

OFFICE FOR LEASE

NORTH VISALIA OFFICE SPACE - BEN MADDOX WAY & DOUGLAS

1110 E Douglas Ave, Visalia, CA 93292



OFFERING SUMMARY

AVAILABLE SF:	1,200 - 3,750 SF
LEASE RATE:	\$0.70 - 0.76 SF/month (MG)
LOT SIZE:	63,598 SF
BUILDING SIZE:	3,750 SF
ZONING:	CSO
APN:	094-160-028-000
MARKET:	Visalia Commercial Service
SUBMARKET:	North Visalia

PROPERTY HIGHLIGHTS

- ±3,750 SF End Cap Unit w/ Ample Parking
- ±1,200 SF End Cap Unit w/ Ample Parking
- Ready For Immediate Occupancy | High End Finishes
- 4 Private Offices, Conference, 54' x 35' Large Bull Pen, Reception
- Security Gate After Hours
- Convenient North Visalia Location
- Surrounded with Ample Parking and Mature Landscaping
- Ethernet/Phone Cabling Throughout & Wireless Internet Ready
- Convenient Private Restrooms
- Secure, Private, Established Location w/ Quality Tenant Mix
- Near Downtown & Central District
- Near CA-99 w/Quick Highway 198 Access

KW COMMERCIAL
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PROPERTY OVERVIEW

#1101-1105 ±3,750 SF office space consisting of (4) 11' x 12' private offices, 30' x 12' conference room, 2 private restrooms, 1 break room, front reception, storage/data closet, and a large open 54' x 35' bull pen area. The office offers multiple perimeter offices and a large open bull pen area.

#1115 ±1,200 SF consisting of 100% office offering a ground floor open space and upstairs private office with 1 restroom.

Building is prewired for Comcast or AT&T Uverse high speed Internet computer server. Units include access to front signage, ample parking, and a security gate after hours.

LOCATION OVERVIEW

Property is located north of Goshen Avenue, east of N Burke Street, south of Houston Avenue, and west of high traffic north Ben Maddox Way.

Visalia is a city situated in the agricultural San Joaquin Valley of California, about 230 mi (370 km) southeast of San Francisco, 190 mi (310 km) north of Los Angeles, 36 mi (58 km) west of Sequoia National Park, and 43 mi (69 km) south of Fresno. The population was 136,246 as of a 2018 U.S. Census Bureau estimate.

Visalia is the fifth-largest city in the San Joaquin Valley after Fresno, Bakersfield, Stockton, and Modesto, the 44th-most populous in California, and 198th in the United States.

As the county seat of Tulare County, Visalia serves as the economic and governmental center to one of the most productive agricultural counties in the country.[]

Yosemite, Sequoia, and Kings Canyon National Parks are located in the nearby Sierra Nevada mountains, the highest mountain range in the contiguous United States.



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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,200 - 3,750 SF	Lease Rate:	\$0.70 - \$0.76 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1101 E Douglas Avenue	Available	3,750 SF	Modified Gross	\$0.70 SF/month	#1101-1105 ±3,750 SF office space consisting of (4) 11' x 12' private offices, 30' x 12' conference room, 2 private restrooms, 1 break room, front reception, storage/data closet, and a large open 54' x 35' bull pen area. The office offers multiple perimeter offices and a large open bull pen area.
1115 E Douglas Avenue	Available	1,200 SF	Modified Gross	\$0.76 SF/month	#1115 ±1,200 SF consisting of 100% office offering a ground floor open space and upstairs private office with 1 restroom. Building is prewired for Comcast or AT&T Uverse high speed Internet computer server. Units include access to front signage, ample parking, and a security gate after hours.

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Nearby Convention Center



Nearby Hospital



Fox Performing Arts Theater Downtown

INFORMATION ABOUT VISALIA, CA:

Downtown Visalia is the central business district of Visalia, California, United States, which is located close to the geographic center of the metropolitan area. The area features an array of public art and unique shopping opportunities. The Downtown area is the hub for the city's public transport transit center.

The city's natural charm and gracious, vibrant community captivate visitors year-round with experiences highlighted by live entertainment, stunning art, rich history, and world-class restaurants.

Visalia ranks in the upper quartile for Population Density and Diversity Index when compared to the other cities, towns and Census Designated Places (CDPs) in California.

Visalia's accommodations offer a variety of ways to relax while traveling for vacation or on business. Visitors can find a perfect fit as they choose from world class brands to independently owned properties. With more than 1,300+ guestrooms all within five minutes of downtown and amenities you won't find anywhere else.

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DOWNTOWN VISALIA, CA OVERVIEW:

- Close to 50 Restaurants and Bars in the Downtown Visalia area to choose from!
- 133,038 Visalia Population
- Nearly 45 local shops in Downtown Visalia
- Visalia encompass a land area of 37.26 sq. miles and a water area of 0.02 sq. miles.
- Recreation Ballpark is a minor league baseball park in Visalia, California. With only 1,888 seats (2,468 capacity with 'pasture' grass lawn), it is the smallest MLB affiliated ballpark in the United States
- Look no further for an eclectic mix of arts, culture and entertainment! Enjoy a world-class symphony orchestra in the beautifully renovated Fox Theater, take a pottery class at Arts Visalia, visit galleries and museums and go to the Taste the Arts Festival to celebrate agriculture and art! With nearly a dozen annual events that emphasize the arts.

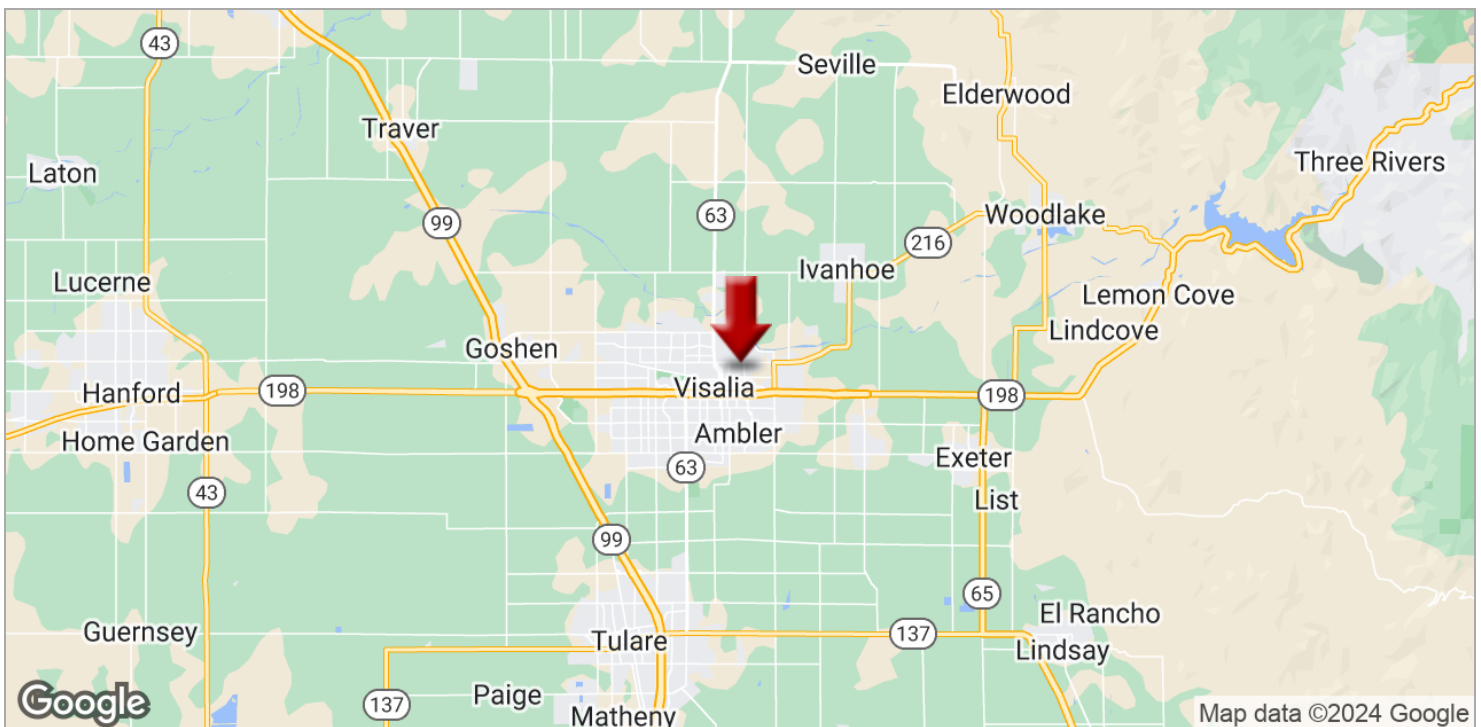
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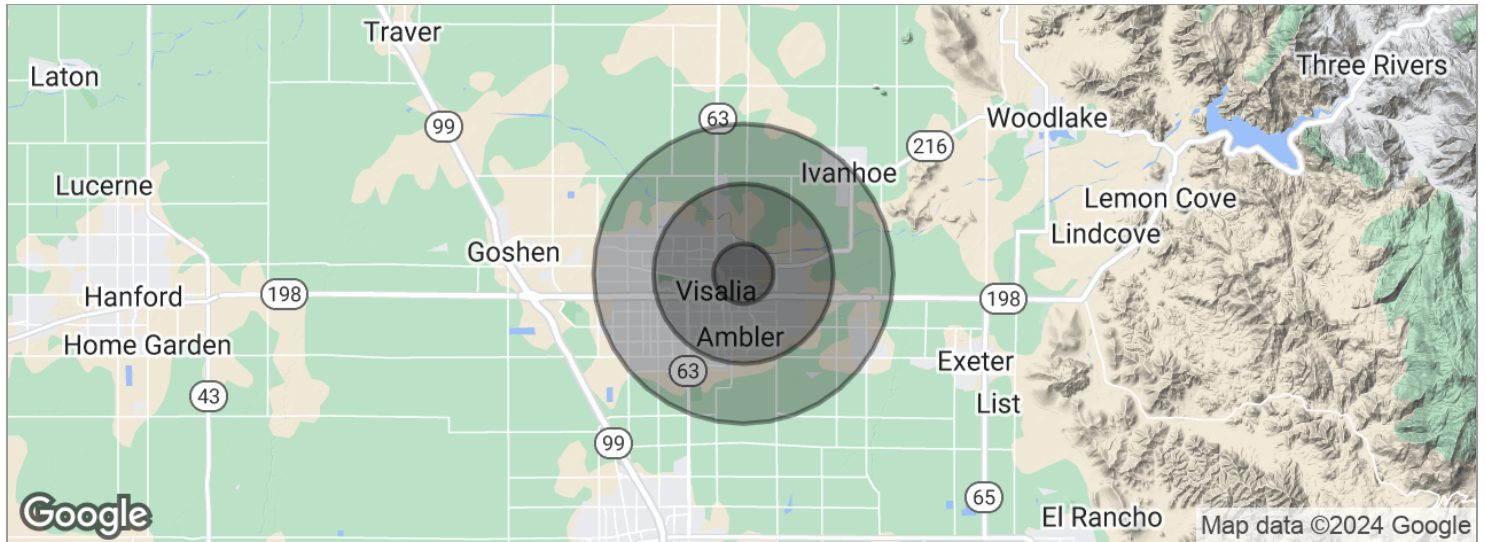
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,094	70,273	125,305
Median age	26.6	30.5	31.7
Median age (male)	26.1	29.8	31.0
Median age (Female)	27.9	32.4	33.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,283	22,054	41,291
# of persons per HH	3.5	3.2	3.0
Average HH income	\$52,891	\$63,674	\$66,676
Average house value	\$176,636	\$258,738	\$277,736
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	61.0%	50.5%	45.2%
RACE (%)	1 MILE	3 MILES	5 MILES
White	80.4%	80.4%	80.9%
Black	1.2%	1.2%	1.8%
Asian	5.6%	5.3%	4.9%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.8%	0.9%	1.0%
Other	9.1%	8.9%	8.2%

* Demographic data derived from 2020 ACS - US Census

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