

## OFFICE FOR SALE & LEASE

±2,278 SF PROFESSIONAL OFFICE SPACE AVAILABLE IN VISALIA

820 W Center Ave, Visalia, CA 93291



Sale Price **\$490,000**

Lease Rate **\$1.50  
SF/MONTH**

### PROPERTY HIGHLIGHTS

- Great Investment Opportunity | Can Lease Out Small Portion
- ±2,278 SF Center St Signage, Frontage & Parking
- Prime Office Space Centrally Located Near Downtown Visalia
- Move In Ready Condition | Open Floor Plan
- Centrally Located w/ Close Access to the Entire City
- ±955 SF Available For Lease - Min 5 Year Term
- High Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing Downtown Developments
- Busy Retail Growth Corridor | Surrounded w/ Quality Tenants
- Surrounded with Ample Parking and Mature Landscaping
- Secure, Private, Established Location w/ Quality Tenant Mix
- Located Between HWY-198 and Downtown Visalia

### OFFERING SUMMARY

Building Size: 2,278 SF  
Available Lease Space: ±955 SF  
Lot Size: 0.148 Acres  
Year Built: 1973  
Zoning: PA: Professional Office  
Market: Downtown Visalia  
APN: 093-188-010  
Cross Streets: Center Ave & Conyers St

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### PROPERTY DESCRIPTION

±2,278 SF freestanding corner office building with quality concrete block and brick construction. The front 40% of the building is available & has a reception, large storage, and 2 private offices. The tenant in the rear 60% (\$1,600/month on a 3-year lease) offers a separate entrance from the reception offering 3 large rooms, large storage/office, and a private restroom. Positioned against the street offering street parking in addition to the private parking lot. Space is in well maintained condition, offering endless potential for the interior to easily be molded to the next occupants desired layout.

### LOCATION DESCRIPTION

Located in the most desirable area of the Prestigious Downtown Visalia, which encompasses about 72 square blocks of downtown. Property is well located on Center Ave just North of CA-198 and Main St, South of Murray Ave, West of Court St, and East of Giddings St in Visalia. The property is 0.5 miles from Kaweah Medical Hospital, 1.8 miles to the County Courthouse, and across the street from the Visalia Convention Center. The Property is just south of the intersection with Keller Williams Realty, Lum Lums, Double LL Steak House & Saloon, Wells Fargo Advisors, Main Street Escrow, and Crowdaddy's. Central location with close proximity to many restaurants, government agencies, services and many other amenities.

Visalia is a city in the agricultural San Joaquin Valley of California. Visalia is the fifth-largest city in the San Joaquin Valley, the 42nd most populous in California, and 192nd 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 within the contiguous United States. Visalia is 36 mi west of Sequoia National Park, and 43 mi south of Fresno.



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### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
820 W Center	Available	955 SF	Modified Gross	\$1.50 SF/month	Minimum Term - 5 Years

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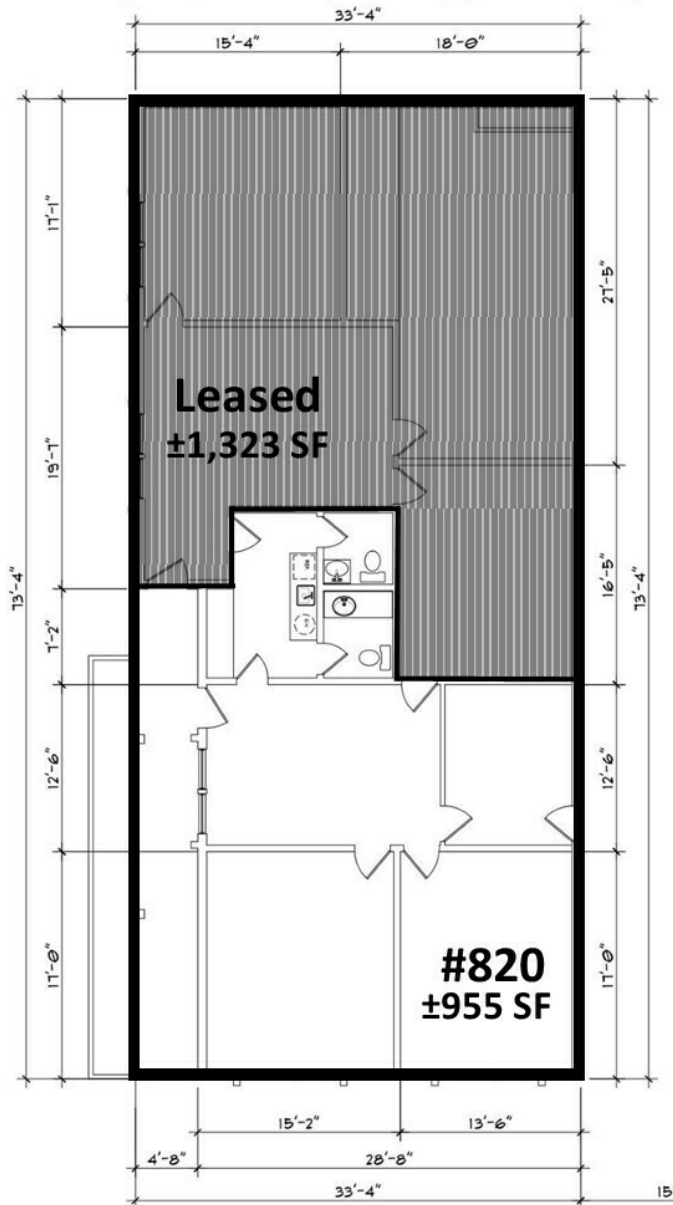
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### 820 W Center Ave



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INCOME SUMMARY		±2,278 SF PROFESSIONAL OFFICE SPACE AVAILABLE IN VISALIA
GROSS INCOME		\$0
EXPENSES SUMMARY		±2,278 SF PROFESSIONAL OFFICE SPACE AVAILABLE IN VISALIA
OPERATING EXPENSES		\$0
NET OPERATING INCOME		\$0

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INVESTMENT OVERVIEW		±2,278 SF PROFESSIONAL OFFICE SPACE AVAILABLE IN VISALIA
Price		\$490,000
Price per SF		\$215
OPERATING DATA		±2,278 SF PROFESSIONAL OFFICE SPACE AVAILABLE IN VISALIA
FINANCING DATA		±2,278 SF PROFESSIONAL OFFICE SPACE AVAILABLE IN VISALIA

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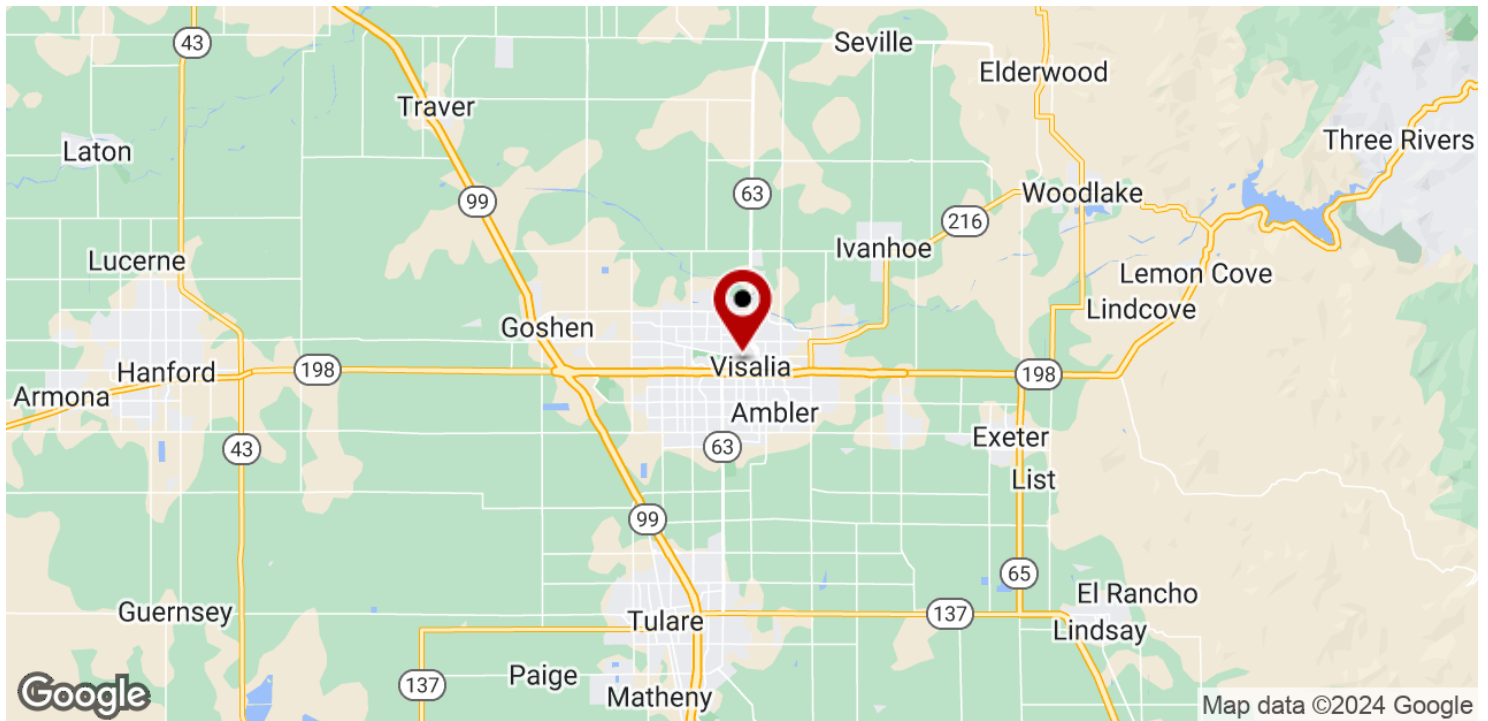
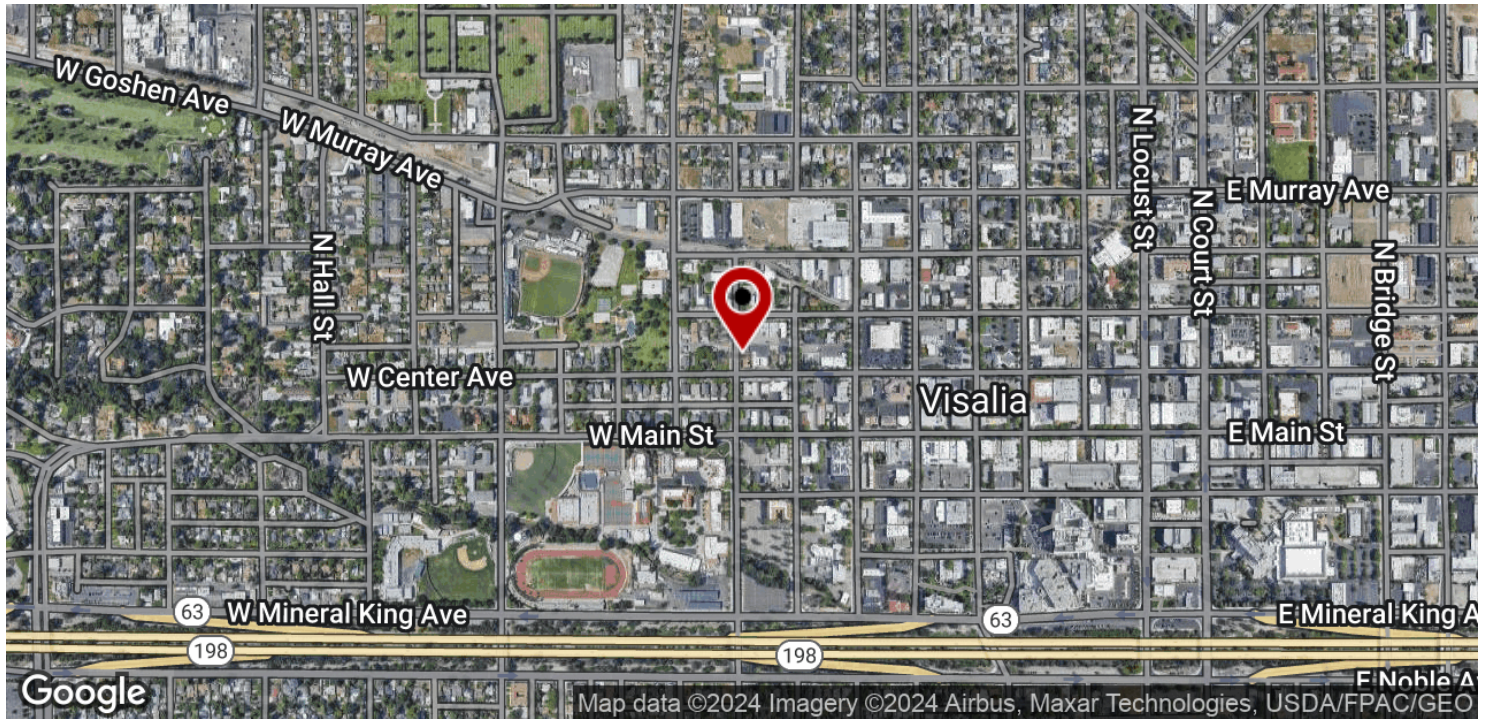
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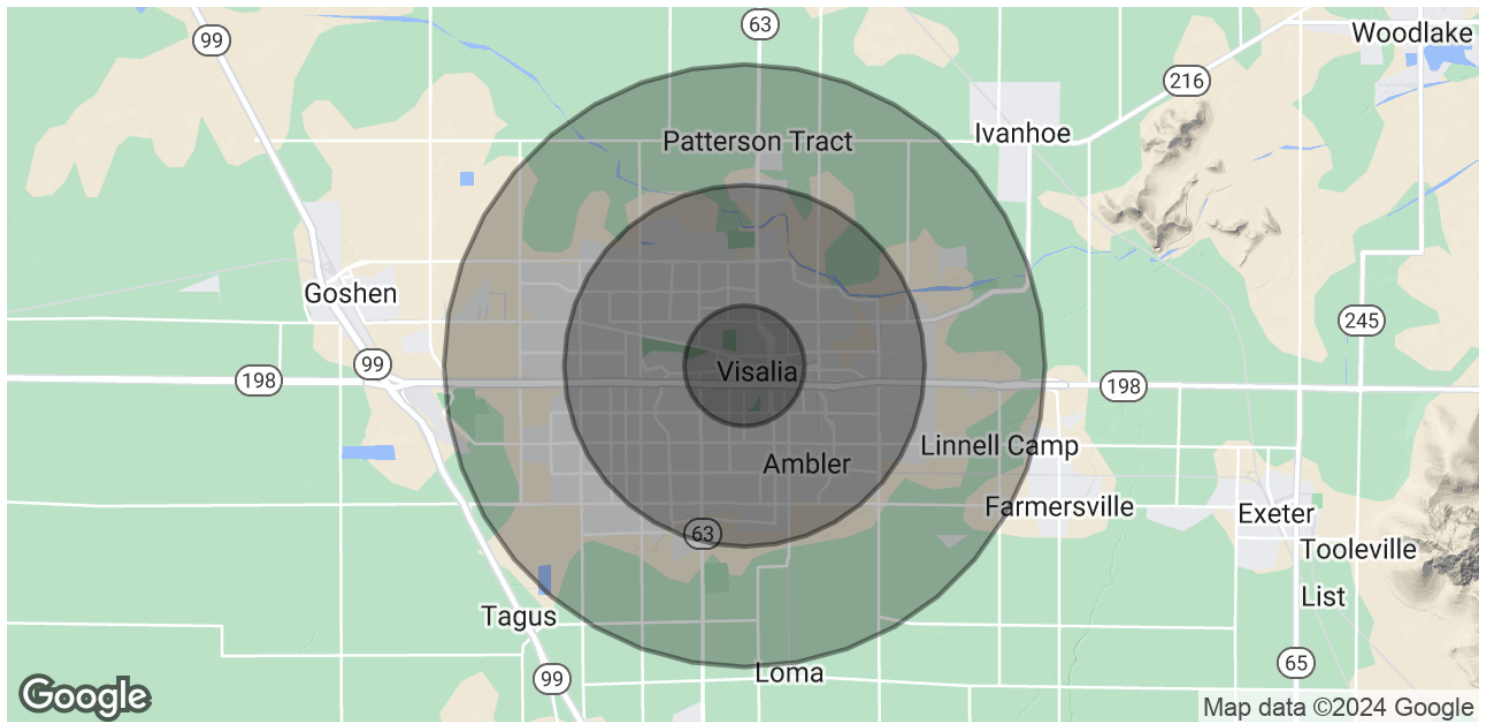
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,079	108,435	139,021
Average Age	30.3	33.6	33.6
Average Age (Male)	30.4	32.7	32.9
Average Age (Female)	31.2	34.4	34.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,760	37,559	47,979
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$57,932	\$75,407	\$80,232
Average House Value	\$177,208	\$229,572	\$245,241
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	64.1%	54.2%	52.1%

\* Demographic data derived from 2020 ACS - US Census

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