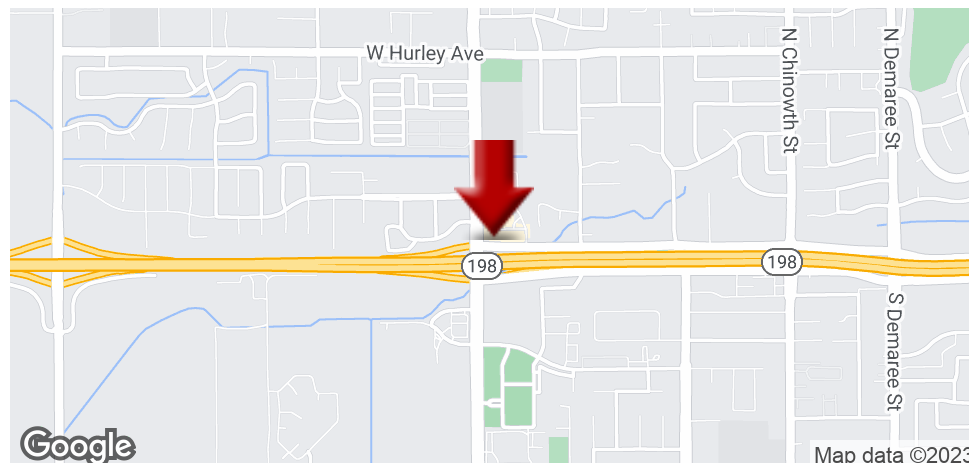


OFFICE FOR LEASE

220 S AKERS

220 S Akers, Visalia, CA 93291



OFFERING SUMMARY

NUMBER OF UNITS:	2
AVAILABLE SF:	1,185 and 1,843 and 1220 SF
LEASE RATE:	\$2.20 SF/month (NNN)
LOT SIZE:	57,064 SF
BUILDING SIZE:	14,194
ZONING:	CH

CLICK HERE TO VIEW VIDEO

PROPERTY HIGHLIGHTS

- With only two spaces, left, in Shell Condition, in this 14,194 square foot building, built in 2009.
- Spaces are a shell, and will be brand new to you. Tenant improvements are negotiable.
- An Interior designer is available to help you plan and create a space, best suited for your business.
- A building contractor is also available.
- We have you covered !
- Ready to move in; 1220 Sq ft space available
- Plenty of parking Spaces 71 in total (5: 1,000 SF)
- Valley Children's Medical group is located on the first floor
- The building is in close proximity to Visalia Medical center, Kaweah Delta Rehabilitation Center.
- This is an excellent site for regional business and a business seeking a high profile office.

VISALIA, CA
559.733.4100



MICHELLE GREENE
Realtor Associate
O: 559.303.1642
michellegreene@kwcommercial.com
CA #01957062/01841795

AVAILABLE

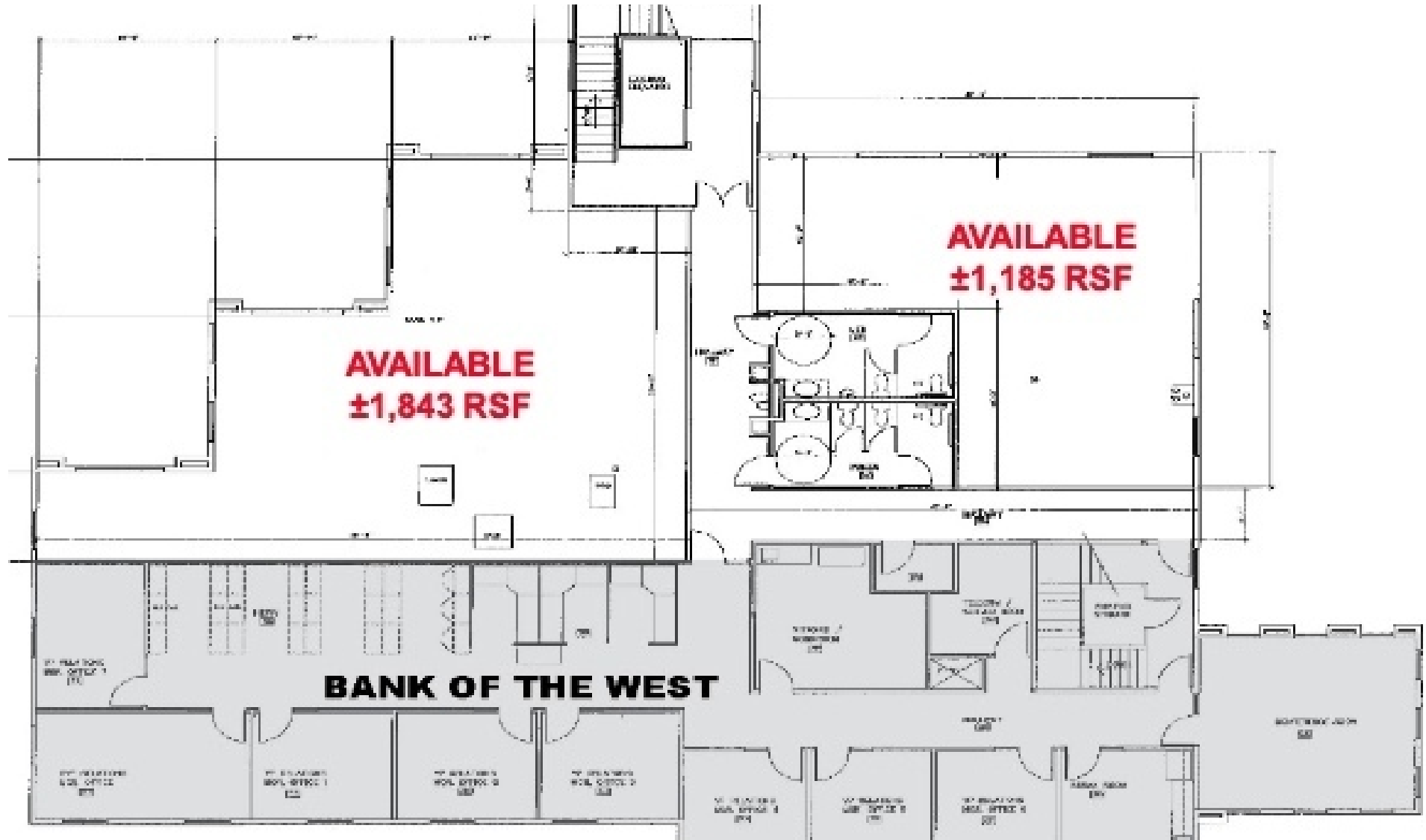
Each Office Independently Owned and Operated kwcommercial.com/

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SPACE FOR LEASE

220 S AKERS

220 S Akers, Visalia, CA 93291



VISALIA, CA
559.733.4100



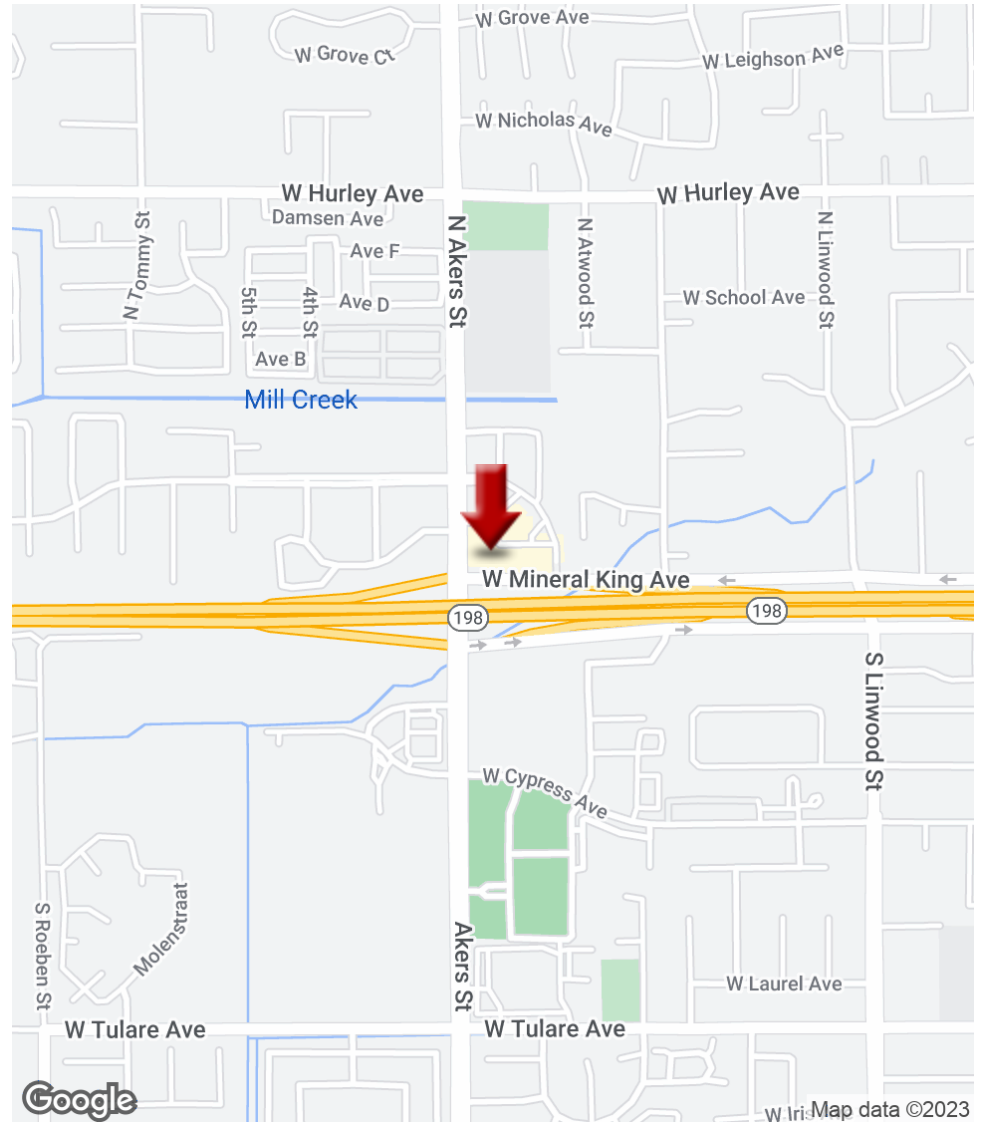
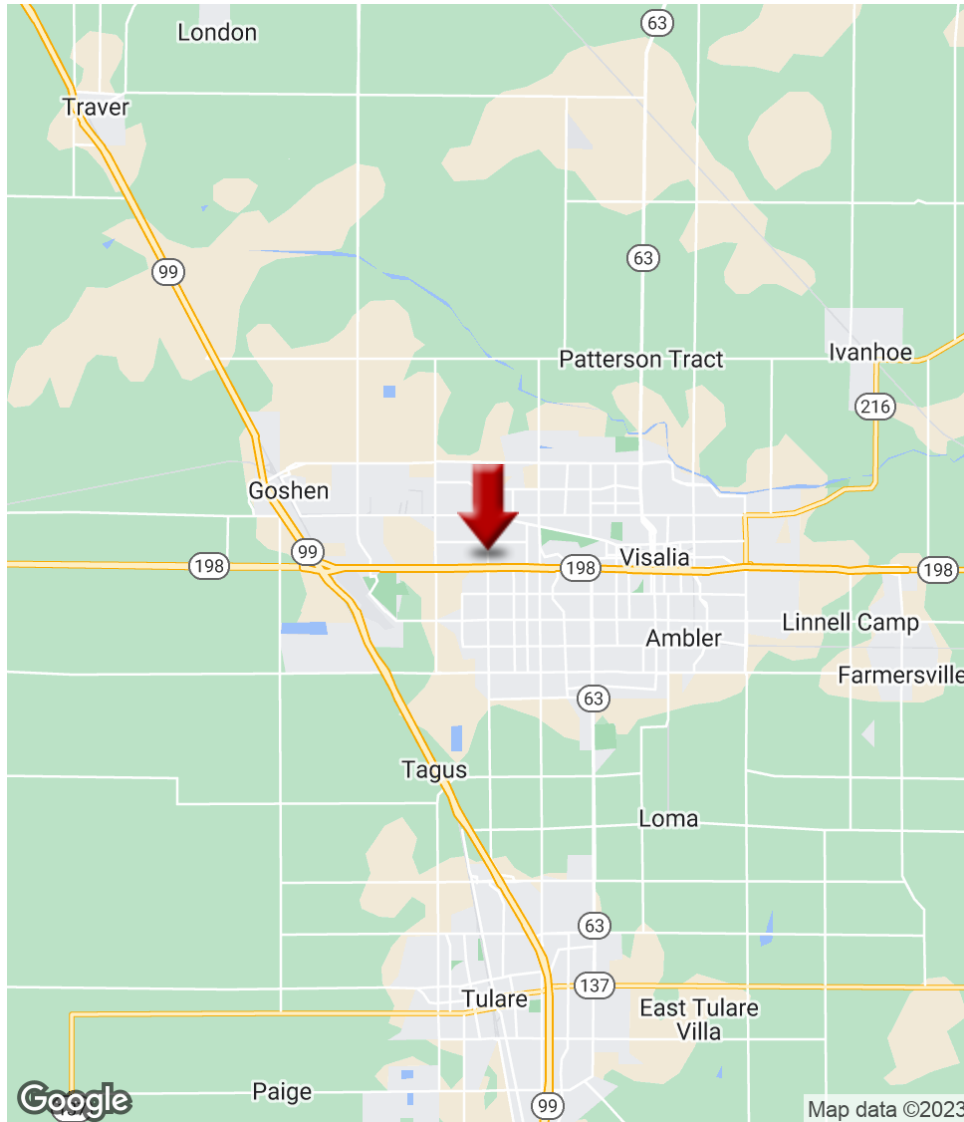
MICHELLE GREENE
Realtor Associate
O: 559.303.1642
michellegreene@kwcommercial.com
CA #01957062/01841795

Each Office Independently Owned and Operated kwcommercial.com/

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

220 S AKERS

220 S Akers, Visalia, CA 93291



VISALIA, CA
559.733.4100



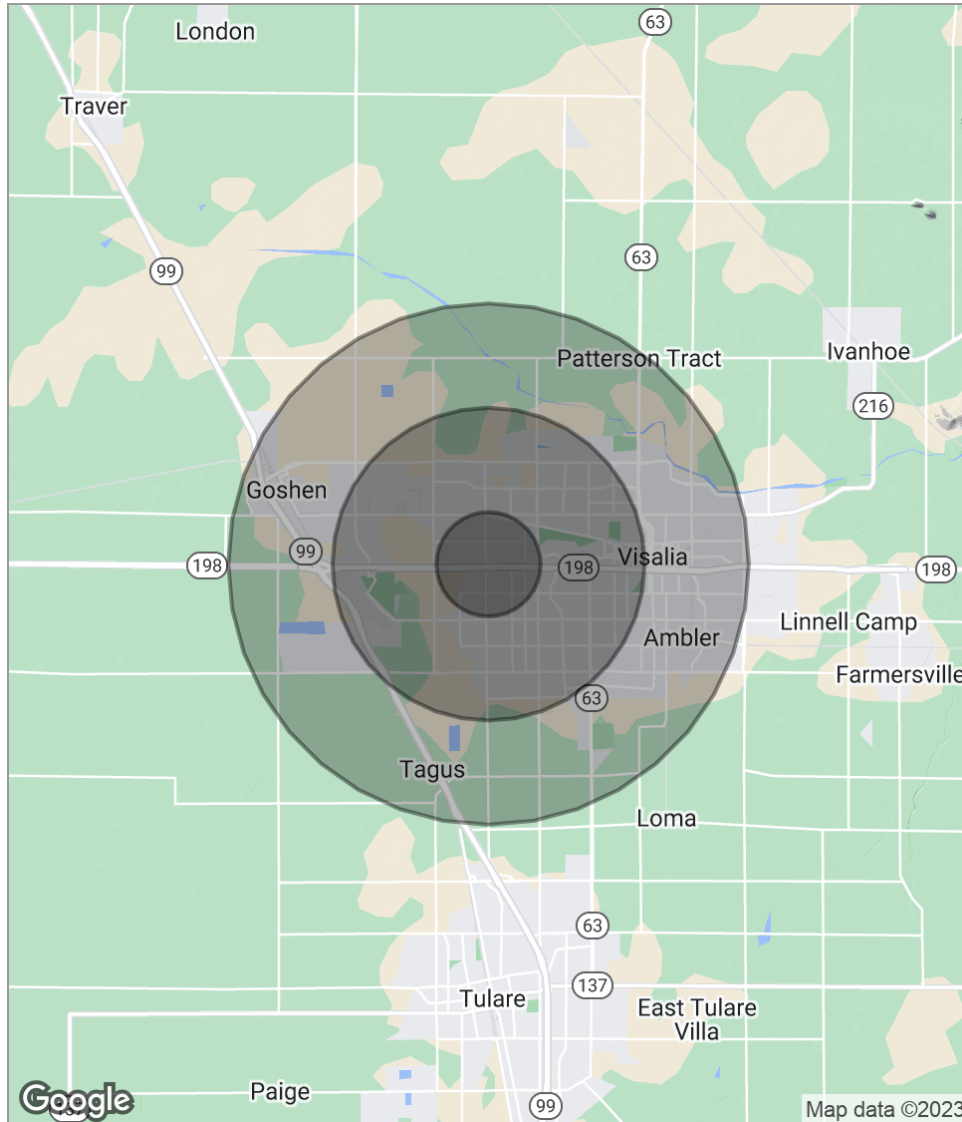
MICHELLE GREENE
Realtor Associate
O: 559.303.1642
michellegreene@kwcommercial.com
CA #01957062/01841795

Each Office Independently Owned and Operated [kwcommercial.com/](https://www.kwcommercial.com/)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

220 S AKERS

220 S Akers, Visalia, CA 93291



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,375	60,418	120,141
Median Age	35.7	33.4	31.9
Median Age (Male)	34.3	32.7	31.3
Median Age (Female)	38.2	34.5	33.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,010	21,045	39,170
# Of Persons Per HH	2.6	2.9	3.1
Average HH Income	\$69,331	\$74,139	\$70,037
Average House Value	\$284,051	\$293,297	\$280,532

** Demographic data derived from 2020 ACS - US Census*

VISALIA, CA
559.733.4100



MICHELLE GREENE

Realtor Associate
O: 559.303.1642
michellegreene@kwcommercial.com
CA #01957062/01841795

Each Office Independently Owned and Operated [kwcommercial.com/](https://www.kwcommercial.com/)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MEDICAL / OFFICE FOR LEASE

220 S AKERS

220 S Akers, Visalia, CA 93291



VISALIA, CA
559.733.4100



MICHELLE GREENE

Realtor Associate
O: 559.303.1642
michellegreene@kwcommercial.com
CA #01957062/01841795

Each Office Independently Owned and Operated [kwcommercial.com/](https://www.kwcommercial.com/)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

220 S AKERS

220 S Akers, Visalia, CA 93291



Google

Imagery ©2023, Maxar
Technologies, USDA/FPAC/GEO

VISALIA, CA
559.733.4100



MICHELLE GREENE

Realtor Associate
O: 559.303.1642
michellegreene@kwcommercial.com
CA #01957062/01841795

Each Office Independently Owned and Operated kwcommercial.com/

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

220 S AKERS

220 S Akers, Visalia, CA 93291



VISALIA, CA
559.733.4100



MICHELLE GREENE
Realtor Associate
O: 559.303.1642
michellegreene@kwcommercial.com
CA #01957062/01841795

LOCATION DESCRIPTION

This Newer Mission Style Office building is located in the Hub of Desirable SW Visalia Medical Facilities, Retail, Restaurants and Hotels. The location is very desirable due to quick and convenient access to Visalia and the rest of Tulare County. High visibility from Highway 198, close to freeway 99, and major cross streets intersection of Akers and Mineral King.

With only two spaces, left, in this 14,194 square foot building, built in 2009.

The spaces are a shell, and will be brand new to you. Tenant improvements are negotiable.

An Interior designer is available to help you plan and create a space, best suited for your business.

A building contractor is also available.

We have you covered !

Spaces are as follows:

Unit E = 1185 Sq Ft

Unit F = 1843 Sq Ft.

\$2.20 per sq ft, NNN, .

Plenty of parking Spaces 71 in total (5: 1,000 SF)

Valley Children's Medical group is located on the first floor

The building is in close proximity to Visalia Medical center, Kaweah Delta Rehabilitation Center.

This is an excellent site for regional business and a business seeking a high profile office.

LOCATION DETAILS

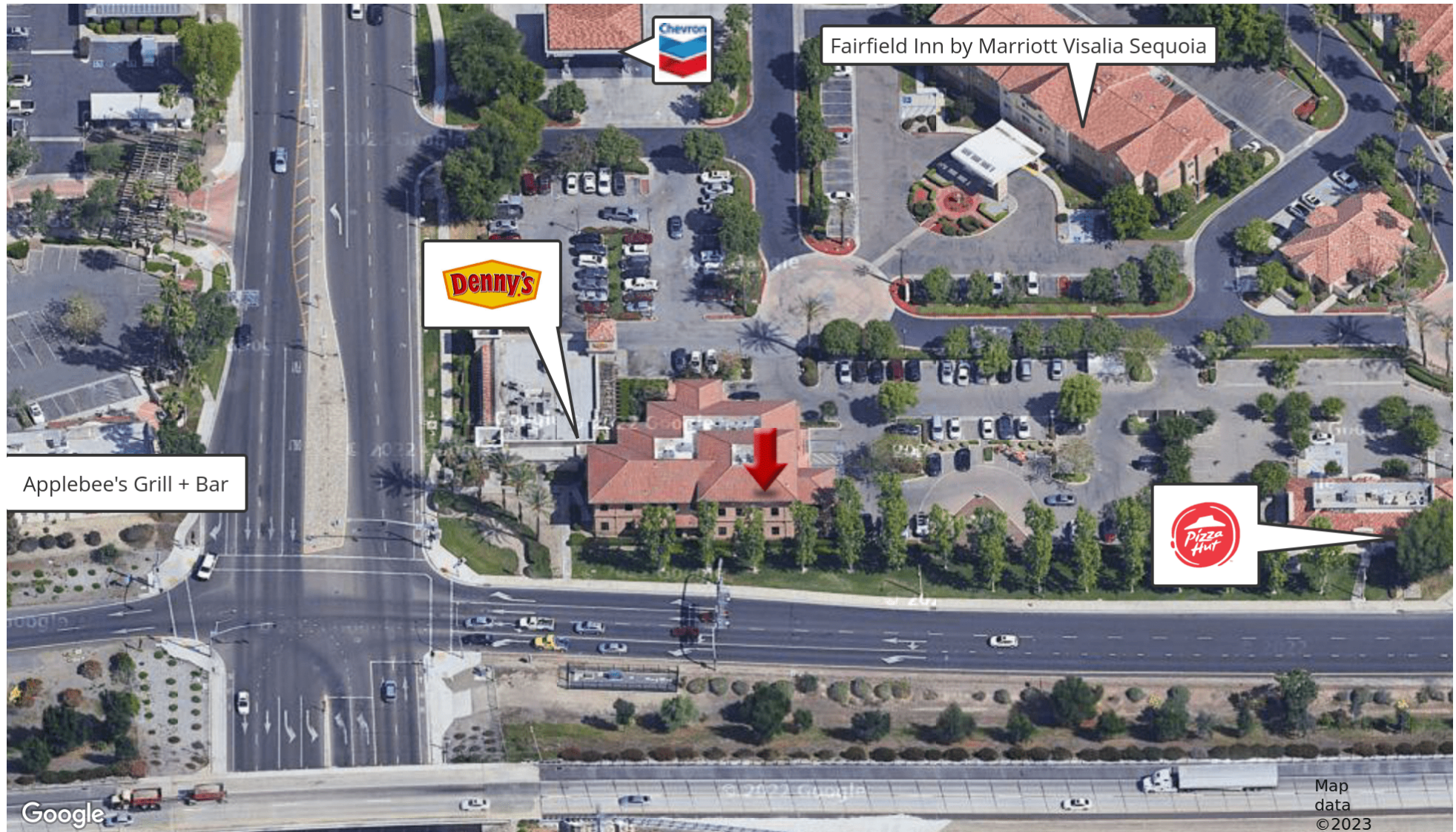
County	Tulare
Cross Streets	Akers / Mineral King
Signal Intersection	Yes
Road Type	Paved

Each Office Independently Owned and Operated kwcommercial.com/

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

220 S AKERS

220 S Akers, Visalia, CA 93291



VISALIA, CA
559.733.4100



MICHELLE GREENE
Realtor Associate
O: 559.303.1642
michellegreene@kwcommercial.com
CA #01957062/01841795

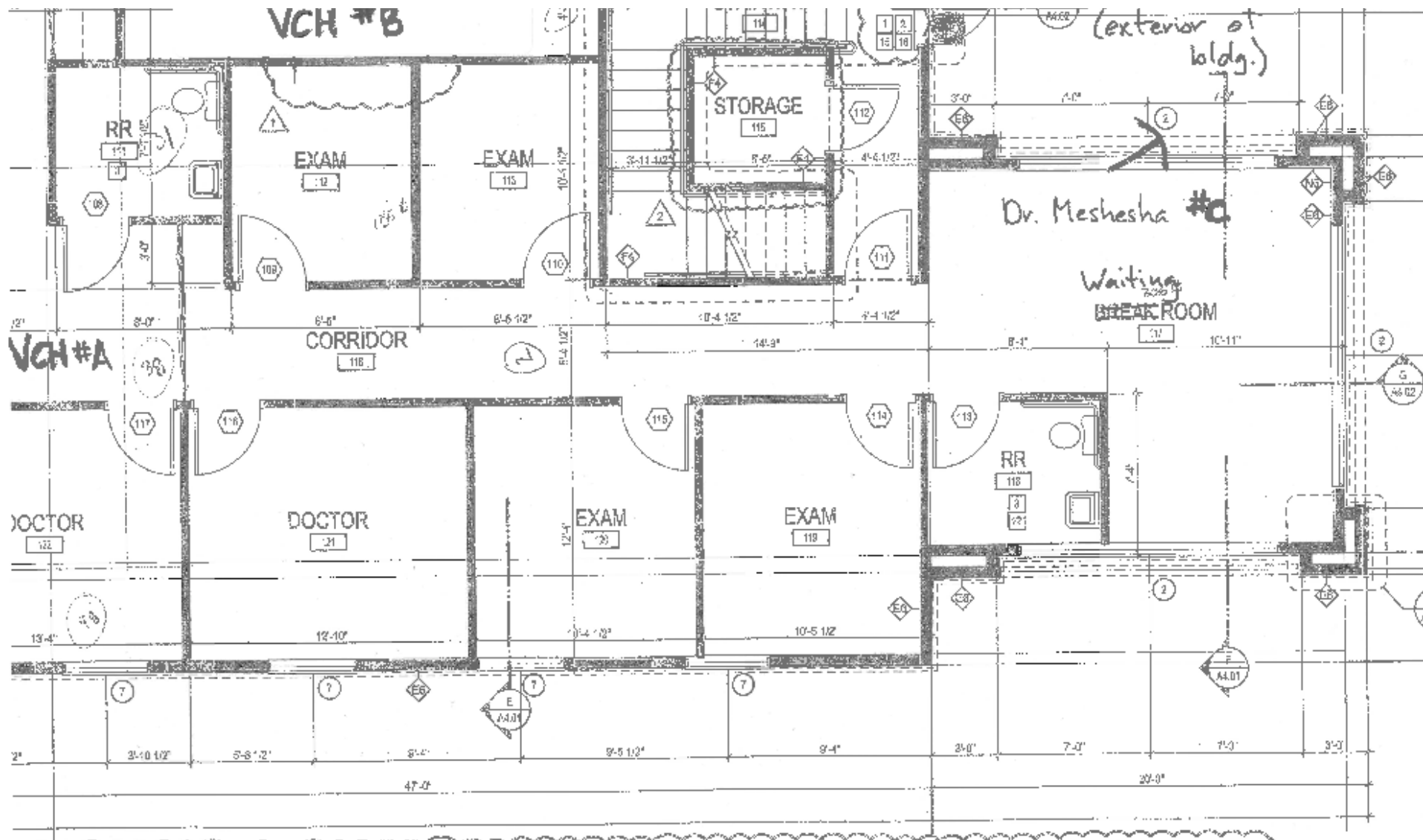
Each Office Independently Owned and Operated kwcommercial.com/

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE

220 S AKERS

220 S Akers, Visalia, CA 93291



VISALIA, CA
559.733.4100



MICHELLE GREENE
Realtor Associate
O: 559.303.1642
michellegreene@kwcommercial.com
CA #01957062/01841795

Each Office Independently Owned and Operated kwcommercial.com/

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.