

OFFICE FOR LEASE

MEDICAL OFFICE SPACE NEAR KAWEAH HOSPITAL IN VISALIA, CA

1827 South Court St, Visalia, CA 93277



Lease Rate

**\$1.45
SF/MONTH**

OFFERING SUMMARY

Building Size:	4,564 SF
Available SF:	1,521 SF
Lot Size:	1.23 Acres
Zoning:	QP
Market:	Northeast Office Market
Submarket:	Court Street Medical Office
Cross Streets:	Court St & Walnut Ave
APN:	097-292-028

PROPERTY HIGHLIGHTS

- Class "A" Office Space: \pm 1,521 SF Available
- Private Offices, Open Rooms, Multiple Entrance Points
- Prime Office Space Centrally Located Near Downtown Visalia
- Exam Rooms, Consultation Area, & Waiting/Reception
- Centrally Located w/ Close Access to the Entire City
- Busy & Established Corridor w/ Retail Growth
- Easy Access | Separate Suites | Multiple Configurations
- Great Visibility | Easy Access to CA-198 CA-99
- Excellent Existing Corner Signage/Visibility
- Parking On All Sides Of Building on \pm 1.23 Acres
- High Level of Consumer Traffic & High Volume Exposure
- Busy Retail Growth Corridor | Surrounded w/ Quality Tenants
- Secure, Private, Established Location w/ Quality Tenant Mix

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PROPERTY DESCRIPTION

±1,521 SF medical office suite available in the Visalia Medical Plaza centrally located in Visalia, CA close to banks, shopping and restaurants. Unit #C of ±1,521 SF offers (4) exam rooms, waiting/reception area, business office, consultation room, & private ADA restrooms. The suited features new flooring & paint throughout. Located less than a mile of Kaweah Delta Healthcare District.

LOCATION DESCRIPTION

Prime location on Court Street just south of the Kaweah Health Urgent Care. Located in Visalia, CA north of Walnut Avenue, east of Conyer, south of Paradise and west of Court Street. Positioned at a highly visible, easily accessible, and major recognizable corridor in the heart of Visalia. Easy access from surrounding major corridors. Nearby national tenants include McDonalds, Starbucks, Walmart, Grocery Outlet, Smart & Final, Dutch Bros, Chase, Taco Bell, Carl's Jr., Wendy's, Save Mart, Ross, The Habit, In n Out, Chipotle, Wells Fargo, Bank of the Sierra, Rubios, A&W, & many others!

Visalia is a city in the agricultural San Joaquin Valley of California. The population was 141,384 as per the 2020 census. 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.



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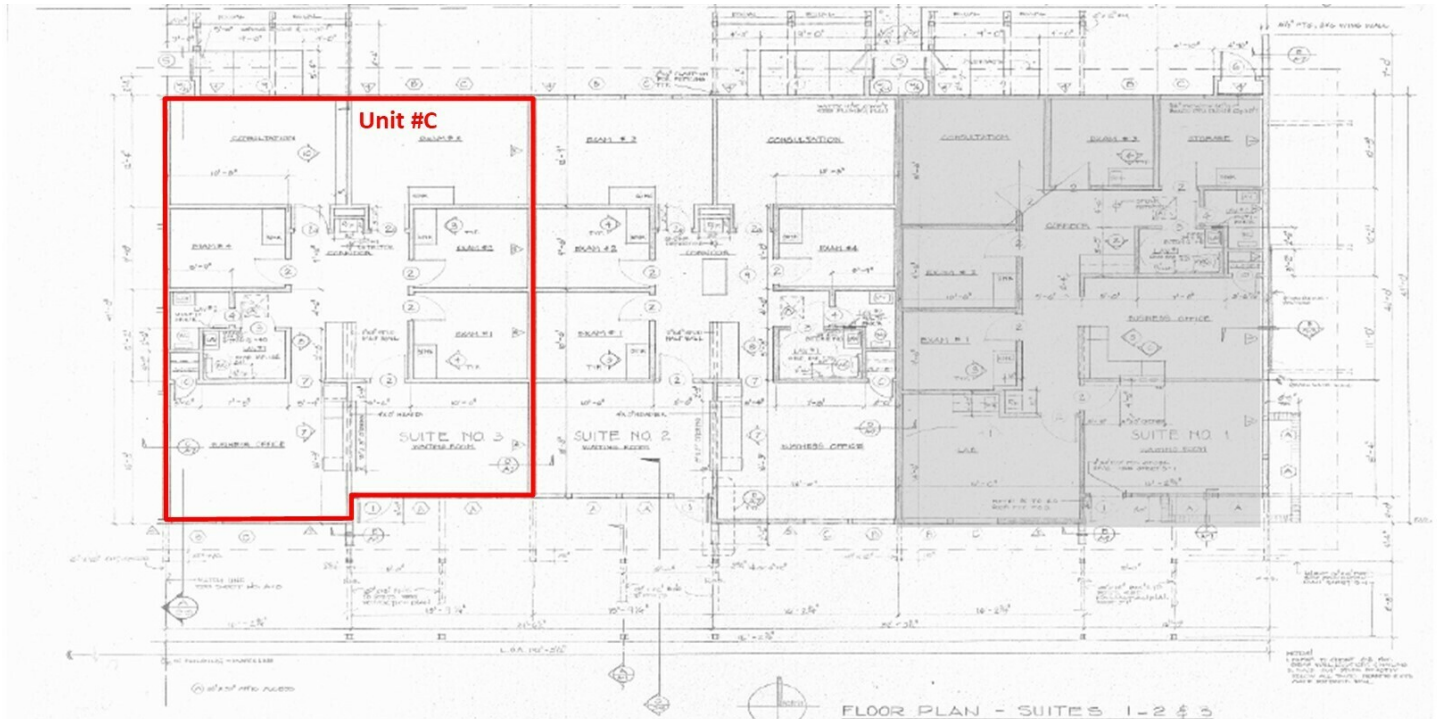
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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,521 SF	Lease Rate:	\$1.45 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite #C	Available	1,521 SF	Modified Gross	\$1.45 SF/month

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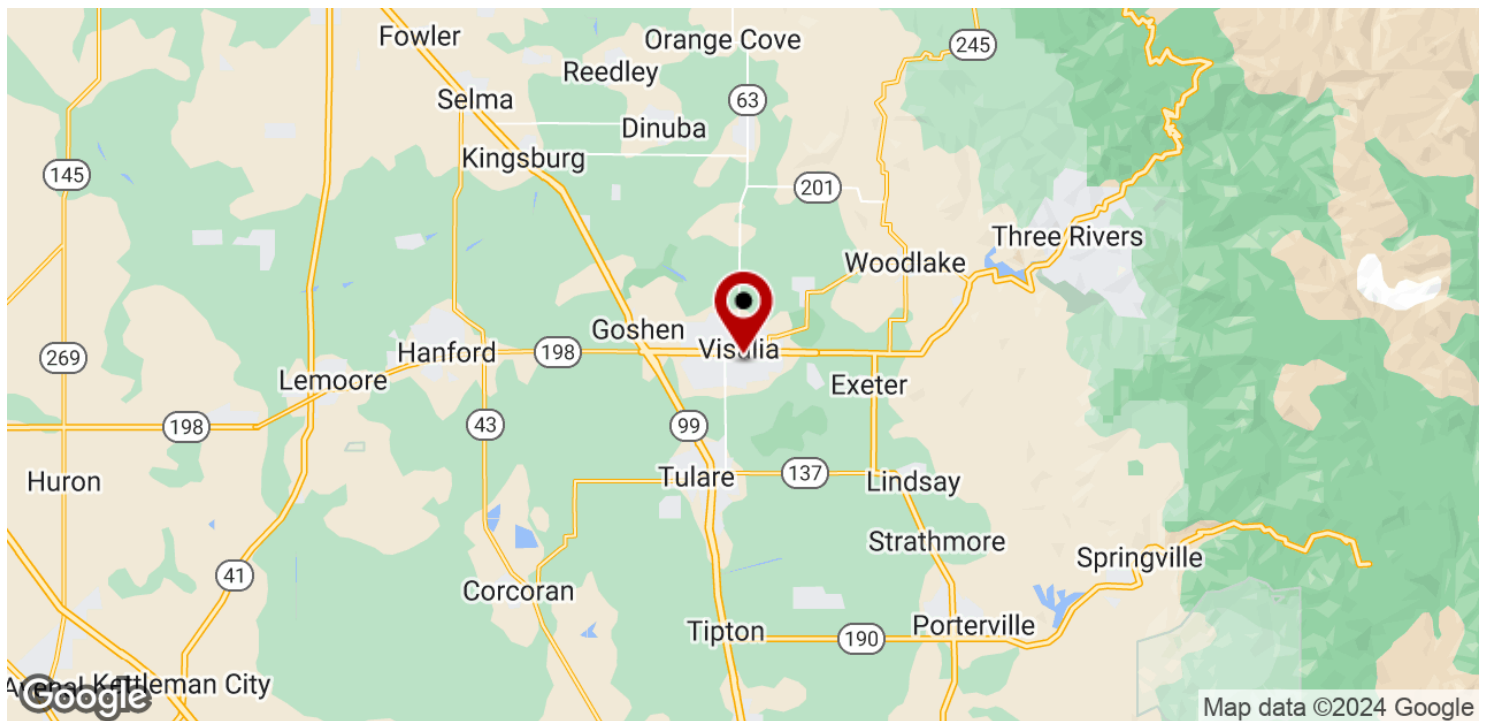
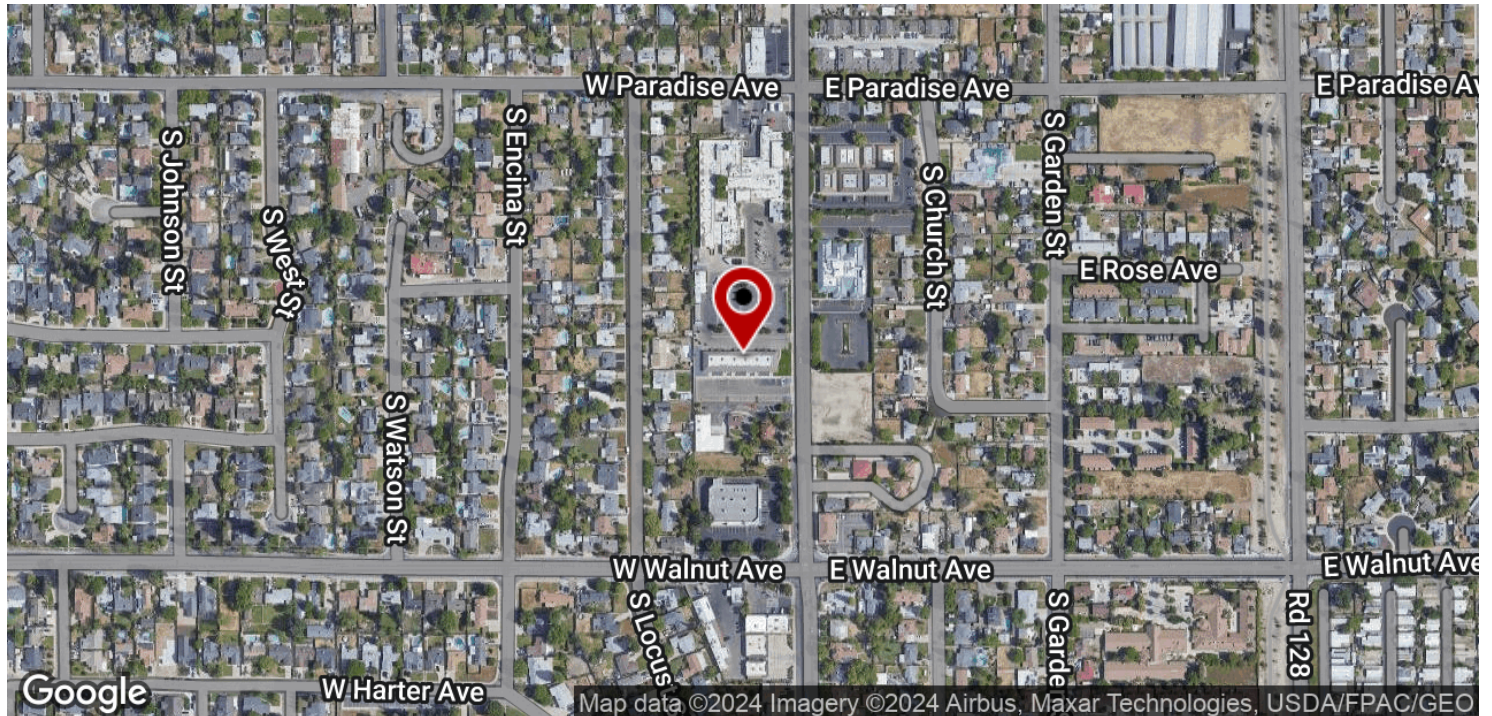
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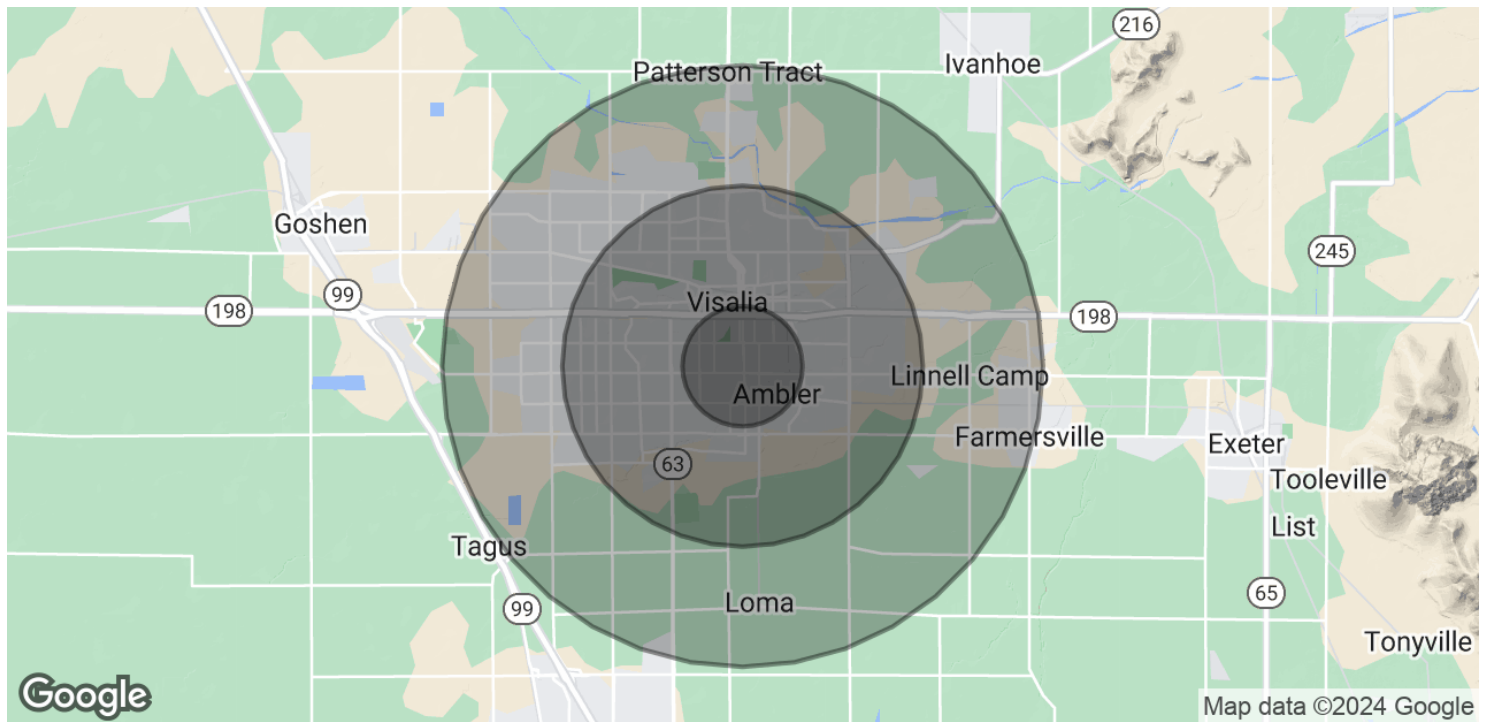
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,011	98,247	145,334
Average Age	35.7	33.2	33.3
Average Age (Male)	33.7	32.0	32.5
Average Age (Female)	36.7	34.3	33.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,890	33,733	49,464
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$80,412	\$73,382	\$78,988
Average House Value	\$234,565	\$218,094	\$241,140
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	50.7%	56.0%	53.7%

* Demographic data derived from 2020 ACS - US Census

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