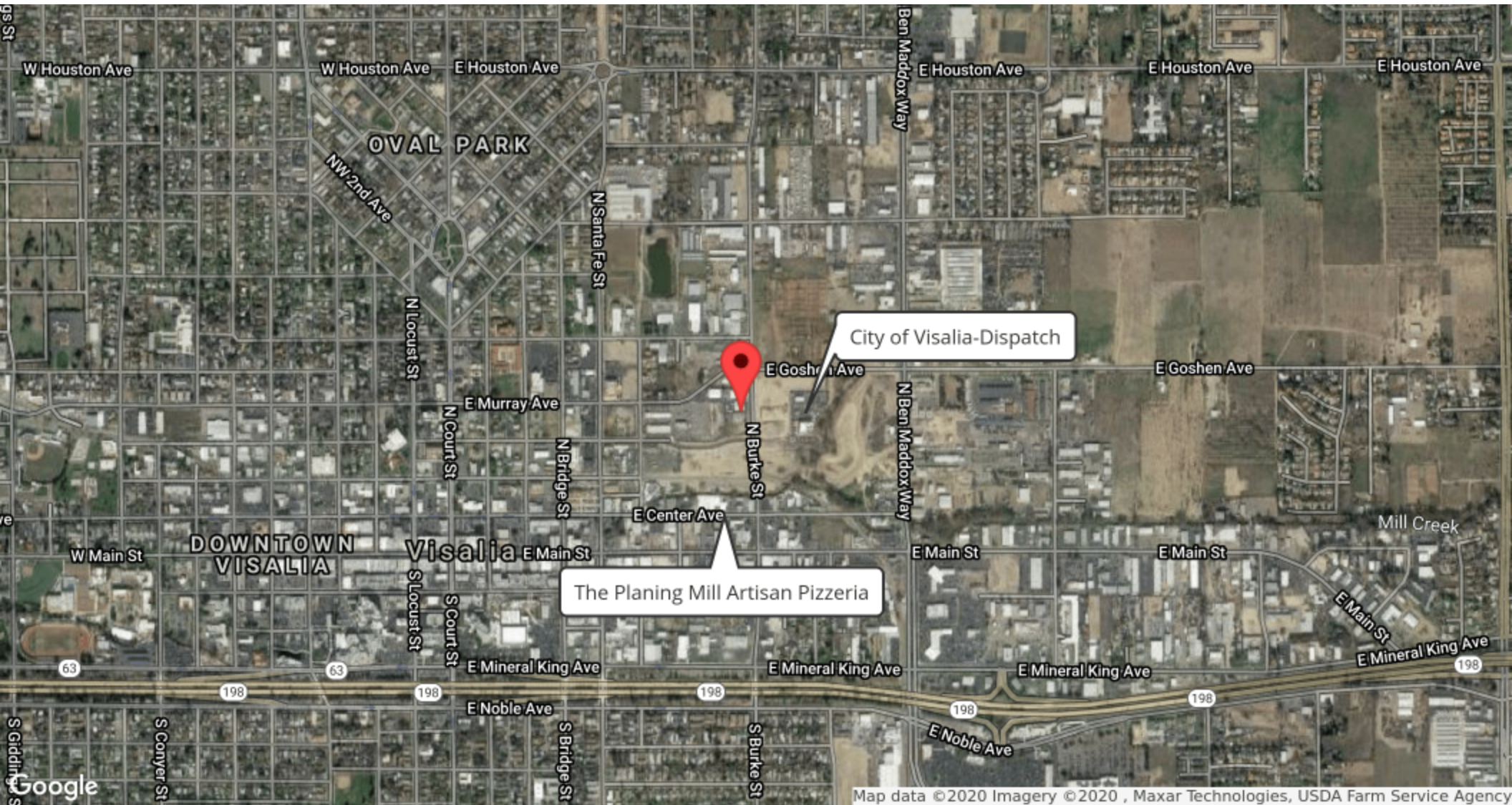
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Retailer Map



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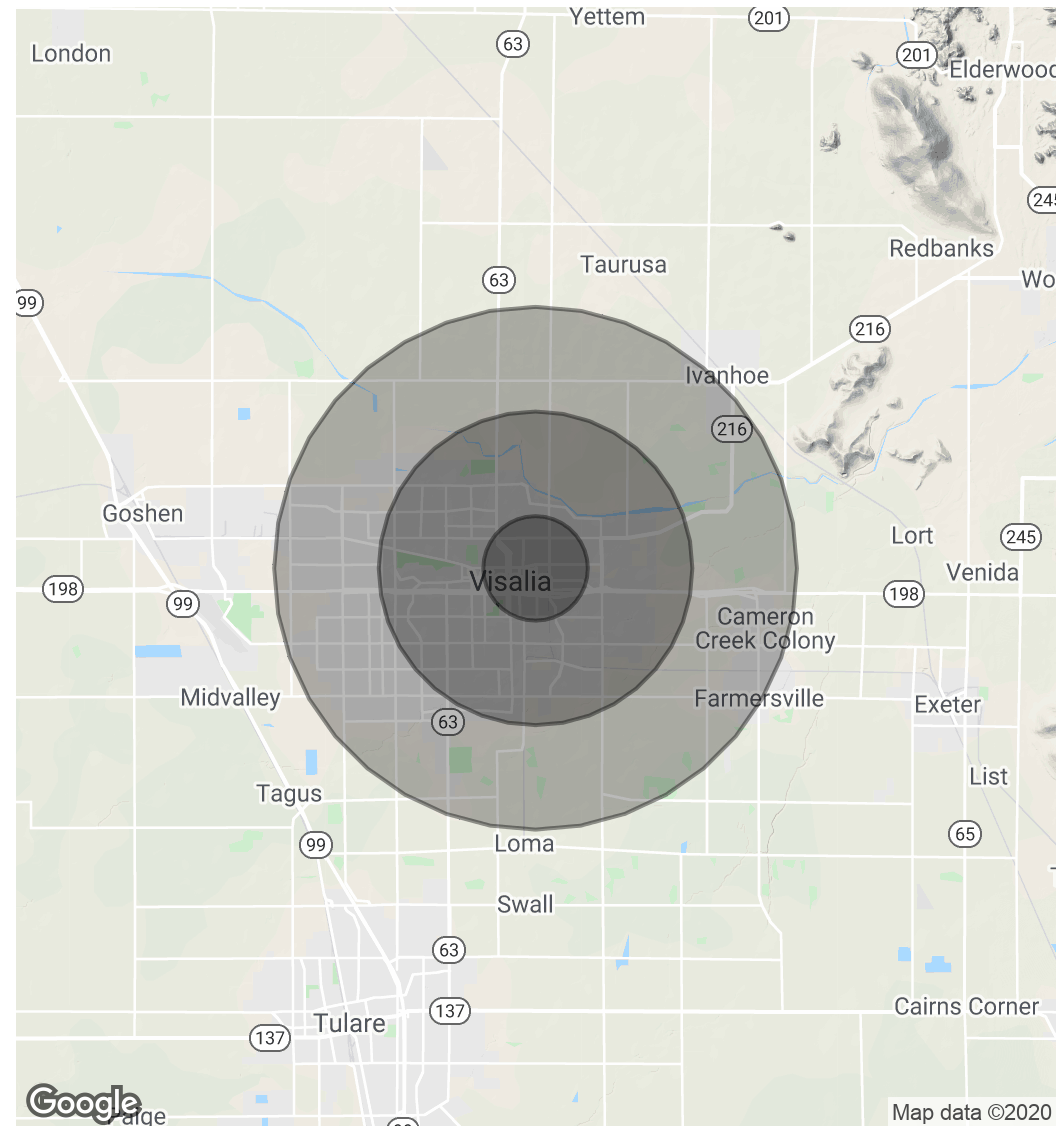
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,131	74,666	130,752
Average age	27.6	31.1	31.8
Average age (Male)	26.8	30.4	31.0
Average age (Female)	29.1	32.9	33.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,386	23,818	43,226
# of persons per HH	3.3	3.1	3.0
Average HH income	\$48,386	\$64,511	\$66,559
Average house value	\$174,726	\$266,148	\$274,454

** Demographic data derived from 2010 US Census*



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