

**14,194 SqFt Office Building
Suites A-F, 200 S. Akers St, Visalia, CA
APN 085-190-009**



Offered for Sale

\$4,575,000

**Mark J. Peterson,
AFM, ARA, AAC**

**KEFA
CAPITAL, INC.**

Property Details

Located on the north side of W. Mineral King Ave., with 326 feet of frontage, and 43 feet east of Akers St., this property is conveniently located near CA Highway 198 with easy access at the Akers St. exit. The property is conveniently located near shopping, dining, hotels, and other office complexes.

The property contains a two-story office building on 1.31+/- acres with much of the area paved to accommodate 63 parking stalls. The parking lot is surrounded by concrete curbing. Constructed in 2009, the building is fully leased under triple net leases consisting primarily of medical offices, with a staffing agency and computer programming company taking up the remaining space. The leases have terms remaining in the 16 to 56 months range, with most of the tenants having options to extend their lease through 2028 to 2042 at increased rents or rents to be negotiated at the time of extension.

220 S. Akers St., Visalia, CA

TENANT	SUITES	SQ FT.	TERM			RENT		
			START	END		MONTHLY	ANNUALLY	
Valley Children's Medical Group	A&B	5,238	January 1, 2024	December 31, 2025		\$10,151.24	\$1.94	\$121,814.88
Real Time Staffing Services, LLC dba Select	C	1,220	May 4, 2022	April 30, 2025		\$2,379.00	\$1.95	\$28,548.00
<i>EXTENSION OPTIONS</i>								
			May 1, 2025	April 30, 2028	October 1, 2024	\$2,623.00	\$2.15	\$31,476.00
Complete Care Community Health Center, Inc.	D	3,448	September 1, 2023	August 31, 2028		\$7,068.40	\$2.05	\$84,820.80
<i>EXTENSION OPTIONS</i>								
			September 1, 2028	August 31, 2028	March 1, 2033	Market	TBD	TBD
			September 1, 2033	August 31, 2038	March 1, 2038	Market	TBD	TBD
Valley Agricultural Software, Inc.	E&F	2,476	September 1, 2022	August 31, 2027		\$5,028.20	\$2.03	\$60,338.40
<i>EXTENSION OPTIONS</i>								
			September 1, 2027	August 31, 2032	March 1, 2027	Market	TBD	TBD
			September 1, 2032	August 31, 2037	March 1, 2032	Market	TBD	TBD
			September 1, 2037	August 31, 2042	March 1, 2037	Market	TBD	TBD

TOTAL ANNUAL: \$295,522.08

The office building includes 14,194 square feet, with rentable square feet identified as 12,382. Suites A, B, and C are located on the main floor, with their own separate entrance/exit doors. Suites D, E, and F are located on the second floor and accessed by a separate entrance with a stairwell and elevator. A stairwell for egress is located on the second floor at the opposite end of the hallway. The suites on the first floor contain their own bathroom facilities. Suite D has its own bathroom facilities, but also shares common bathroom facilities in the upstairs hallway with Suites E & F.

The remodeling of Suite C was completed in May 2022. Suites E and F were unfinished until September 2022, with the tenant paying for many of the upgrades to the office space. Suite D was remodeled in 2023, with the tenant paying for all of the tenant improvements.

Demographics

Population	1 Mile	3 Miles	5 Miles
2019 Populaton	14,754	83,901	133,475
2024 Estimated Population	15,153	85,922	136,971
Population Growth 2019-2024	2.70%	2.41%	2.62%
Average Age	36.60	35.70	34.70

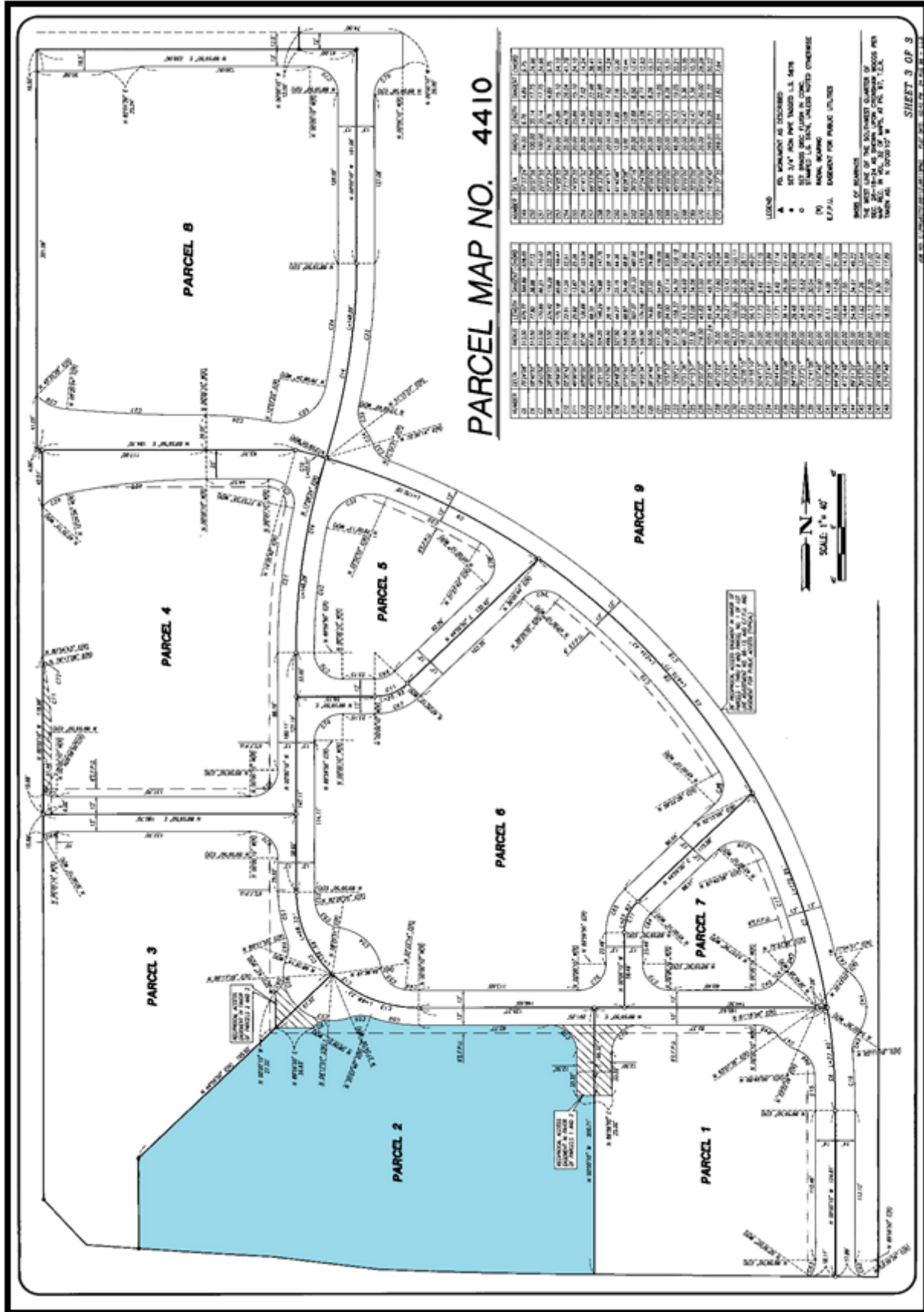
Households	1 Mile	3 Miles	5 Miles
2019 Total Households	5,240	28,983	44,008
Household Growth 2019-2024	2.52%	2.37%	2.51%
Median Household Income	\$59,872	\$51,057	\$53,441
Average Household Size	2.80	2.80	3.00
2019 Average Household Vehicles	2.00	2.00	2.00

Housing	1 Mile	3 Miles	5 Miles
Median Home Value	\$184,844	\$191,157	\$198,986
Median Year Built	1978	1978	1984

Aerial



Parcel Map



Satellite Map



Borders are approximate not reflective of a survey.



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The enclosed information has been furnished by third parties. While this information is believed to be accurate, neither owner nor Kefa Capital, Inc. represent or warrant the accuracy of this information. Any potential buyer needs to conduct its own due diligence to verify the information contained herein.