

# FOR LEASE UP TO 15,000 SF OFFICE

**Caldwell Ave. and S. Mooney Blvd.**

3300 S. Fairway St., Visalia, CA 93277



**FOR LEASE • CALDWELL & S. MOONEY • OFFICE BUILDING**

**MARC GRIFFITHS** | ZEEB COMMERCIAL BROKER ASSOCIATE  
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**ZEEB**

**Commercial Real Estate**

Visalia's Most Respected Commercial Real Estate Firm  
132 N. Akers St., Visalia, CA 93291 • (559) 625-2128

## LISTING HIGHLIGHTS

Large 2-story office building available for lease. 15,000 SF total available. Space can be demised as 5,000 SF, 6,000 SF or 11,000 SF. See attached floorplan for details. Located off Caldwell Ave. and S. Mooney Blvd. Please call Marc with questions or to schedule a showing.

|                      |                             |
|----------------------|-----------------------------|
| <b>LEASE RATE:</b>   | \$1.10/SF per month         |
| <b>AVAILABLE SF:</b> | 15,000 SF                   |
| <b>ZONING:</b>       | C-MU (Commercial Mixed Use) |

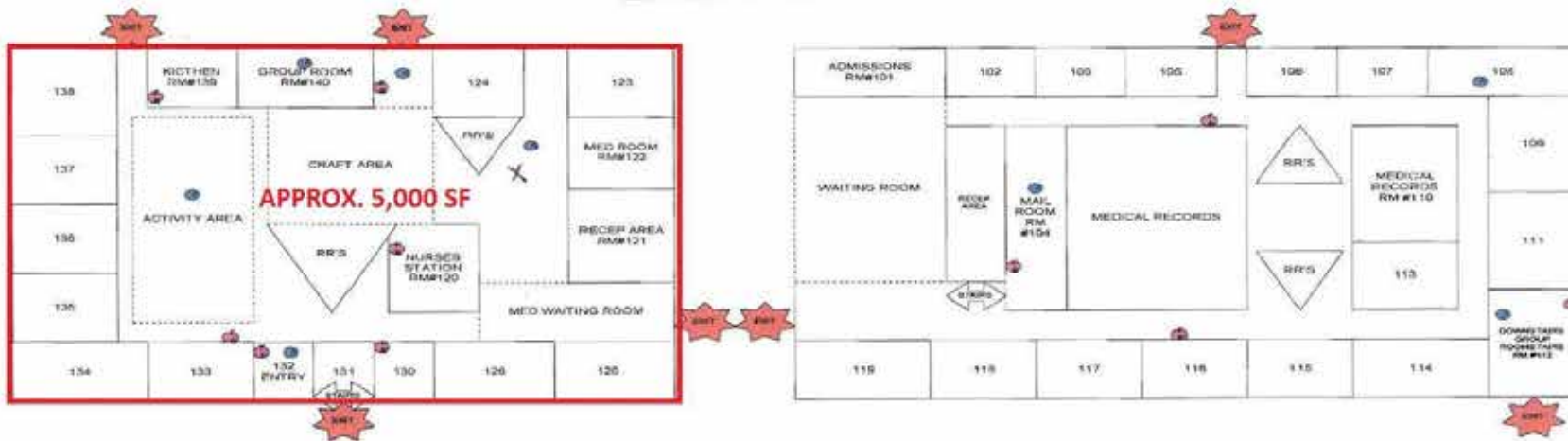


Space can be demised to 5,000, 6,000, 11,000 SF

**UPSTAIRS**



**DOWNSTAIRS**



## DEMOGRAPHICS

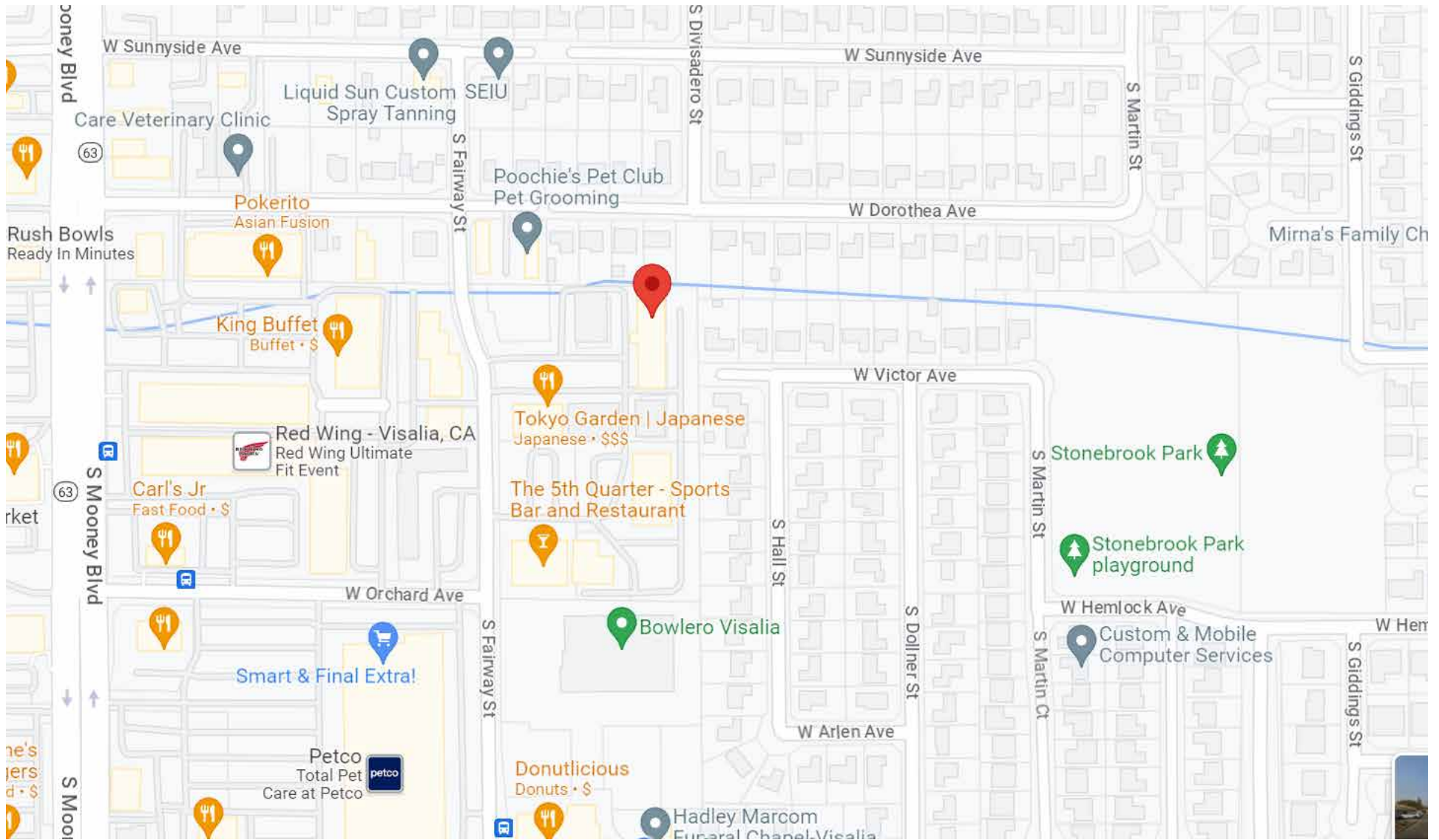
### POPULATION

|                              | 1 Mile | 3 Mile | 5 Mile  |
|------------------------------|--------|--------|---------|
| <b>2018 TOTAL POPULATION</b> | 10,587 | 72,322 | 131,771 |
| <b>Average Age</b>           | 26.1   | 30.9   | 31.8    |
| <b>Average Age (Male)</b>    | 25.6   | 30.3   | 31.0    |
| <b>Average Age (Female)</b>  | 27.2   | 32.6   | 33.5    |

### HOUSEHOLDS

|                            | 1 Mile    | 3 Mile    | 5 Mile    |
|----------------------------|-----------|-----------|-----------|
| <b>Total Households</b>    | 2,906     | 22,900    | 43,502    |
| <b># of Persons per HH</b> | 3.6       | 3.2       | 3.0       |
| <b>Average HH Income</b>   | \$48,244  | \$64,358  | \$66,694  |
| <b>Average House Value</b> | \$177,045 | \$263,934 | \$276,893 |

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Note: This information is believed to be reliable, however broker makes no guarantee as to its current validity.

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