

OFFICE FOR LEASE

OFFICE SPACES AVAILABLE OFF MOONEY IN VISALIA, CA

3200 S Fairway St, Visalia, CA 93277



Lease Rate

**\$1.30
SF/MONTH**

OFFERING SUMMARY

| | |
|------------------|-----------------------------|
| Building Size: | 6,160 SF |
| Available SF: | 610 - 950 SF |
| Lot Size: | 0.523 Acres |
| Number of Units: | 2 |
| Year Built: | 1980 |
| Renovated: | 2019 |
| Zoning: | C-MU (Mixed Use Commercial) |
| Market: | Mooney/Ashland |
| Submarket: | Heritage Plaza |

PROPERTY HIGHLIGHTS

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

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PROPERTY DESCRIPTION

±950 SF of General, Professional, and/or Medical Office space available for lease one block off Mooney Blvd! 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, HVAC's and foam roof are less than 10 years old, full exterior lit private parking (24 spaces plus street), excellent existing corner signage, great visibility and easy access to CA-198 and CA-99 on/off ramps.

LOCATION DESCRIPTION

Prime location just northeast of Visalia's main retail corridors, Mooney Boulevard and W Dorothea Avenue, 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 and Whitendale, East of Highway 99 and Mooney Blvd, West of S Court St, and North of Caldwell Ave.



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AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---------|-----------|-----------|----------------|-----------------|---|
| East #F | Available | 950 SF | Modified Gross | \$1.30 SF/month | New Tile Floor, 3 Large Offices, Large Open Room & Private Restroom |
| #A | Available | 610 SF | Modified Gross | \$1.30 SF/month | Open Area w/ (3) private offices/rooms. |

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Suite #A



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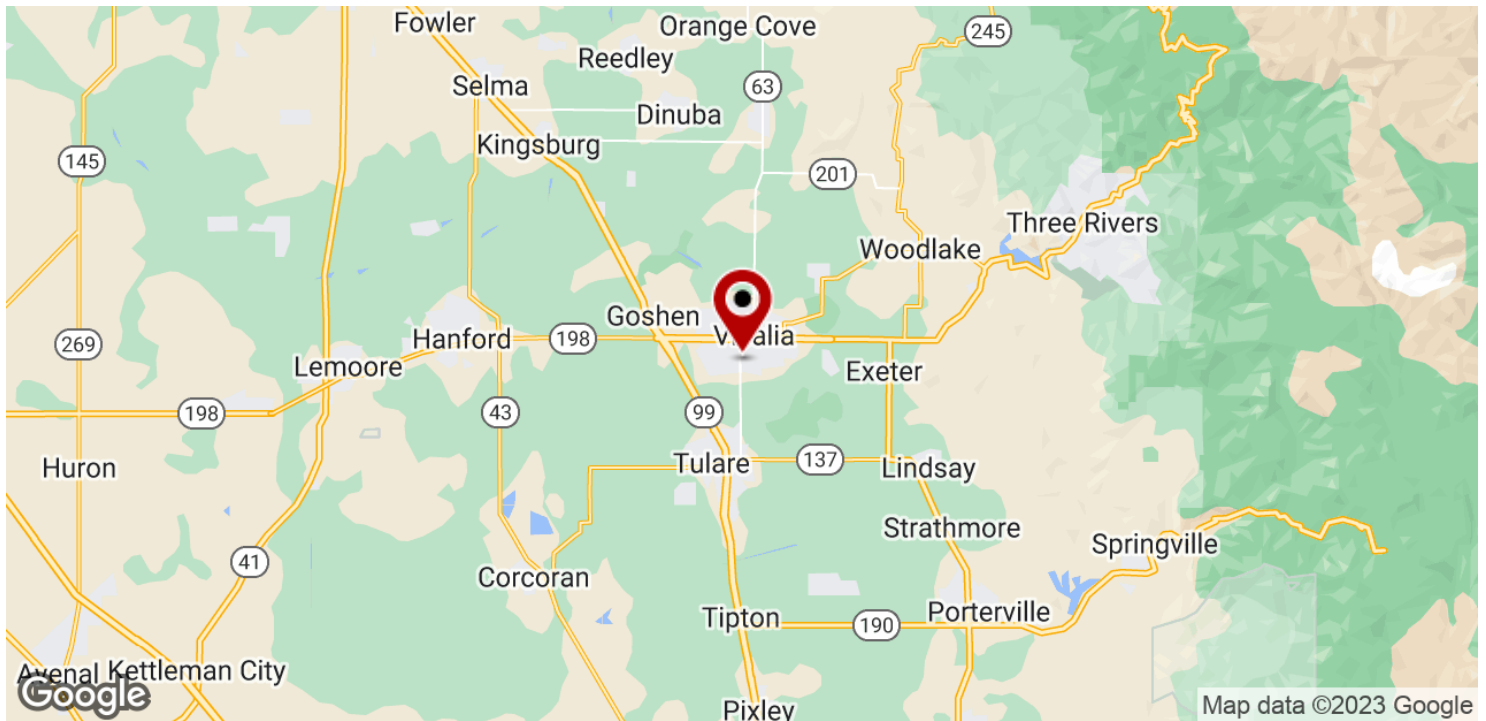
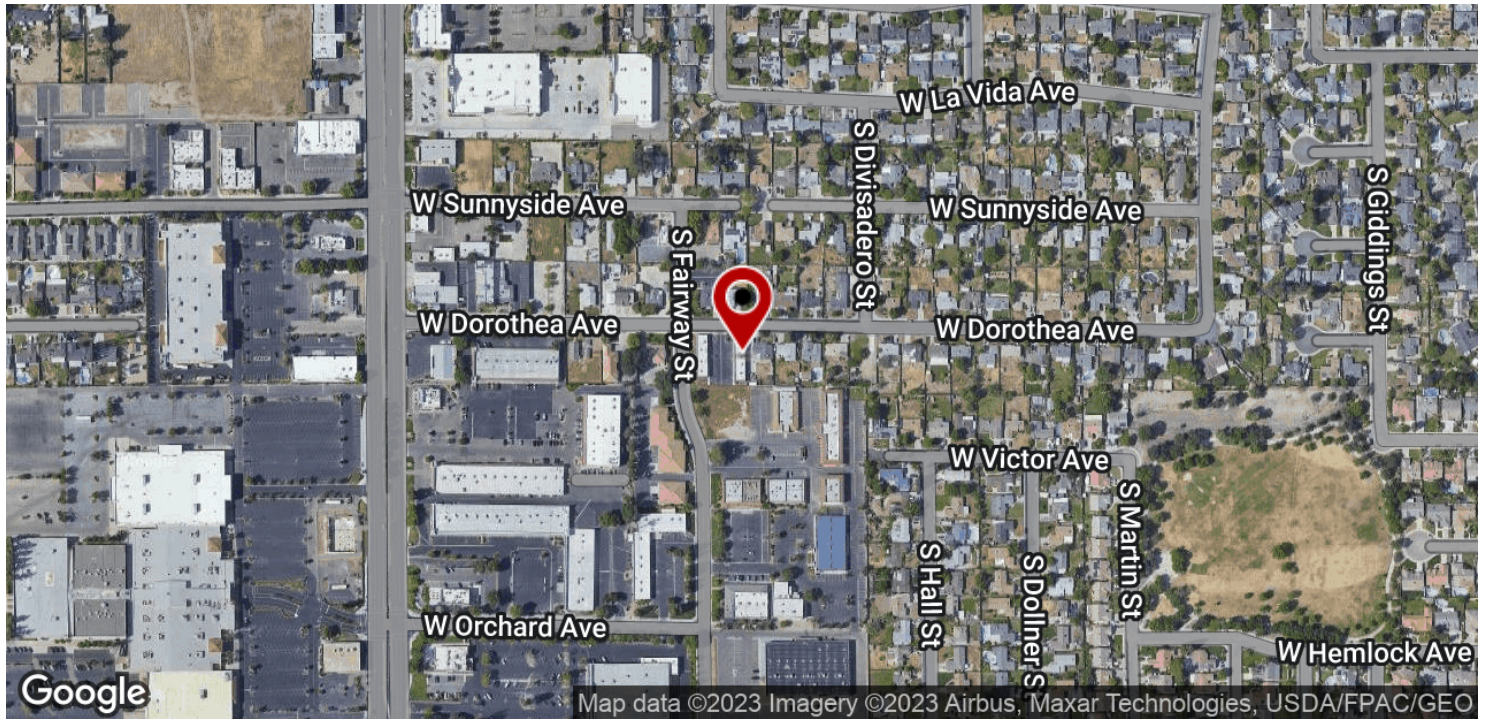
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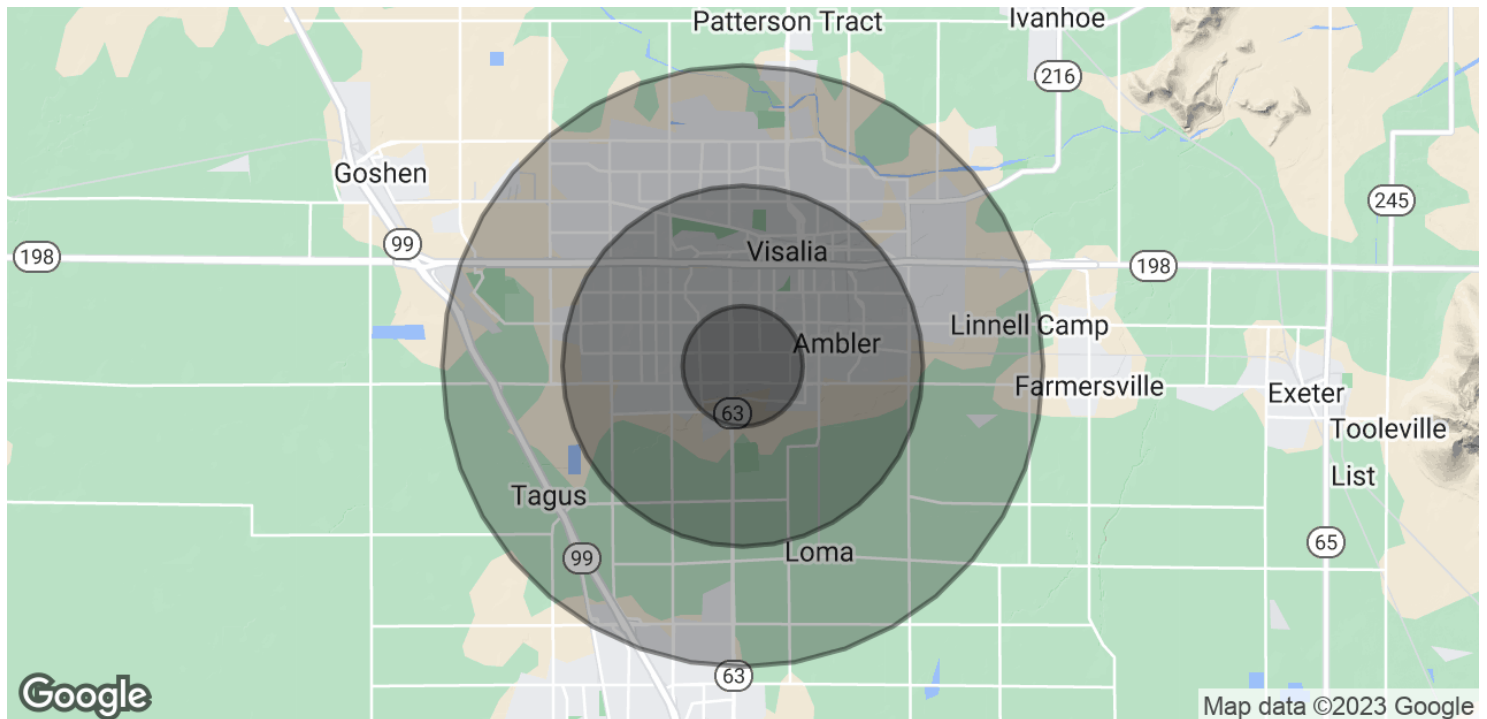
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 14,248 | 82,554 | 128,322 |
| Average Age | 37.5 | 33.0 | 32.0 |
| Average Age (Male) | 37.5 | 32.1 | 31.2 |
| Average Age (Female) | 38.4 | 34.6 | 33.5 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 5,242 | 28,453 | 42,512 |
| # of Persons per HH | 2.7 | 2.9 | 3.0 |
| Average HH Income | \$74,066 | \$63,423 | \$68,322 |
| Average House Value | \$286,677 | \$276,853 | \$277,806 |
| ETHNICITY (%) | 1 MILE | 3 MILES | 5 MILES |
| Hispanic | 35.0% | 42.4% | 43.4% |

* Demographic data derived from 2020 ACS - US Census

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