

TUSCAN PLAZA 307-319 | 307-319 E CALDWELL AVENUE, VISALIA, CA 93277

Executive Summary



LEASE RATE	\$1.85 SF/MONTH
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OFFERING SUMMARY

Available SF:	7,800 SF
Lease Rate:	\$1.85 SF/month (NNN)
Lot Size:	0.31 Acres
Building Size:	7,800 SF
Zoning:	Professional and Administrative

PROPERTY OVERVIEW

Build to suit lease space starting at \$1.85/sf NNN

PROPERTY HIGHLIGHTS

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The logo for ZEEB Commercial Real Estate, featuring the word "ZEEB" in a large, bold, italicized sans-serif font, with "Commercial Real Estate" in a smaller, bold sans-serif font below it.

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Additional Photos



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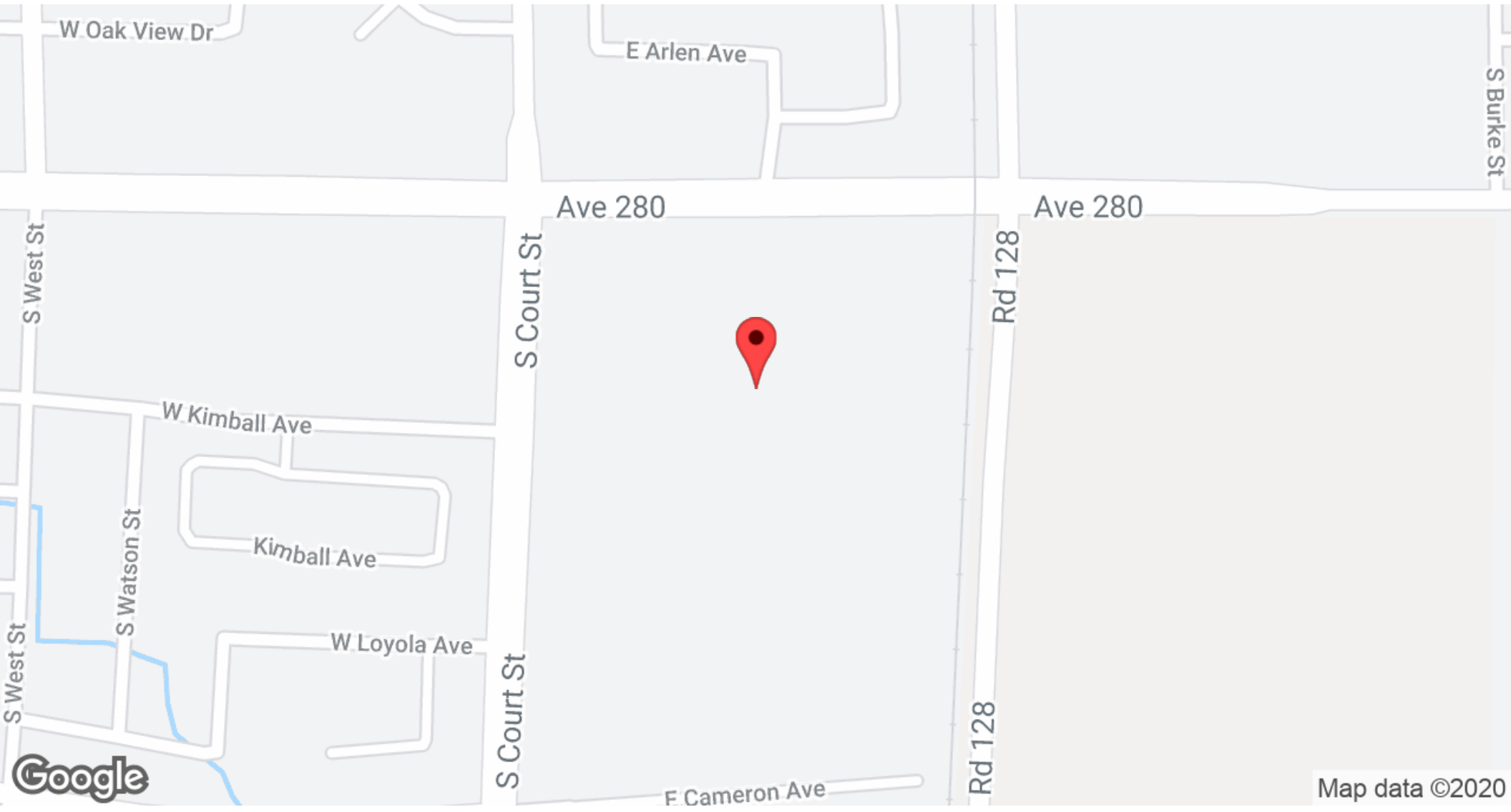
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Location Maps



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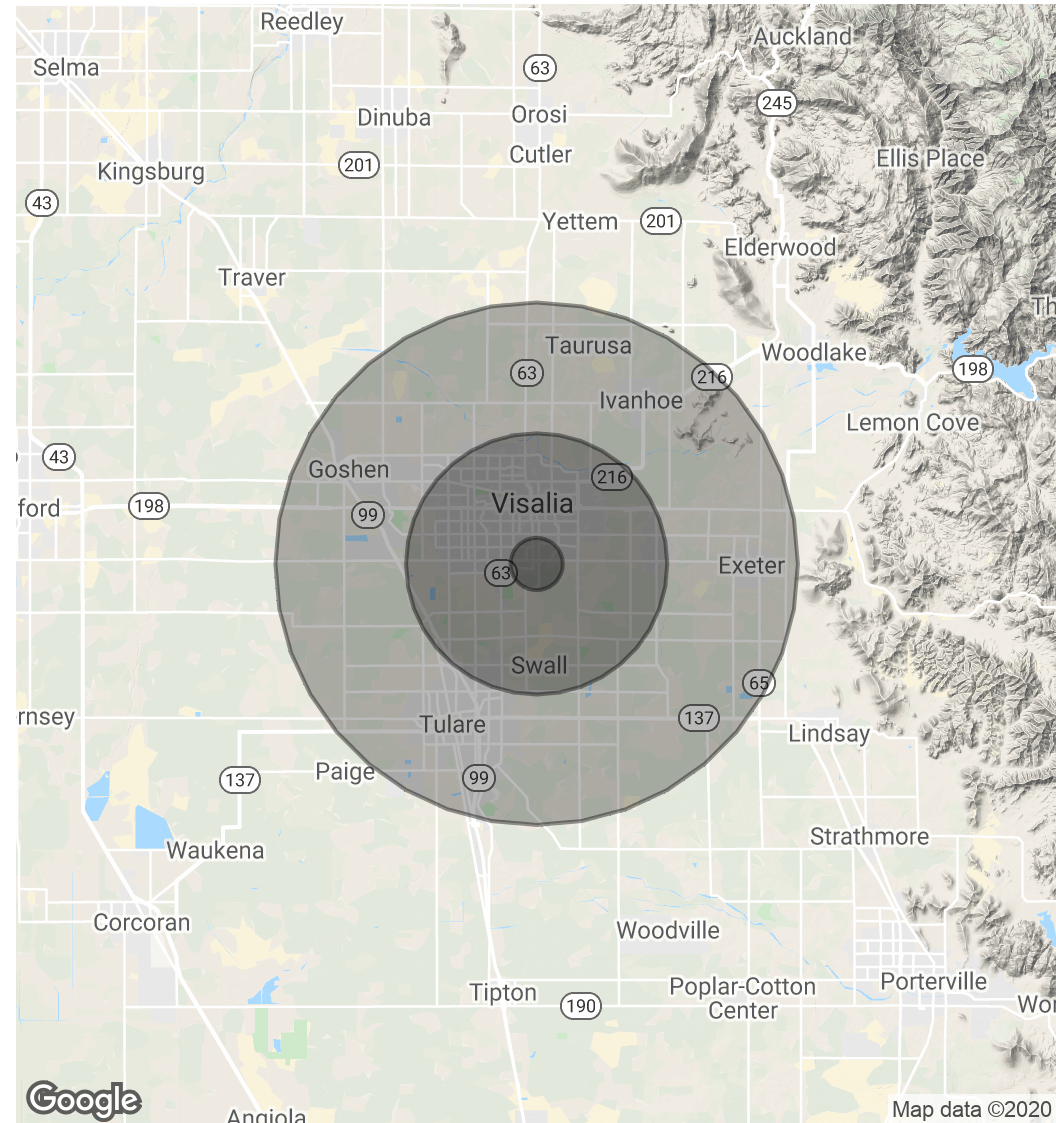
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,112	122,894	254,198
Median age	37.6	31.9	30.8
Median age (Male)	36.6	31.0	30.1
Median age (Female)	39.2	33.6	32.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,169	40,678	79,516
# of persons per HH	2.8	3.0	3.2
Average HH income	\$77,764	\$65,263	\$64,729
Average house value	\$320,852	\$270,222	\$271,891

** Demographic data derived from 2010 US Census*



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