

OFFICE FOR LEASE

PROFESSIONAL OFFICE SPACES AVAILABLE IN VISALIA, CA

636 W. Oak Ave, Visalia, CA 93291



OFFERING SUMMARY

BUILDING SIZE:	±2,648 SF
	2
AVAILABLE SF:	Unit #A ±1,848 SF Unit #B ±800 SF
LEASE RATE:	\$1.00 SF/month (Fixed Utilities @ \$0.25 SF/Month)
LOT SIZE:	0.203 Acres
ZONING:	Mixed Use Downtown

PROPERTY HIGHLIGHTS

- ±800 to ±1,848 SF Available | Move-In Ready Condition
- Located In Desirable Downtown Visalia
- Private Offices, Open Rooms, Multiple Entrance Points
- Situated Near Many Existing Downtown Developments
- Well-Known Freestanding Office Building + Parking
- Centrally Located w/ Close Access to the Entire City
- Convenient Location Just North of HWY-198
- Excellent Presence Surrounded with Quality Tenants
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic

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PROPERTY OVERVIEW

±2,648 SF Professional Office Building: Consisting of two move-in ready units that can be leased separately or as one with fresh paint and new flooring. Excellent Visalia location just North of HWY-198, abundant parking lot conveniently located off Johnson Street. Walking distance from numerous restaurants, coffee shops, banks, businesses, shopping and much more!

Unit #A of ±1,848 SF offers a move-in ready space that consist of two large open rooms, open reception, storage and two ADA restrooms.

Unit #B of ±800 SF offers two offices, large open reception room, middle storage/print room, breakroom, and one ADA restroom with a shower.

LOCATION OVERVIEW

Located on the corner of Oak Ave and Johnson Street just minutes off HWY-198 in Visalia, CA. This office complex is just minutes Kaweah Delta Health Center. The property is North of Center Ave, South of Murray Ave, West of Locust St and East of Conyer St.

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Unit #A	Office Building	\$1.10 SF/month	Modified Gross	1,848 SF	Negotiable
Unit #B	Office Building	\$1.10 SF/month	Modified Gross	800 SF	Negotiable

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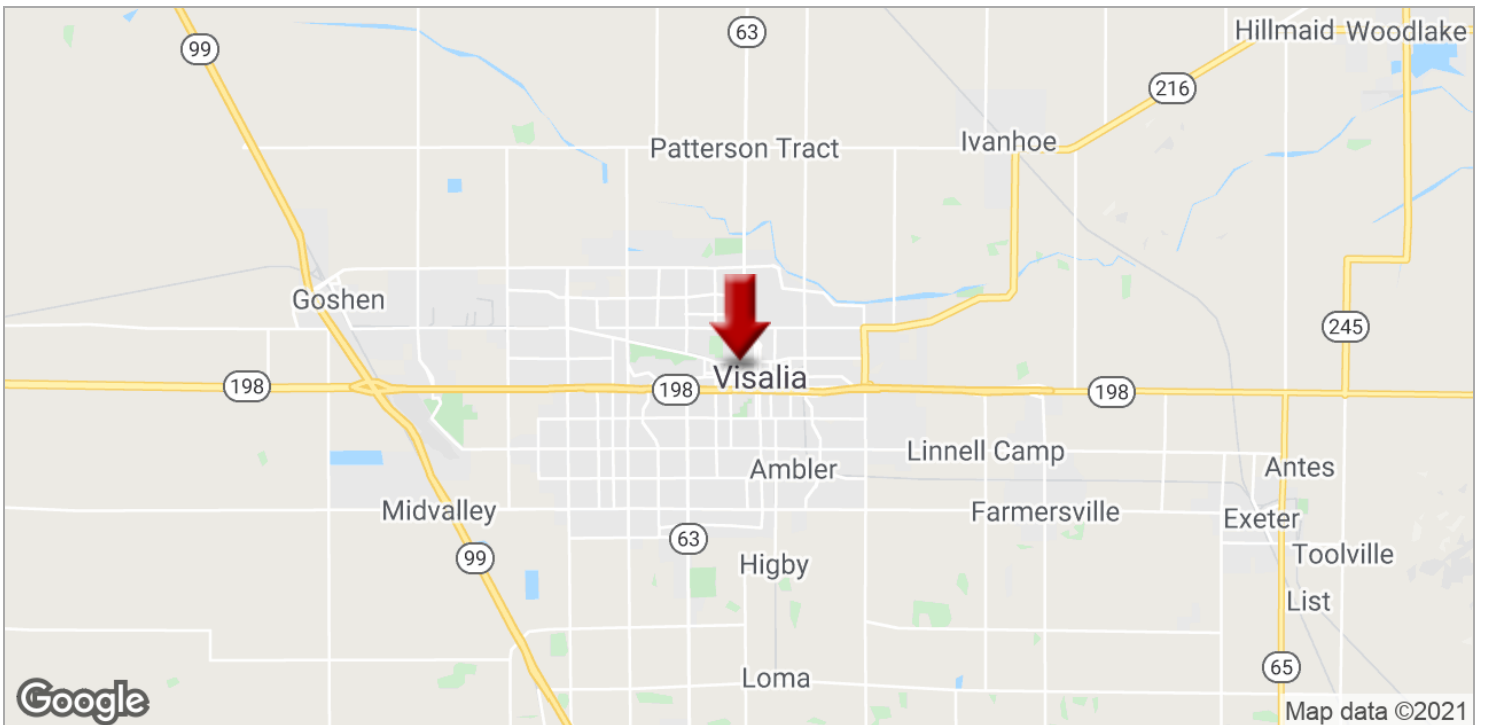
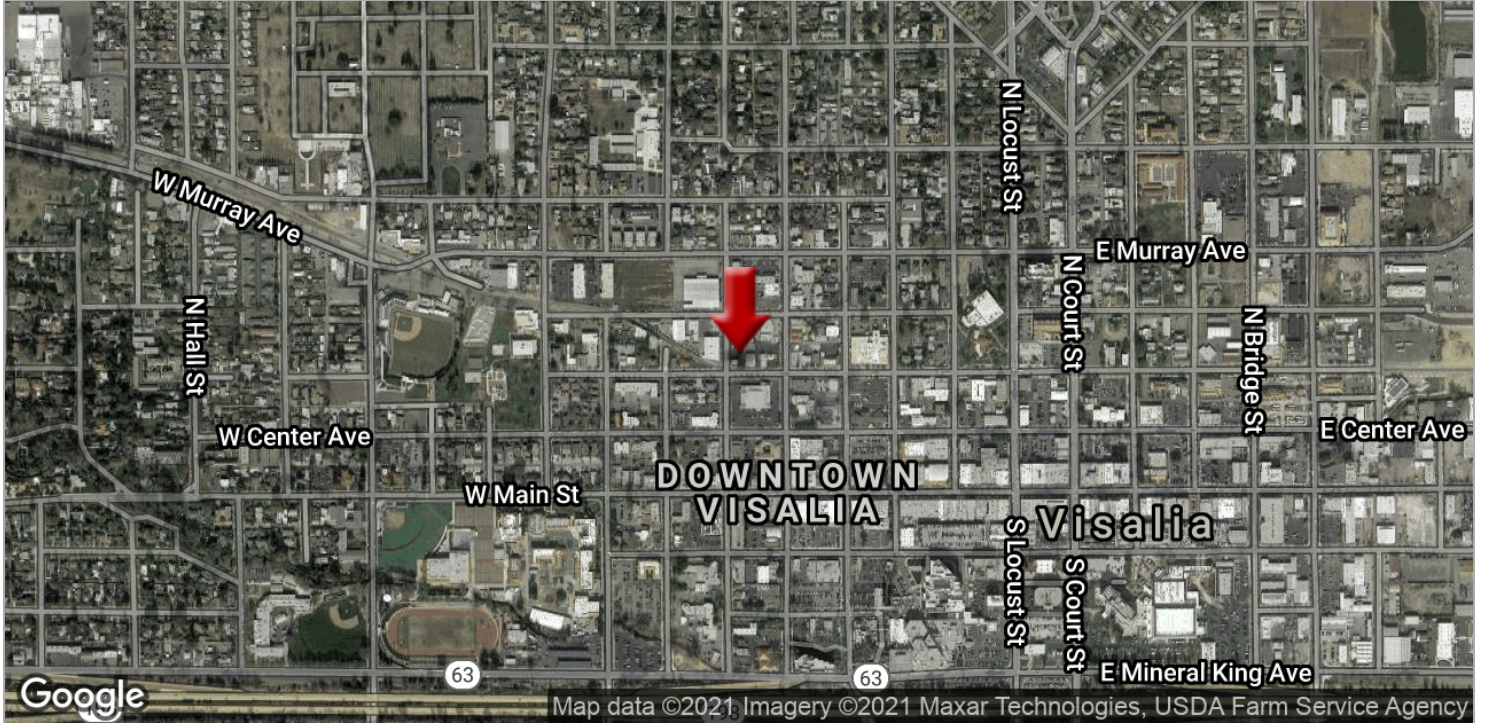
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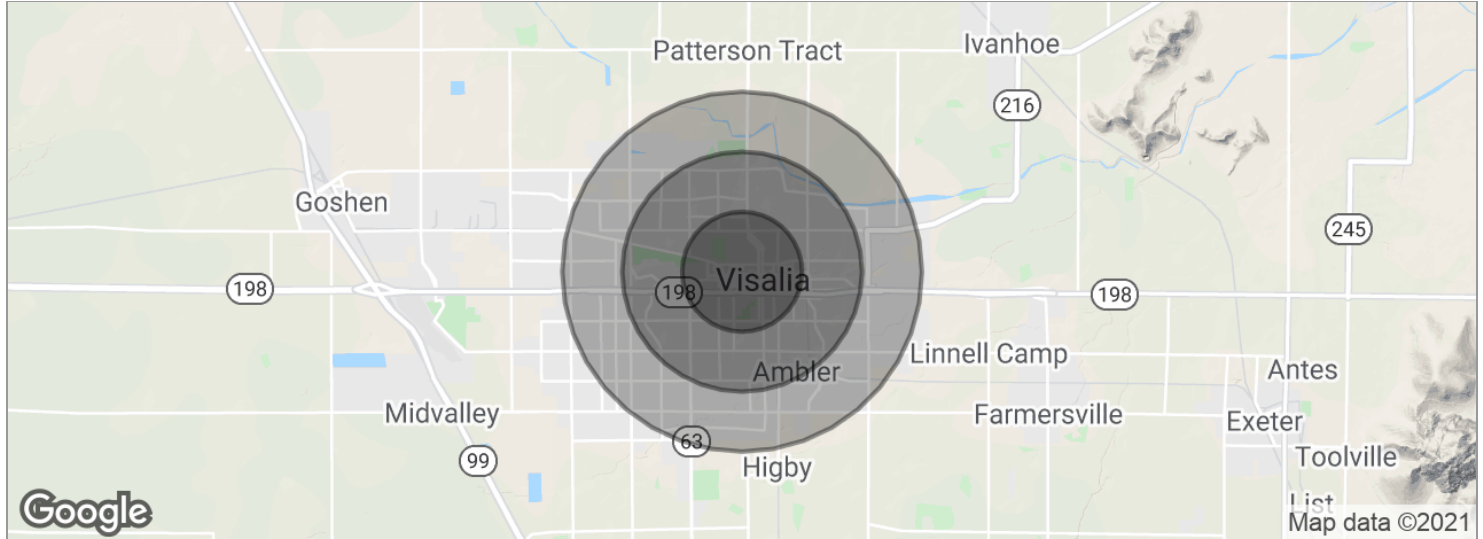
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	20,167	74,838	151,670
Median age	29.1	30.5	31.8
Median age (male)	28.2	29.8	30.8
Median age (Female)	30.5	31.3	32.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,218	26,969	54,197
# of persons per HH	2.8	2.8	2.8
Average HH income	\$48,767	\$49,838	\$54,126
Average house value	\$203,598	\$231,503	\$252,951
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	36.6%	38.8%	39.5%
RACE (%)	1 MILE	2 MILES	3 MILES
White	61.2%	61.7%	62.5%
Black	10.5%	7.8%	6.0%
Asian	11.1%	10.3%	10.4%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.8%	0.7%	0.8%
Other	10.3%	13.0%	14.7%

* Demographic data derived from 2010 US Census

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