



229 E Main Street | Visalia, CA

Property For Lease

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

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

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

Matt Graham  
Lic# 01804235  
[www.mdgre.com](http://www.mdgre.com)



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## PROPERTY DETAILS

**Address** 229 E Main Street | Visalia, CA

**Square Feet Available** First Floor - 3,968 +/- Sq. Ft.  
Second Floor - 758 +/- Sq. Ft.

**Zoning** CDT

**Lease Rate** \$1.75 Per Sq. Ft.

**Lease Type** NNN

### Additional Comments:

Restaurant space available for lease in the heart of Downtown Visalia's Main Street corridor. Located in a high-traffic portion of Main Street facing onto Garden Street Plaza, with ample parking in the rear parking structure. The space has an open dining area with booth seating, a full kitchen with a hood and a combo cold box/freezer, and front and rear bar areas. Please call for further details.



**Contact Broker:**  
Matt Graham  
Lic# 01804235

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## FLOOR PLAN

OPERATIONAL STATEMENT

- OUR FACILITY IS AN EXISTING RESTAURANT WITH AN EXISTING BAR REQUESTING LIVE D.J. ENTERTAINMENT.
- OPERATING HOURS WILL BE: 11:00 A.M. - 2:00 P.M. SUNDAY BRUNCH RESTAURANT/BAR  
4:00 P.M. - 4:00 P.M. DAILY RESTAURANT/BAR  
10:00 P.M. - 2:00 A.M. TUESDAY - SATURDAY D.J. DANCING LITE MENU
- DELIVERIES WILL BE ONCE WEEKLY
- UP TO 11 EMPLOYEES AT PEAK HOURS (2+) SECURITY STAFF DURING LIVE ENTERTAINMENT (SEE SAFETY/SECURITY PLAN)
- IT IS INTENTION TO HAVE A FAMILY FRIENDLY RESTAURANT W/ EVENING HOURS D.J./ DANCING
- EXISTING OFF SITE CITY PARKING PROVIDED

SECURITY:

- ALL SECURITY MEASURES TO MEET CITY OF VISALIA CITY ORDINANCE & POLICE DEPARTMENT STANDARDS.
- RESTAURANT SECURITY MEASURE PLAN TO BE PROVIDED WITH CONDITIONAL USE PERMIT APPLICATION.

RESTAURANT OWNER:

RAMEZ ALDAOUD  
229 E. MAIN ST.  
VISALIA, CA 93277  
661-205-7069  
sebbys2024@gmail.com

APPLICANT:

STEVE SPARSHOTT  
1208 W. EVANS  
VISALIA, CA 93277  
554-6711-7565  
FOURSHOTT2@YAHOO.COM

SITE INFO:

EXISTING USE: RESTAURANT/BAR

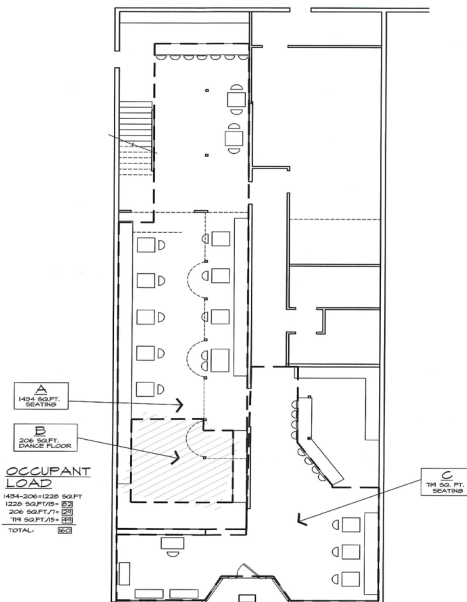
PROPOSED: DINING  
BAR  
D.J./DANCING

ZONING: D-MU  
APN 084-046-016  
SITE AREA: +/- 7650 SQ. FT.  
TELEPHONE: SBC TELEPHONE CO.  
WATER: CALIFORNIA WATER SERVICE CO.  
REFUSE: CITY OF VISALIA  
SEWER: CITY OF VISALIA  
STORM: CITY OF VISALIA  
GAS: THE GAS CO.  
POWER: SOUTHERN CALIF. EDISON CO.

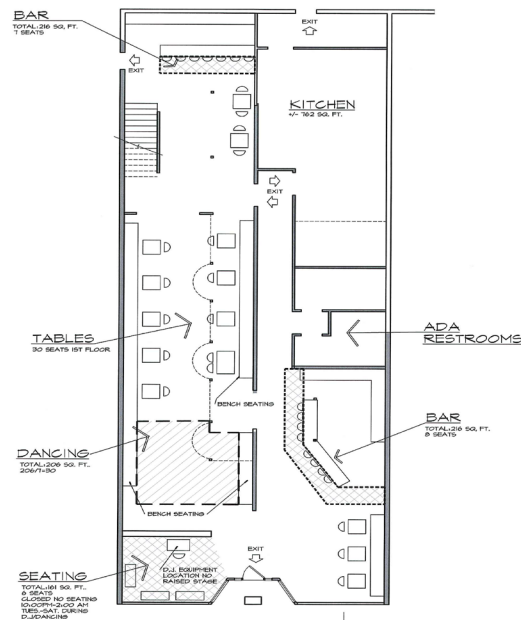
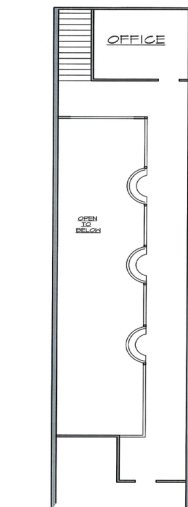


VICINITY MAP  
229 E. MAIN STREET  
No Scale

- E. MAIN ST. -



OCCUPANCY LOAD



FIRST FLOOR PLAN

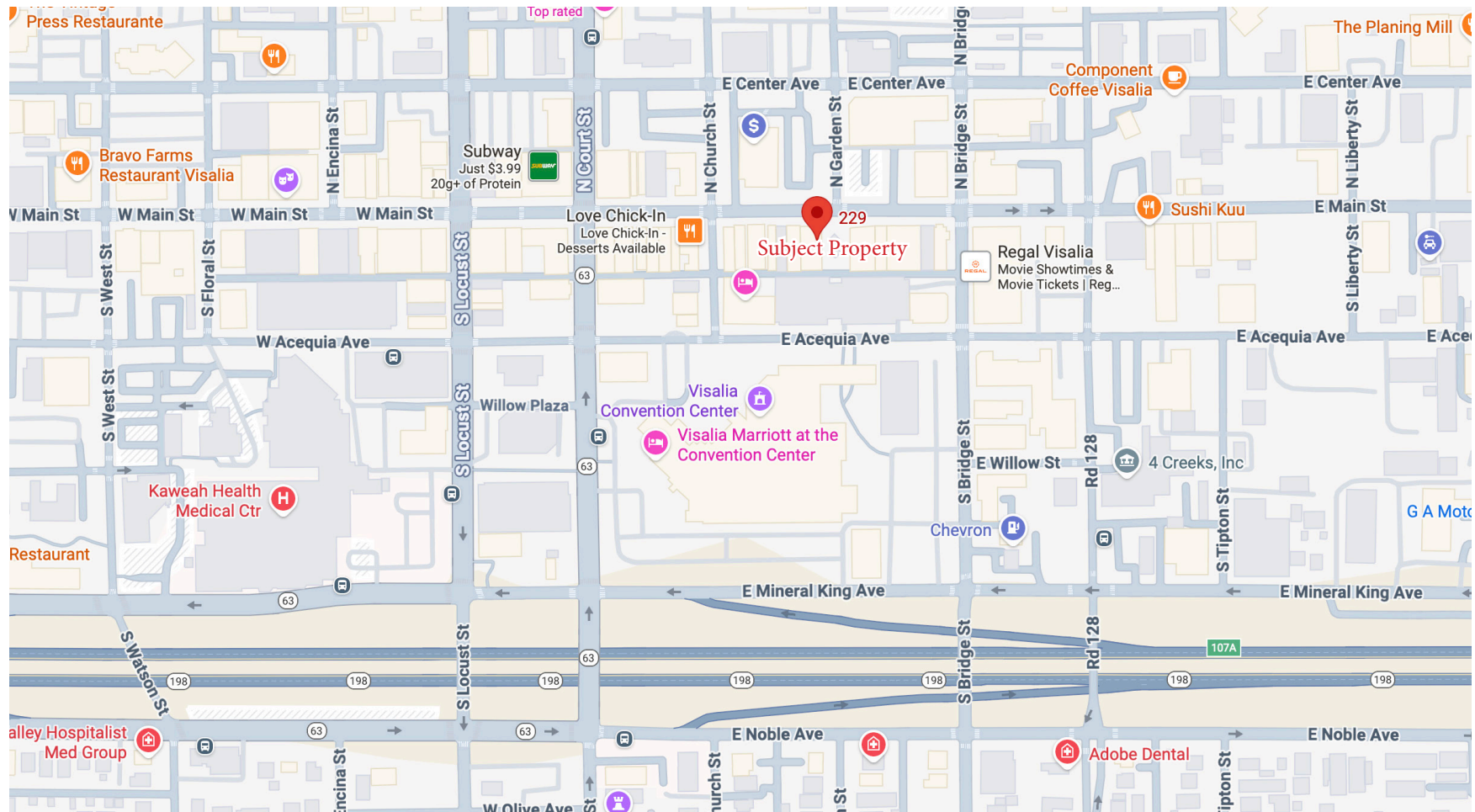


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## LOCATION MAP



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## PROPERTY LAYOUT



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

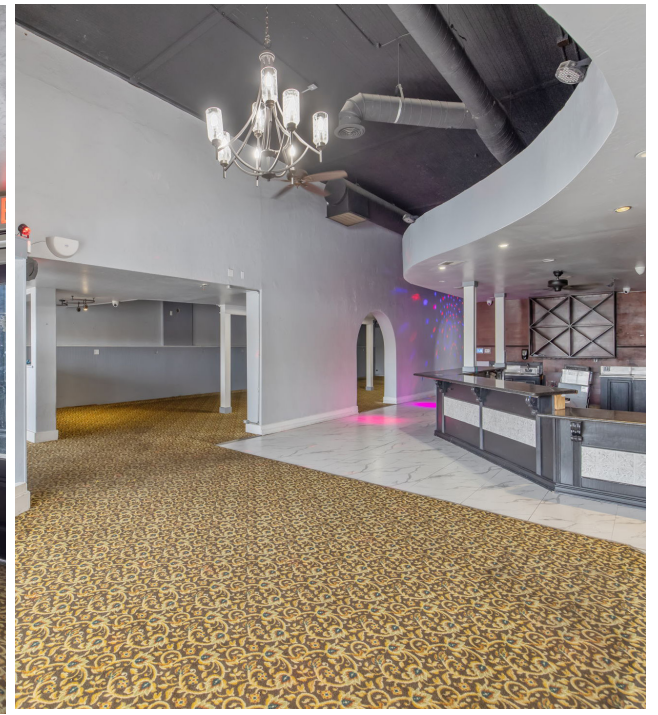


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## PROPERTY PHOTOS



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