

# SAITO

COMPANY

Professional Offices in  
Downtown Visalia

525 W. Main St. Visalia, CA 93291



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# For Lease

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# PROPERTY OVERVIEW

525 W. MAIN ST.

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## Property Overview

525 W Main St is a professional two-story office building located directly on Main Street in the heart of Downtown Visalia. This notable building offers a mix of private offices, shared workspaces, conference rooms, and virtual office options designed for small businesses, solo professionals, and remote teams. Suite 100 offers an open layout with approximately seven (7) offices and an open waiting area. Suites can be supported by shared amenities such as high-speed internet and on-demand administrative support, allowing tenants to establish and scale their business. Its prominent location provides strong visibility and walkable access to restaurants, retail, financial institutions, and entertainment, making it especially attractive for client-facing and service-oriented users who rely on convenience and accessibility.

Downtown Visalia is one of the most active urban cores in the region, with a walkable historic Main Street, ongoing public and private investment, and a concentration of dining, entertainment, and civic uses that create a vibrant setting for modern office concepts like 525 W Main St.

[\*\*Schedule a Tour Now\*\*](#)

## Offering Details

TYPE:	For Lease
SIZE:	Suite 100   ±1-2,000 sq. ft.
TYPE:	Office
PARKING	29± parking stalls
ZONING:	CR
COUNTY:	Tulare County

Suite 100 Floor Plan



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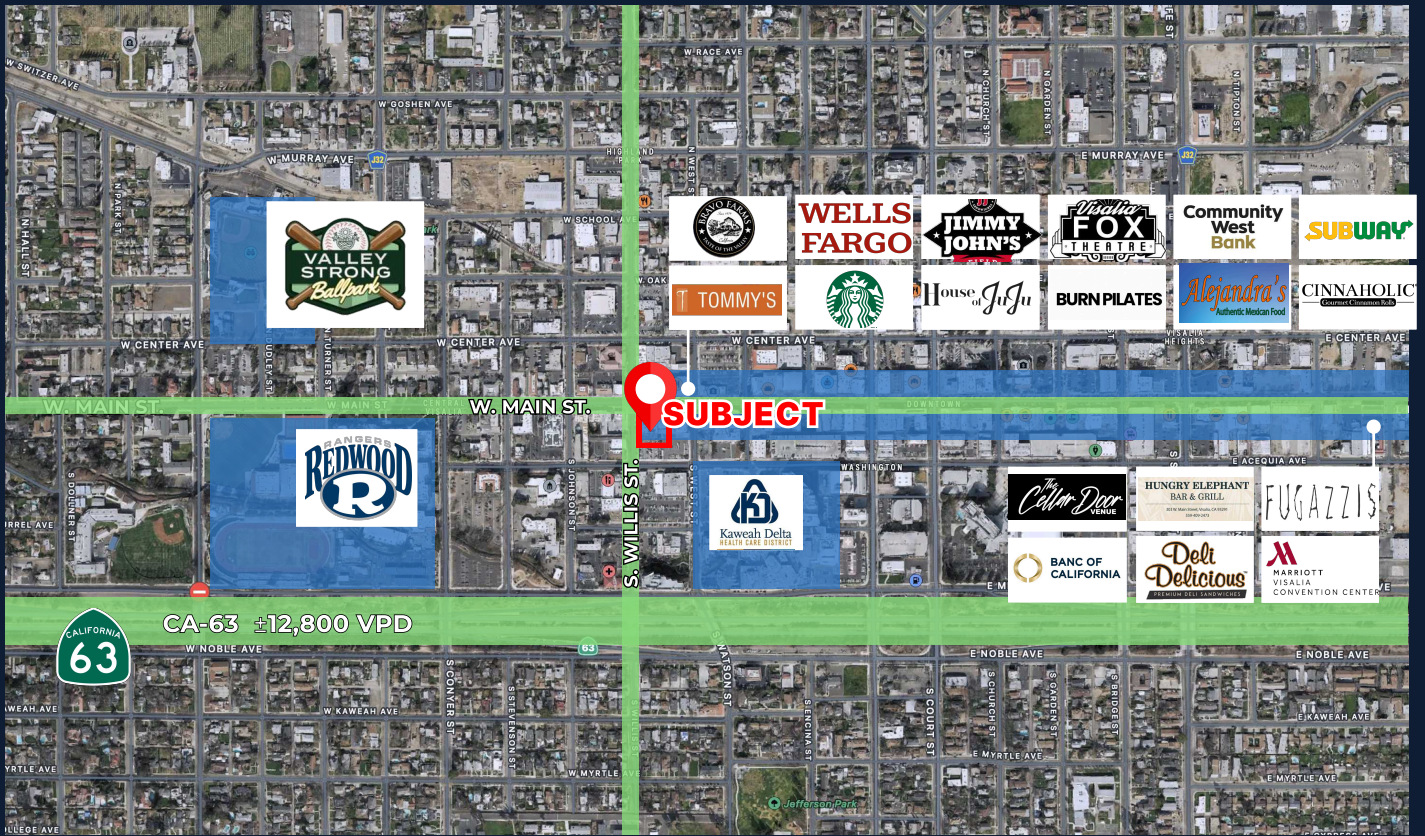


## VICINITY MAP

525 W. MAIN ST.

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## Vicinity Map



### TRAFFIC COUNTS:

Main St. Westbound	6,500± VPD
Willis St. Southbound	4,306± VPD
Total	10,806± VPD

**SURROUNDING MAJOR RETAILERS:**

Kaweah Health Medical Center	0.2MI
Visalia Convention Center	0.4MI
Valley Strong Ballpark	0.7MI
College of the Sequoia	1.3MI



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# LOCATION OVERVIEW

Visalia, CA.

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## Property Overview

## Map

### Visalia, CA.

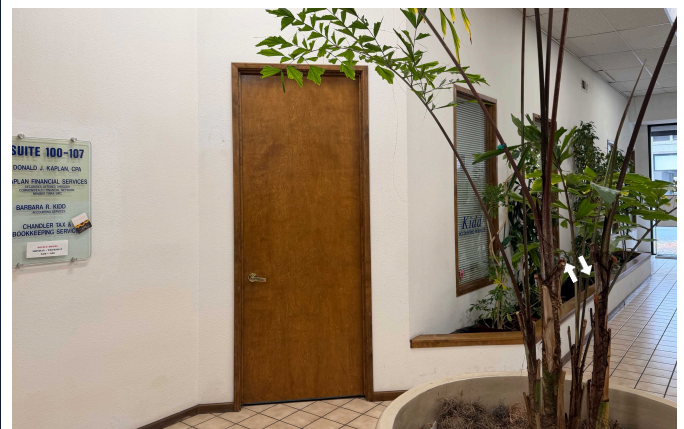
Visalia, the county seat of Tulare County with a population of 141,384, serves as a key economic hub within the San Joaquin Valley and anchors the Visalia-Porterville Metropolitan Statistical Area of 1,728,733 residents. As the region's 5th largest city, Visalia enjoys a strategic central California location—situated halfway between Fresno (43 miles north) and Bakersfield, just 35 minutes from Sequoia National Park and one hour from Kings Canyon National Park, with Los Angeles 190 miles south and San Francisco 230 miles northwest.

The city has experienced substantial population growth and development activity in recent years, driven by its cost of living and demand for new retail concepts. Mooney Boulevard serves as Visalia's premier retail corridor, generating some of the highest traffic counts in the region while drawing shoppers from Tulare, Porterville, Hanford, and the surrounding areas. This bustling artery seamlessly connects major retailers, offices, and dining establishments throughout the city.

Mooney Blvd. continues to flourish with an expanding collection of national tenants, local restaurants, and entertainment, further strengthening the city's position as San Joaquin Valley's powerhouse and dynamic destination for both residents and visitors alike.



## Additional Photos



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