

## OFFICE FOR LEASE

±1,420 SF OF HIGH PROFILE OFFICE SPACE IN VISALIA, CA

1241 W Caldwell Ave, Visalia, CA 93277



Lease Rate

**\$2.00  
SF/MONTH**

### OFFERING SUMMARY

Building Size:	3,368 SF
Available SF:	1,420 SF
Lot Size:	0.397 Acres
Number of Units:	1
Year Built:	2009
Zoning:	Regional Commercial
APN:	126-680-027
Market:	Visalia/Porterville
Submarket:	Southwest Visalia

### PROPERTY HIGHLIGHTS

- ±1,420 SF Office Space on Private Parking Lot
- Quality Construction | Well Maintained | Functional Layout
- Open Layout w/ 4 Private Offices & 2 Restrooms
- (19) On Site Parking Spaces On ±0.397 Acres
- 1 Block off Mooney Blvd, South of Caldwell Ave
- Excellent Caldwell Presence Surrounded with Quality Tenants
- Centrally Located w/ Close Access to the Entire City
- Surrounded with Ample Parking and Quality Tenants
- Well-Known Building in a High Traffic Area

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### PROPERTY DESCRIPTION

±1,420 SF office space with 4 private offices, large cubicle/reception area, breakroom, storage room, private restroom, and entrance with private parking on a ±0.3972 acre lot. Located just South of Caldwell Ave it offers outstanding frontage and visibility. Positioned against the street offering street parking in addition to (19) on-site stalls. As a former Guaranteed Rate, the interior offers an open layout offering lobby, receptionist area, conference room, (4) private offices, large open area, & (2) restrooms. Space is in well maintained condition, offering endless potential for the interior to easily be molded to the next occupants desired layout.

### LOCATION DESCRIPTION

Subject property is located on the SWC of Caldwell Ave & Stonebrook St in Visalia, CA. Just North of Cameron Ave, East of Mooney Blvd, South of Whitendale Ave & West of West Ave. Surrounding tenants include McDonalds, Taco Bell, Starbucks, Target, Costco, Dutch Bros, AppleBees, Chipotle, Panera, Rubios, Five Guys, Olive Garden, Chubbys, Dollar Tree, Burlington, Chase, A&W, Bank of the Sierra, Foot Locker, Marshalls, El Pollo Loco, Wells Fargo, Gozen, and many others!



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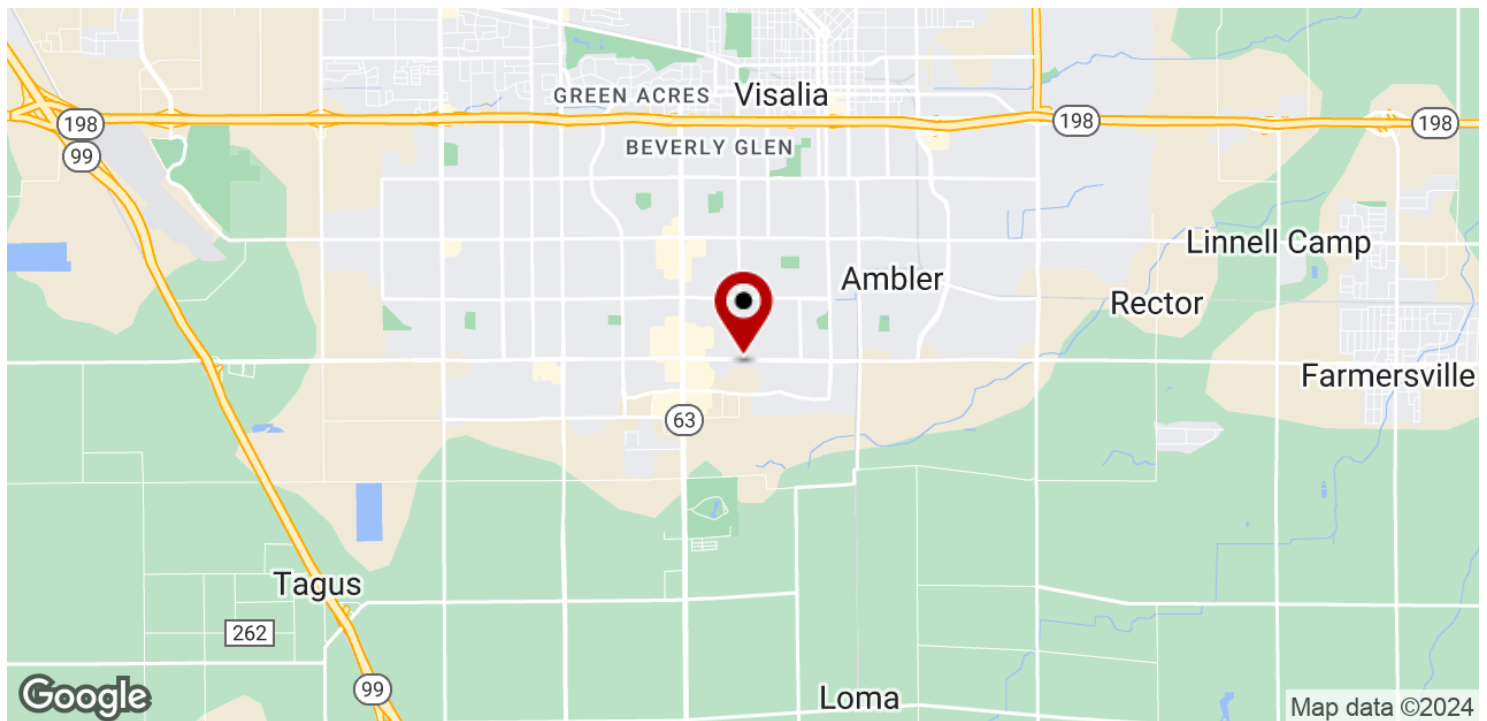
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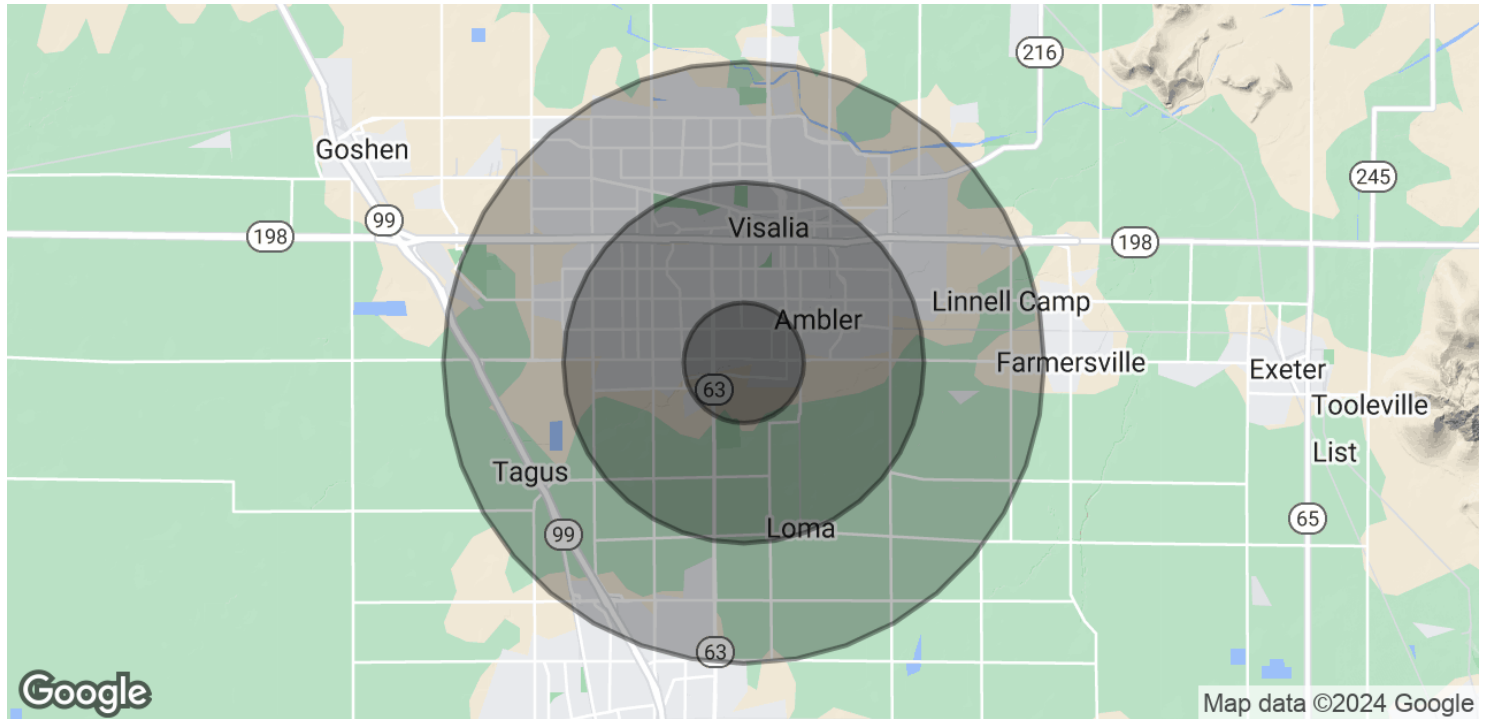
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,436	68,556	126,611
Average Age	39.4	33.6	32.1
Average Age (Male)	39.3	32.7	31.3
Average Age (Female)	40.0	35.1	33.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,033	24,013	42,243
# of Persons per HH	2.8	2.9	3.0
Average HH Income	\$77,353	\$64,007	\$66,823
Average House Value	\$322,086	\$279,322	\$274,660
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	30.2%	40.3%	43.7%

\* Demographic data derived from 2020 ACS - US Census

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