



400 N Johnson Street | Visalia, CA

Property For Sale

1005 N Demaree Street  
Visalia, California 93291  
O | 559.754.3020  
F | 559.429.4016  
[www.mdgre.com](http://www.mdgre.com)

**GRAHAM** | **& ASSOCIATES**

Matthew D Graham  
Lic# 01804235

to learn more, visit: [www.mdgre.com](http://www.mdgre.com)

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## PROPERTY DETAILS

**Address:** 400 N Johnson Street | Visalia, CA

**APN:** 093-176-003

**Building Size:** 11,799 +/- Sq. Ft.

**Lot Size:** 16,428 +/- Sq. Ft.

**Zoning** CDT - Downtown Mixed Use

**Sales Price** \$1,500,000.00

**Additional Comments:**

Fully engineered and planned re-development project. Suitable for retail office and light industrial. Primely located in downtown Visalia, only four blocks from Main Street. Parking readily available surrounding the subject property. Please call for further details.



**Contact Broker:**  
Matthew D Graham  
Lic# 01804235

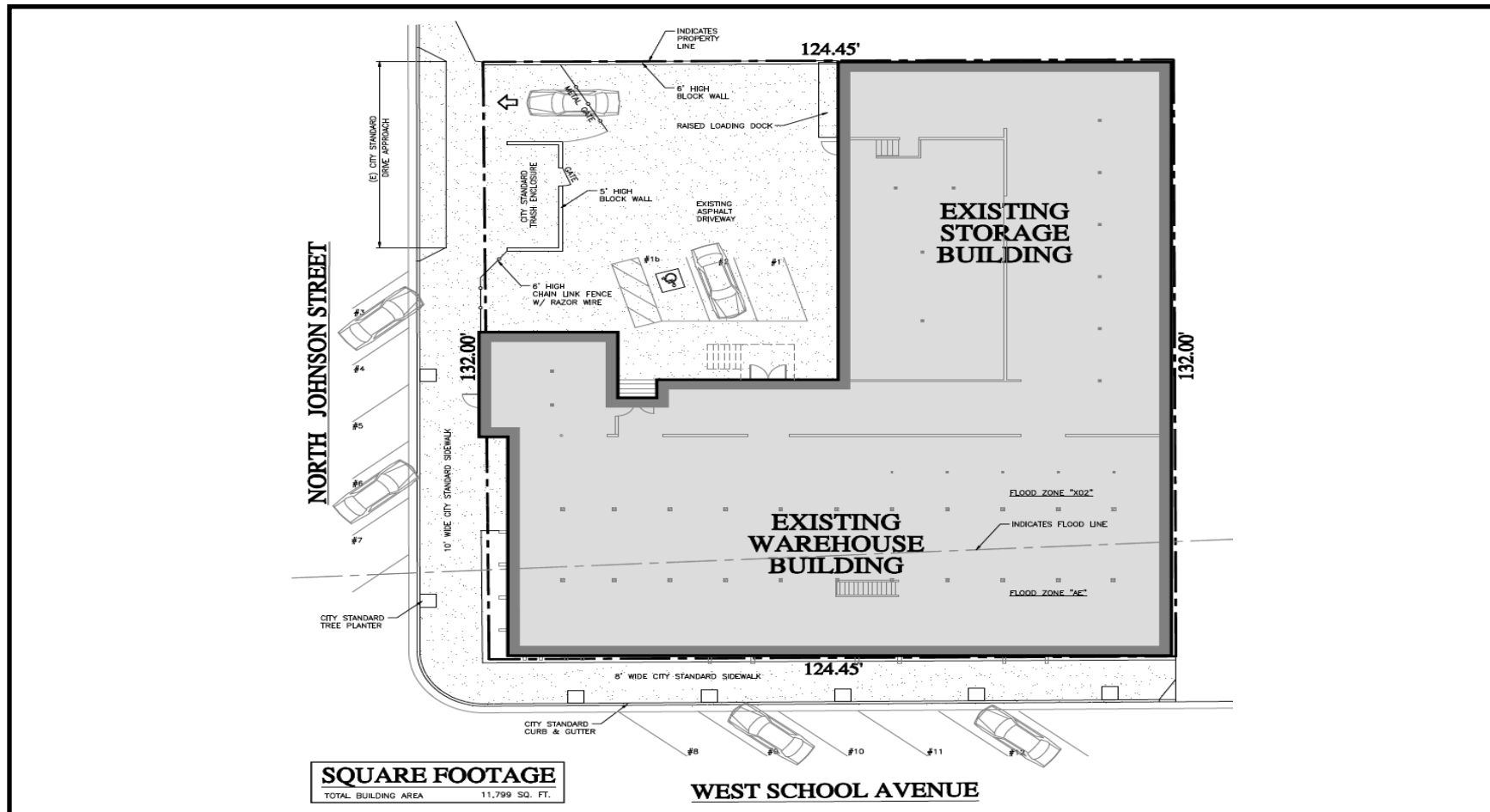
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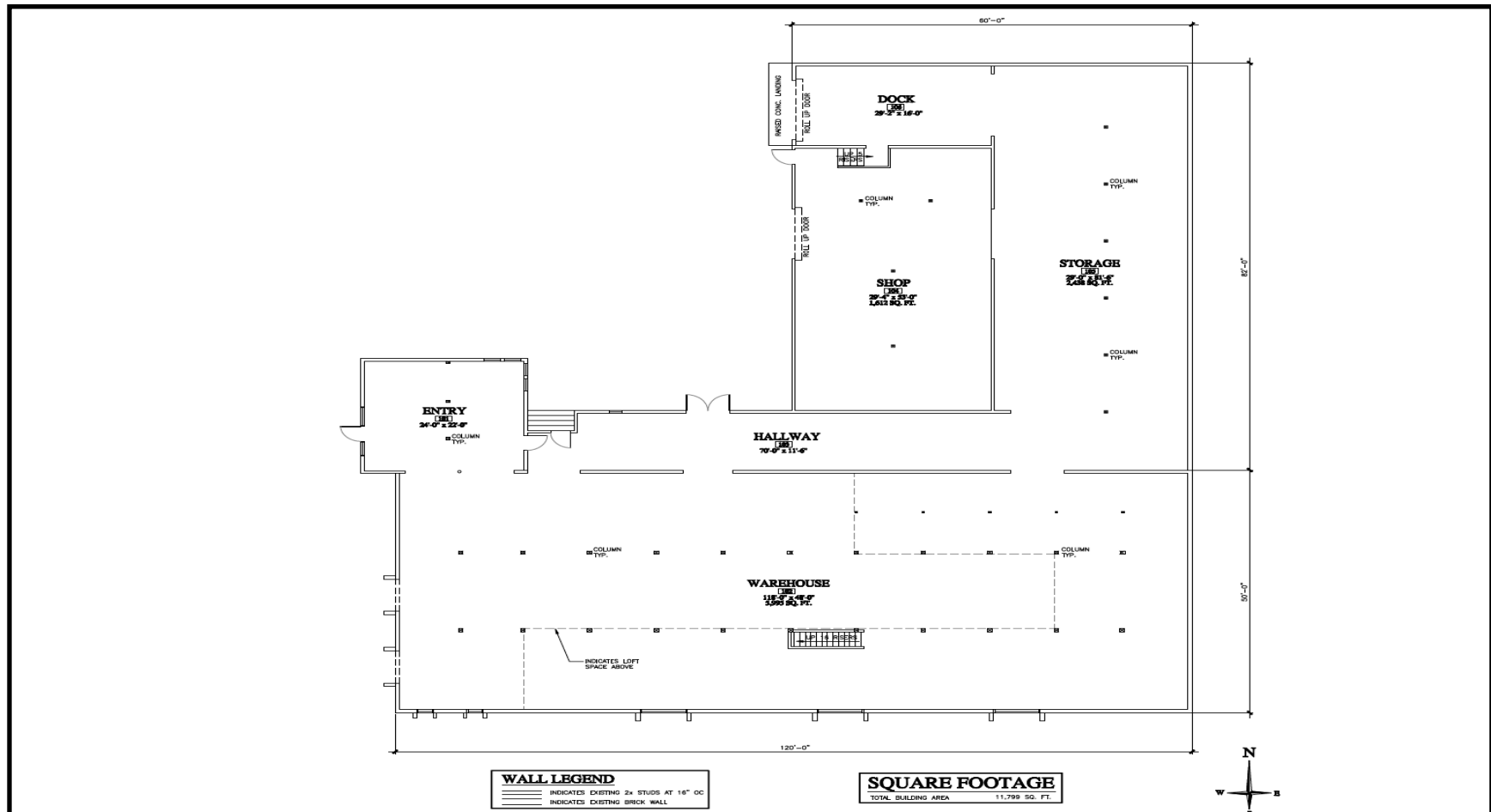


## SITE PLAN



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## FLOOR PLAN

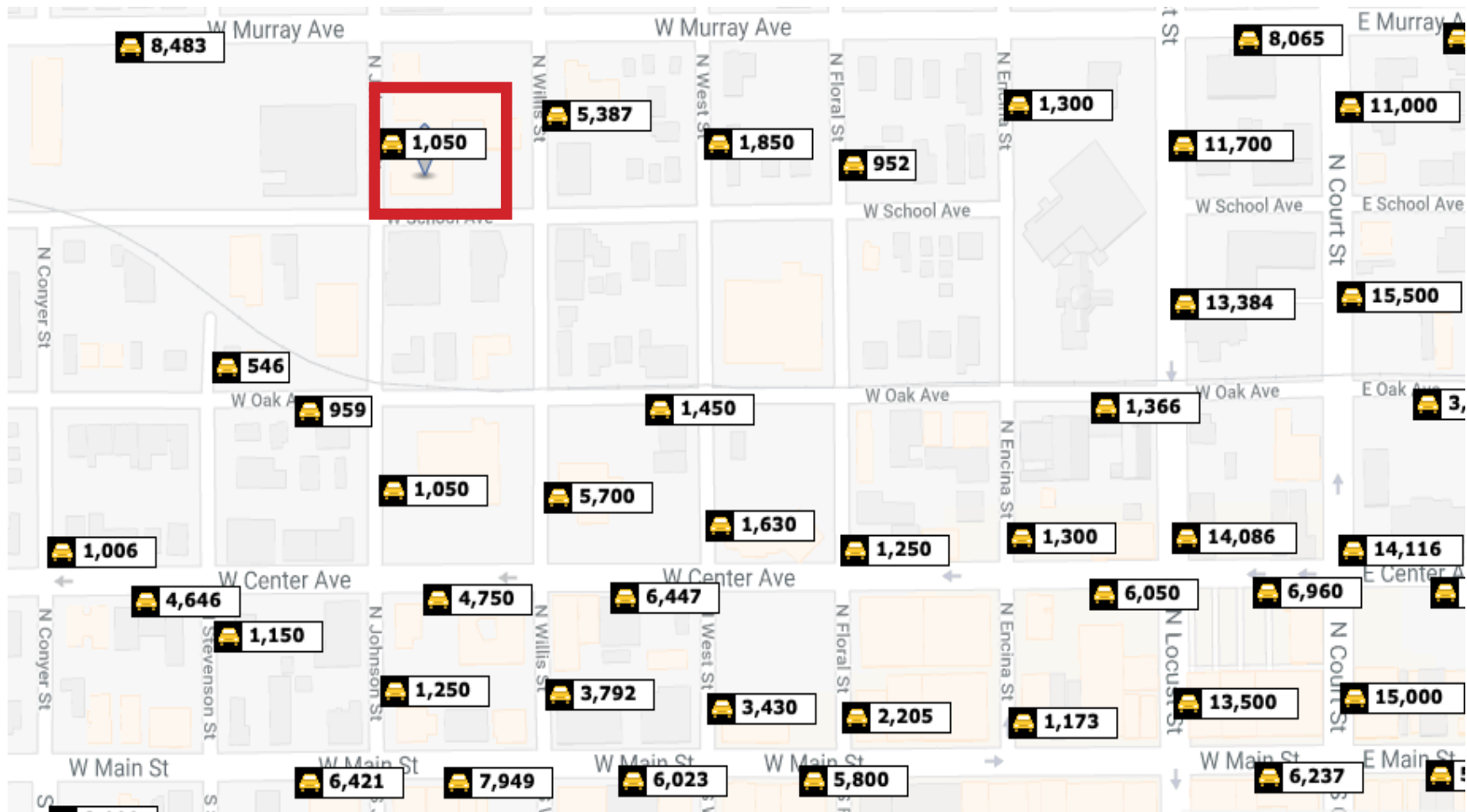


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## DEMOGRAPHICS

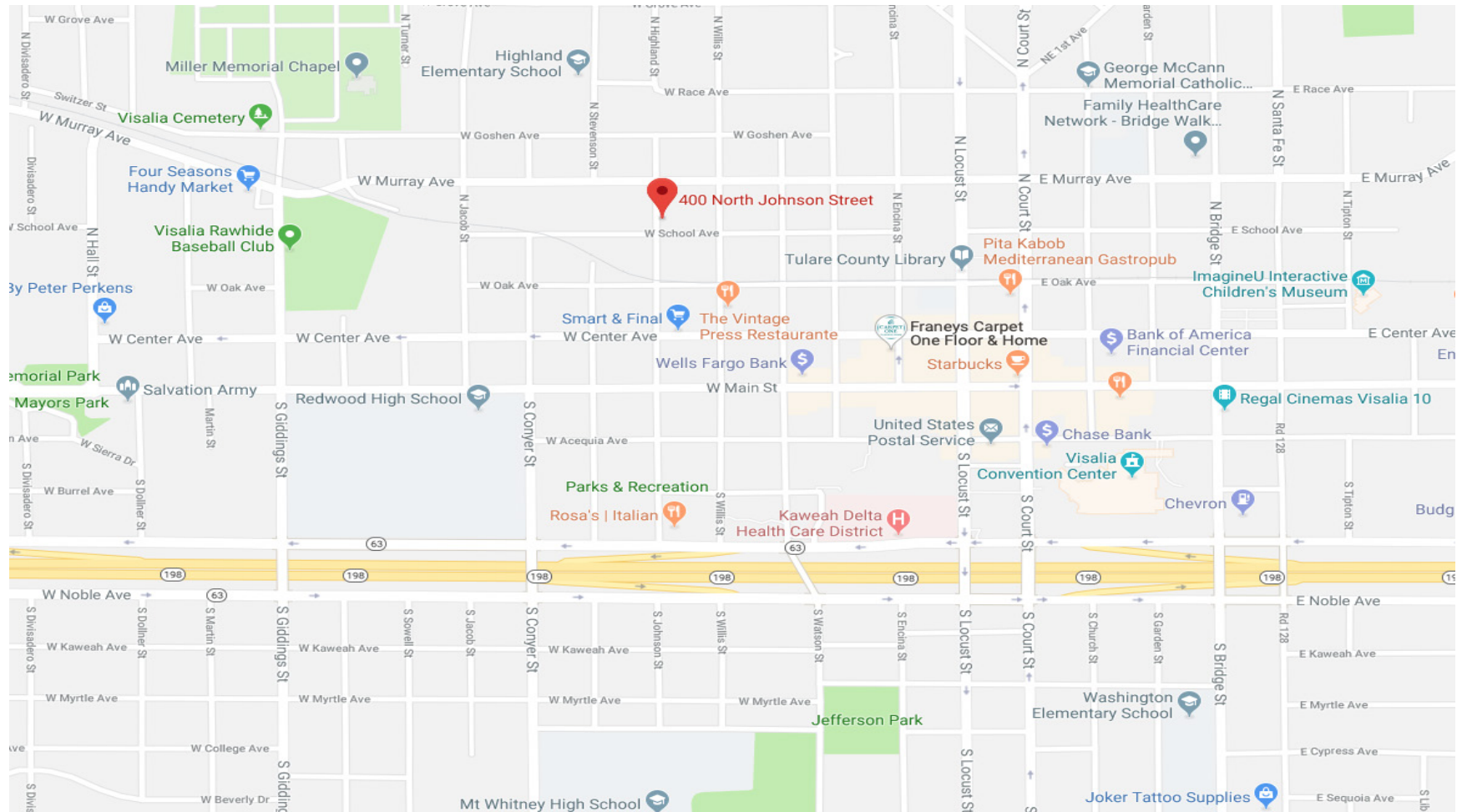
Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	20,089	111,912	133,806
2024 Population:	20,793	115,215	137,251
Pop Growth 2019-2024:	3.50%	2.95%	2.57%
Average Age:	32.40	34.50	34.80
Households			
2019 Total Households:	6,187	36,793	44,130
HH Growth 2019-2024:	4.11%	2.89%	2.49%
Median Household Inc:	\$28,680	\$50,011	\$52,615
Avg Household Size:	3.10	3.00	3.00
2019 Avg HH Vehicles:	1.00	2.00	2.00
Housing			
Median Home Value:	\$156,461	\$191,358	\$198,957
Median Year Built:	1967	1981	1983

## TRAFFIC COUNTS



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## LOCATION MAP



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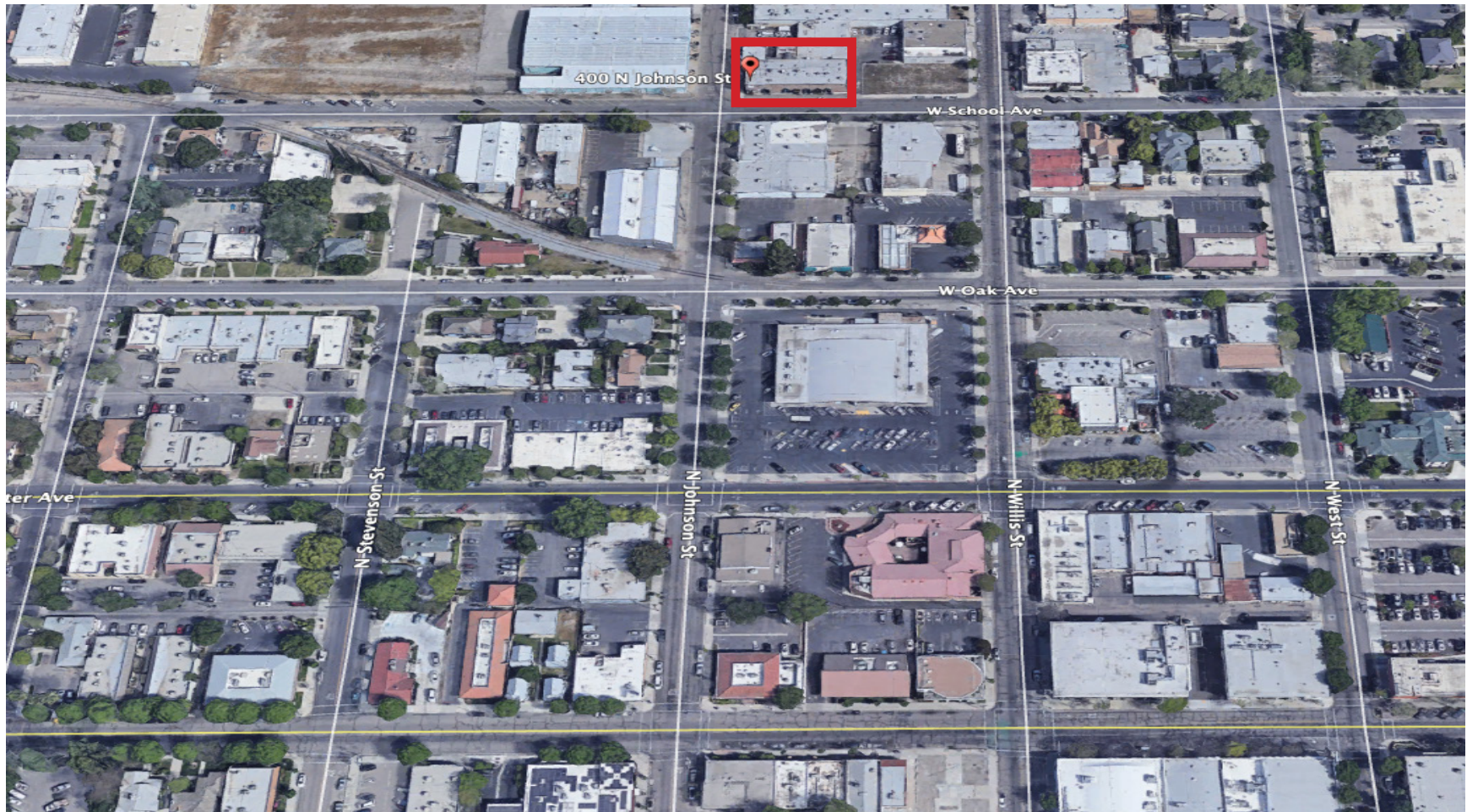


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## PROPERTY LAYOUT



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## PROPERTY PHOTOS



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