

# OFFICE FOR LEASE

OFFICE SPACE AVAILABLE IN EXCELLENT CONDITION & MOVE-IN READY OFF MOONEY



2005 W Ashland Ave, Visalia, CA 93277



Lease Rate

**\$1.25  
SF/MONTH**

## OFFERING SUMMARY

Building Size:	5,100 SF
Available SF:	625 SF
Available Units:	1
Lot Size:	0.253 Acres
Year Built:	1981
Renovated:	2019
Zoning:	C-MU (Mixed Use Commercial)
Market:	Mooney/Ashland
Submarket:	Heritage Plaza
APN:	122-024-018

## PROPERTY HIGHLIGHTS

- (1) Economical Space Available - Move-In Ready
- 1 Block off Mooney Blvd, North of Caldwell Ave
- Move-In Ready: Fresh Paint & Carpet
- Well-Known Freestanding Office Building
- Private Office, Open Room/Large Bullpen
- Private Parking Lot + Street Parking
- Convenient Location Between CA-99 and CA-198
- Excellent Mooney Presence Surrounded with Quality Tenants
- Quality Construction | Well Maintained | Move-In Ready
- Busy & Established Corridor w/ Retail Growth
- Easy Access | Separate Suites | Multiple Configurations
- Ample Parking, Quality Tenants, & Great Exposure
- Building Equipped w/ Separate HVAC's & Meters
- Well-Known Freestanding Office Building Off Corner Location
- Close Proximity to Traffic Generators

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.

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

## OFFICE FOR LEASE

OFFICE SPACE AVAILABLE IN EXCELLENT CONDITION & MOVE-IN READY OFF MOONEY



2005 W Ashland Ave, Visalia, CA 93277

### PROPERTY DESCRIPTION

1 suite consisting of  $\pm 625$  SF. Great potential for either General, Professional, or Medical Office space off Mooney Blvd on Ashland Ave. Clean office spaces with fresh paint, newer flooring, and move-in ready! Each unit has access to high speed Internet, is separately metered, has private restrooms, private entrances, and consists of demising walls (can be combined). Brand new asphalt slurry coat, newer HVAC's, full exterior lit private parking (17 spaces plus street), excellent existing corner signage, great visibility and easy access to CA-198 and CA-99 on/off ramps. Direct Mooney Blvd visibility and access.

### LOCATION DESCRIPTION

Prime location just 2 doors east of Visalia's main retail corridors, Mooney Boulevard and across from Visalia Mall, which is one of the busiest intersection in Visalia. Positioned at a highly visible, easily accessible, and major recognizable corridor in the heart of Visalia. Easy access from surrounding major corridors. Within 1 mile there is approximately 2 million square feet of retail and office space, making this the regional office and retail destination for residents in Tulare County. Subject is South of CA-198, East of Highway 99, and West of S Court St.



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.

#### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

#### KEVIN LAND

Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

OFFICE FOR LEASE

OFFICE SPACE AVAILABLE IN EXCELLENT CONDITION & MOVE-IN READY OFF MOONEY



2005 W Ashland Ave, Visalia, CA 93277



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2005 W Ashland Ave #F	Available	625 SF	Modified Gross	\$1.25 SF/month	Open area & private restroom.

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.

JARED ENNIS  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

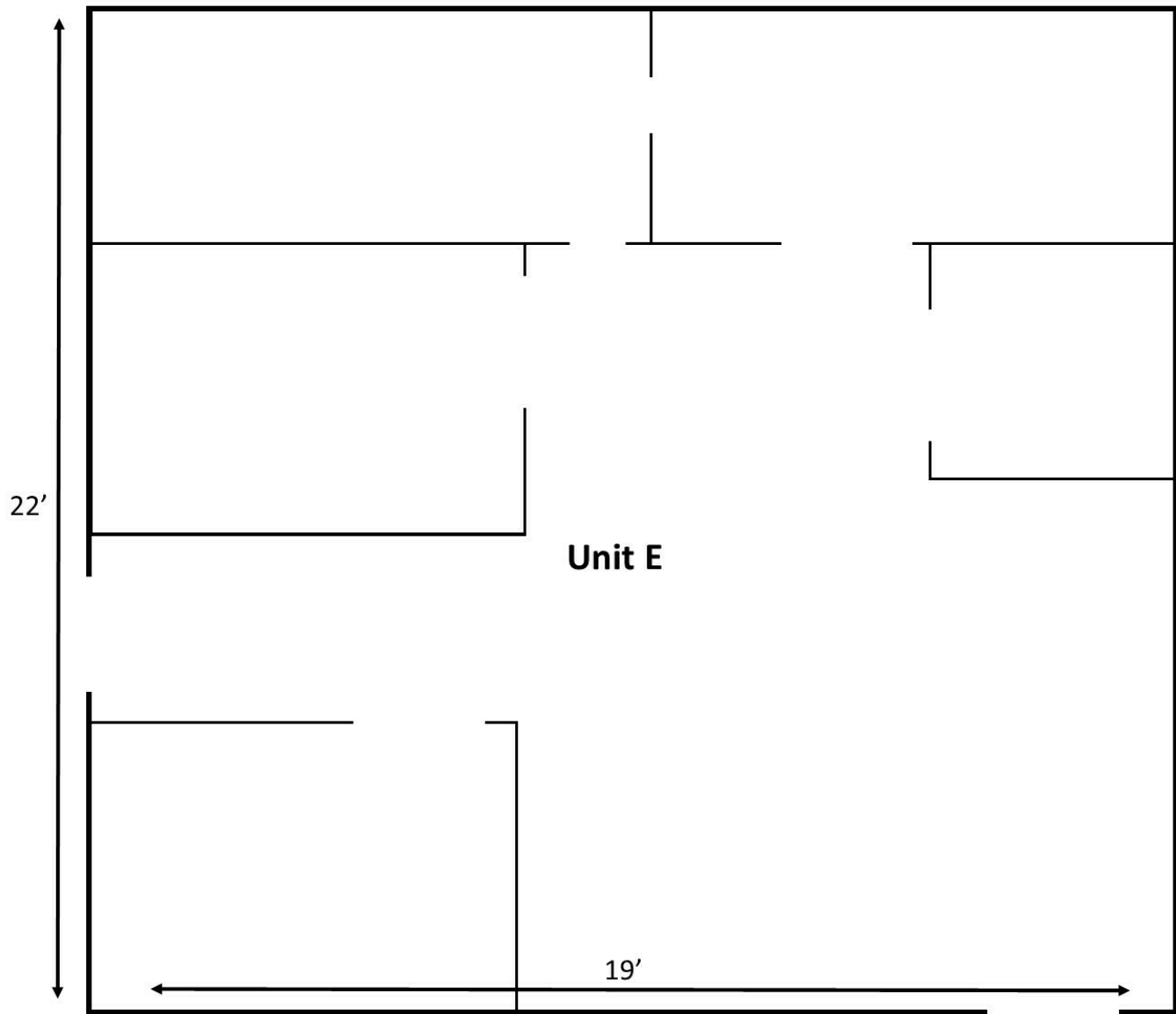
KEVIN LAND  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

KW COMMERCIAL  
7520 N. Palm Ave #102  
Fresno, CA 93711

## OFFICE FOR LEASE

OFFICE SPACE AVAILABLE IN EXCELLENT CONDITION & MOVE-IN READY OFF MOONEY

2005 W Ashland Ave, Visalia, CA 93277



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.

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

Each Office Independently Owned and Operated [CentralCaCommercial.com](http://CentralCaCommercial.com)

# OFFICE FOR LEASE

OFFICE SPACE AVAILABLE IN EXCELLENT CONDITION & MOVE-IN READY OFF MOONEY



2005 W Ashland Ave, Visalia, CA 93277



Suite F



Suite F



Top Floor



Bottom Floor



Private Parking Lot



Private Parking Lot

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.

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

# OFFICE FOR LEASE

OFFICE SPACE AVAILABLE IN EXCELLENT CONDITION & MOVE-IN READY OFF MOONEY



2005 W Ashland Ave, Visalia, CA 93277



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.

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

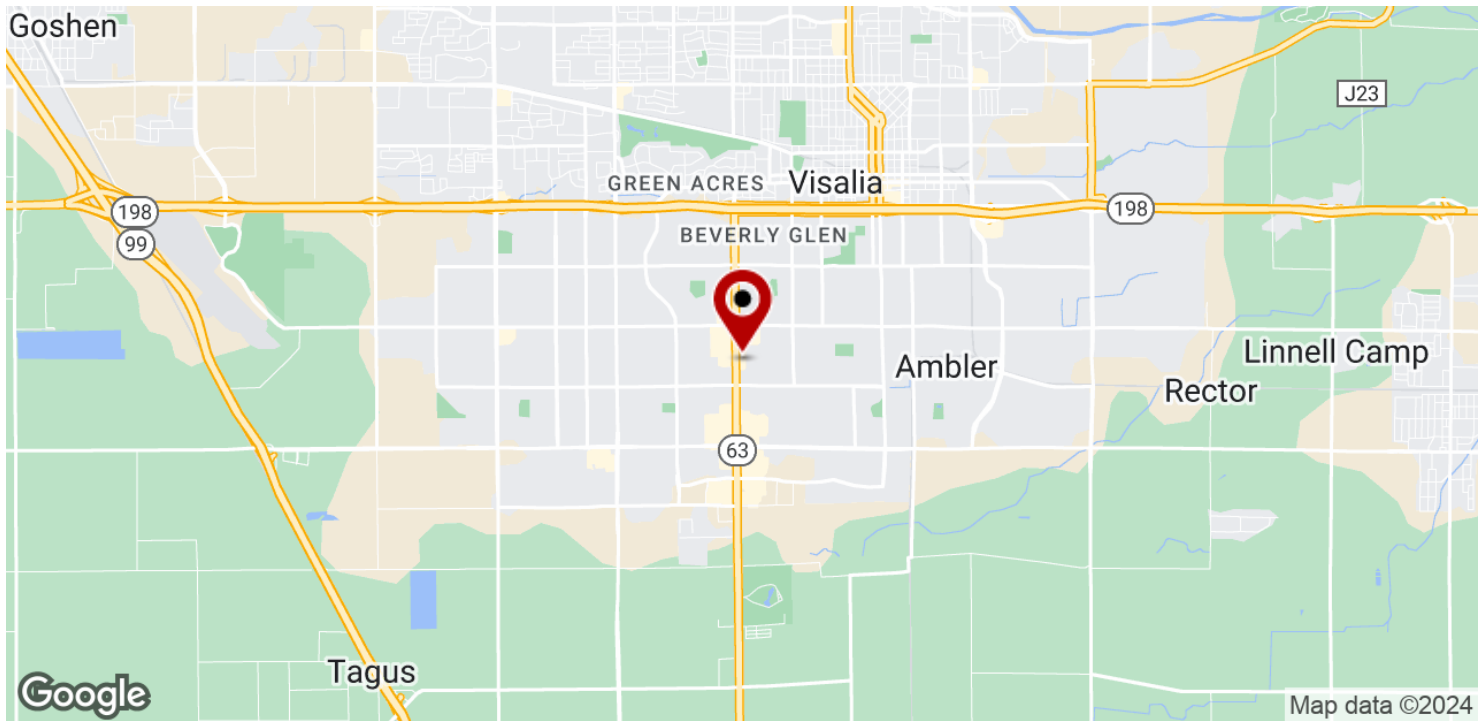
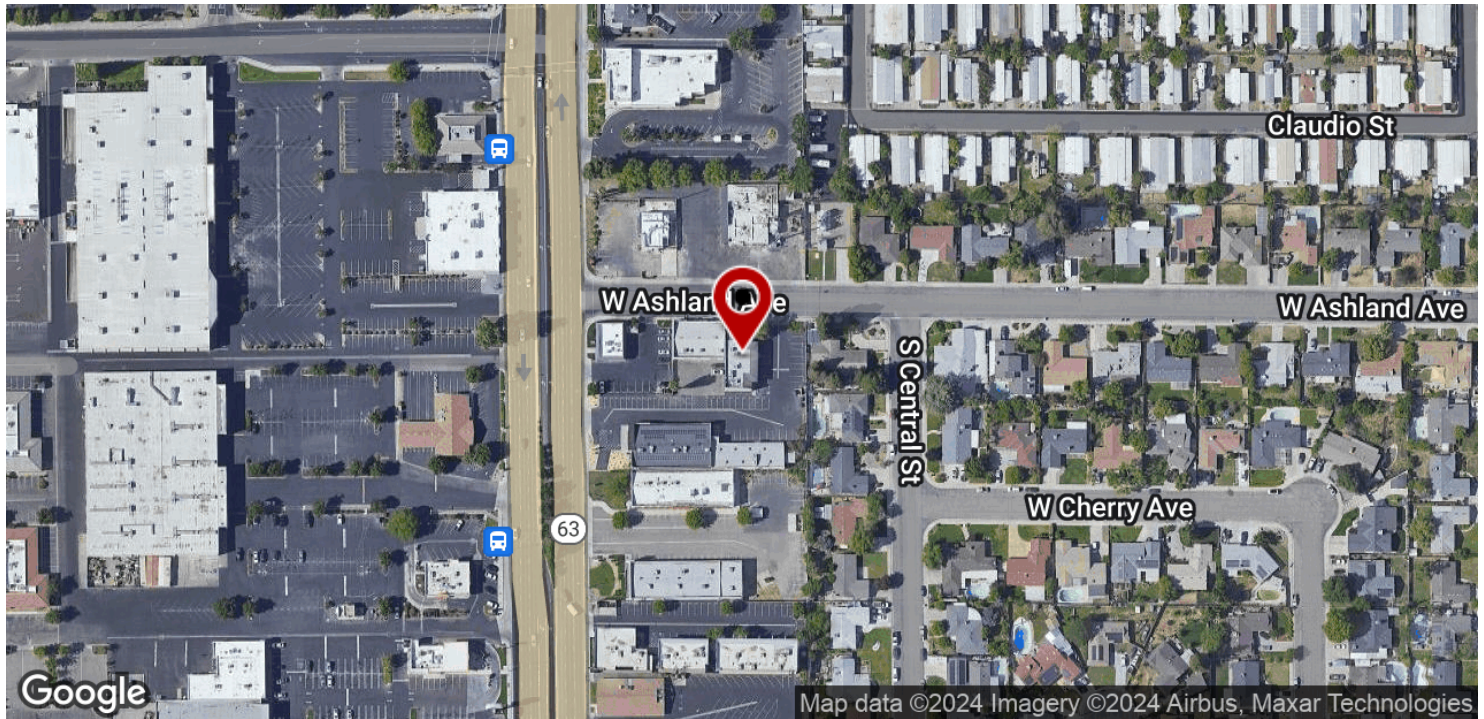
Each Office Independently Owned and Operated [CentralCaCommercial.com](http://CentralCaCommercial.com)

## OFFICE FOR LEASE

OFFICE SPACE AVAILABLE IN EXCELLENT CONDITION & MOVE-IN READY OFF MOONEY



2005 W Ashland Ave, Visalia, CA 93277



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.

### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

### KEVIN LAND

Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

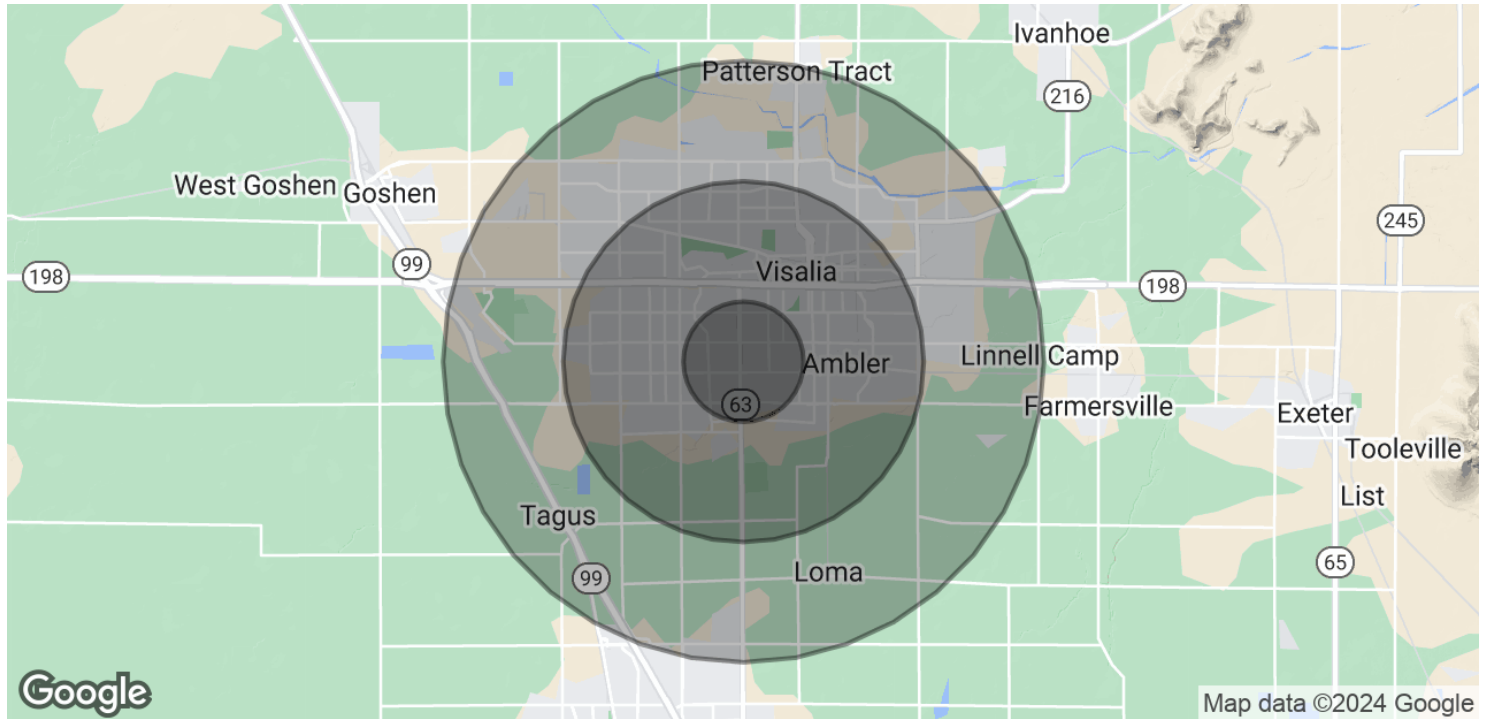
Each Office Independently Owned and Operated **CentralCaCommercial.com**

# OFFICE FOR LEASE

OFFICE SPACE AVAILABLE IN EXCELLENT CONDITION & MOVE-IN READY OFF MOONEY



2005 W Ashland Ave, Visalia, CA 93277



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,784	74,976	127,678
Average Age	38.0	33.5	32.1
Average Age (Male)	37.9	32.6	31.3
Average Age (Female)	38.8	35.0	33.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,968	26,272	42,426
# of Persons per HH	2.7	2.9	3.0
Average HH Income	\$75,016	\$63,498	\$67,818
Average House Value	\$299,957	\$280,419	\$277,153
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	34.3%	40.6%	43.4%

2020 American Community Survey (ACS)

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.

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**