

OFFICE FOR LEASE

±1,175 SF OF NEWLY REMODELED PROFESSIONAL OFFICE SPACE IN VISALIA, CA

248 W Caldwell Ave, Visalia, CA 93277



Lease Rate

**\$1.45
SF/MONTH**

OFFERING SUMMARY

Building Size:	1,175 SF
Available SF:	1,175 SF
Lot Size:	0.03 Acres
Number of Units:	1
Year Built:	1983
Renovated:	2023
Zoning:	PO - Professional Office
Market:	Visalia/Porterville
Submarket:	Southwest Visalia

PROPERTY HIGHLIGHTS

- ±1,175 SF Office Space on Private Parking Lot
- Newly Remodeled | End Cap Unit | Ample Parking
- (3) Offices, Reception/Waiting Area, Kitchenette, & Restrooms
- Quality Construction | Well Maintained | Functional Layout
- Open Layout w/ 3 Private Offices & 2 Restrooms
- (35) On Site Parking Spaces On ±0.34 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

±1,175 SF office space with (2) 10'x 13' private offices, (1) 12'x 15' additional rear office with sink, wet bar, kitchenette area & private restroom, 13' x 13' open bullpen (can be closed off for 4th office), open front waiting/reception area, kitchenette, (2) private restrooms, & private entrance with private parking on a ±0.34 acre lot. Located just North of Caldwell Ave it offers outstanding frontage and visibility. Positioned against the street offering street parking in addition to (35) on-site stalls. HOA is \$171/month. The newly remodeled layout. Property is located directly north of the brand new ±392,040 SF Cameron Creek Marketplace Center including neighboring new tenants such as Starbucks, Jack in the Box, ARCO AM/PM, & San Joaquin Valley Homes planned unit development. End cap unit includes, private wrap around exterior patio/garden access.

LOCATION DESCRIPTION

Subject property is located off of Caldwell Ave & Court St in Visalia, CA. Just North of Caldwell Ave, East of Mooney Blvd, South of Whitendale Ave & West of Court St. Surrounding tenants include McDonalds, Taco Bell, Starbucks, Walmart, Jack in the Box, Dutch Bros, Target, Visalia Mall, Applebee's, In n Out, Burger King, Olive Garden, Carl's Jr., Smart & Final, Burlington, Red Robin, Chilis, Bank of the Sierra, Rabobank, and many others!

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
248 W Caldwell Ave	Available	1,175 SF	NNN	\$1.45 SF/month

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Map
data
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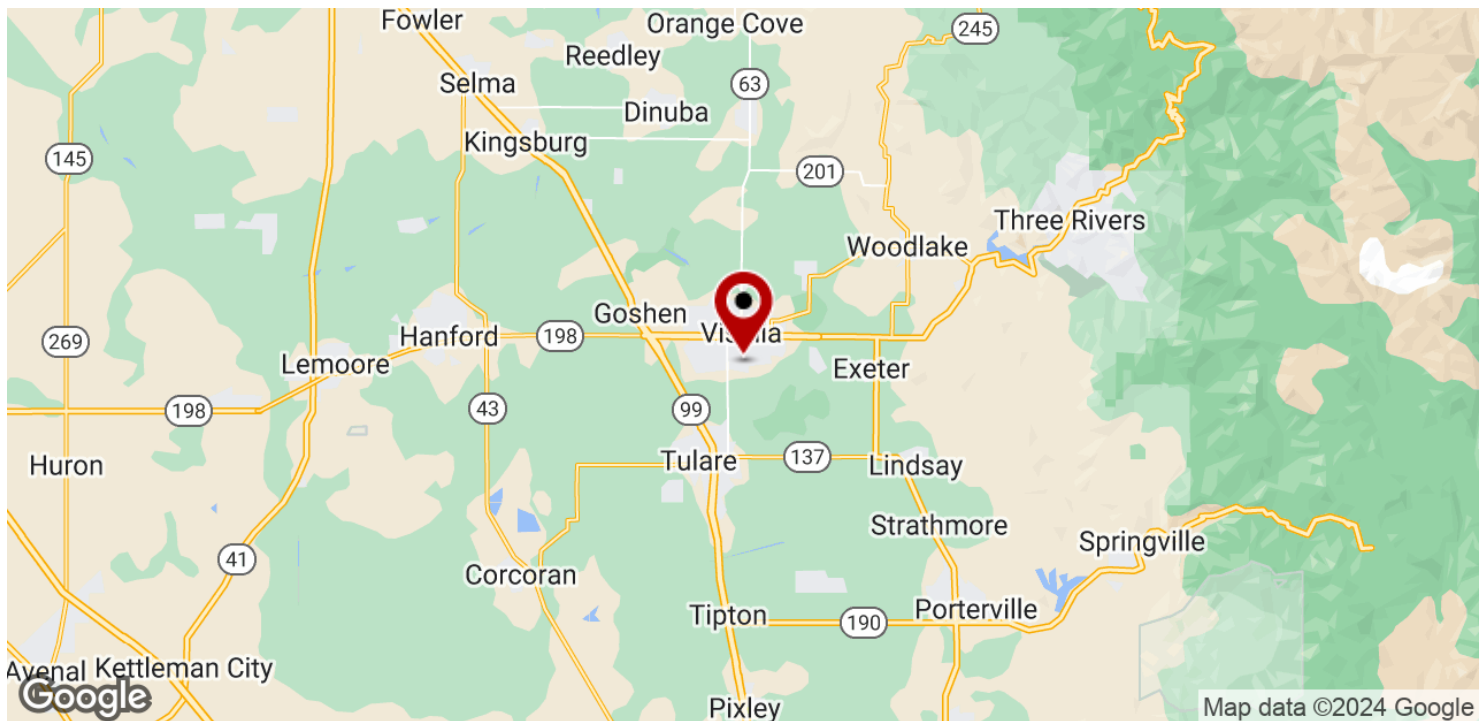
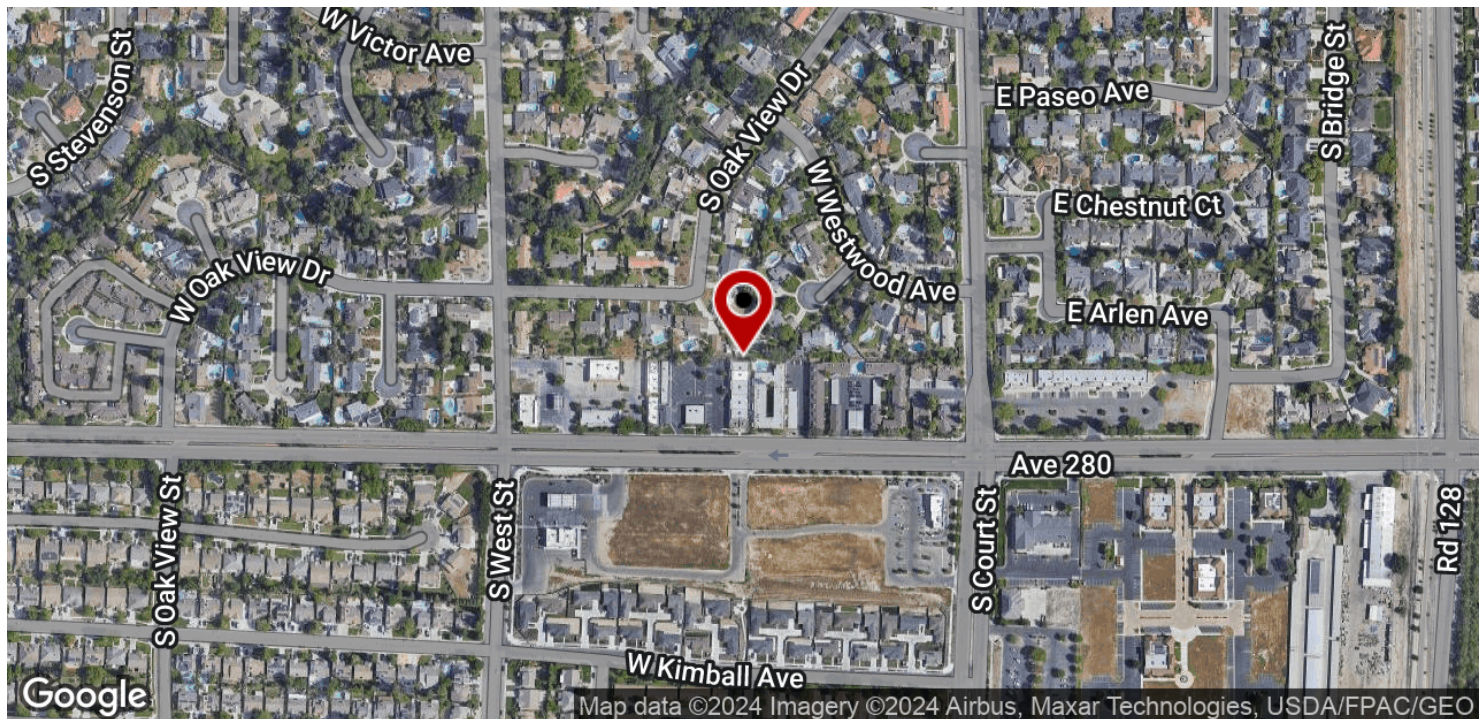
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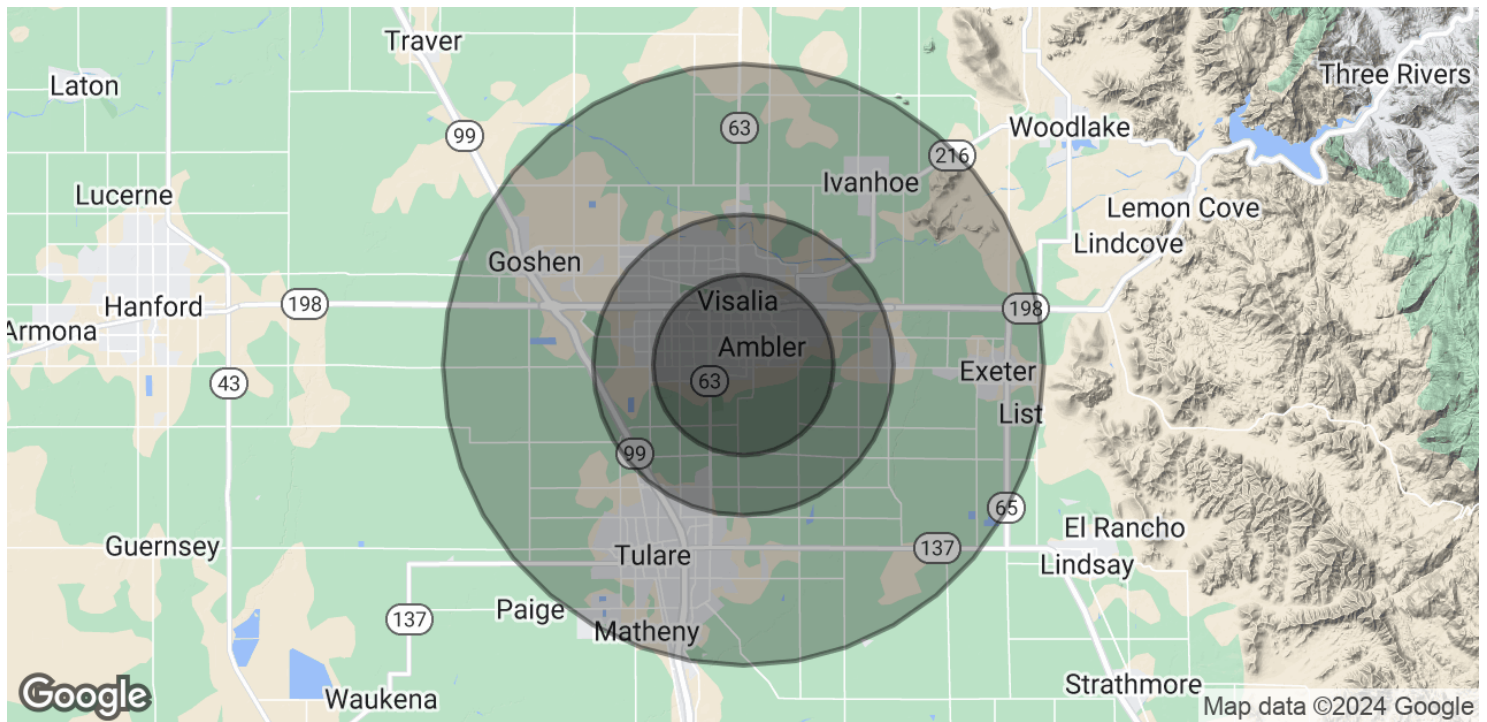
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	69,512	145,659	246,052
Average Age	34.9	33.3	32.3
Average Age (Male)	33.0	32.4	31.4
Average Age (Female)	36.0	33.9	33.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	24,665	49,414	81,255
# of Persons per HH	2.8	2.9	3.0
Average HH Income	\$74,639	\$79,098	\$75,407
Average House Value	\$228,719	\$239,761	\$240,969
ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	51.2%	53.6%	57.1%

* Demographic data derived from 2020 ACS - US Census

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