



119 S Locust Street | Visalia, CA

Property For Sale

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | & ASSOCIATES

to learn more, visit: www.mdgre.com

Matt Graham
Lic# 01804235
www.mdgre.com

PROPERTY DETAILS

Address: 119 S Locust Street | Visalia, CA

APN: 594-326-010

Parcel Size: 3,484 +/- Sq. Ft.

Building Size: 8,682 +/- Sq. Ft. | Total Building Size
3,215 +/- Sq. Ft. | 2nd Floor
3,215 +/- Sq. Ft. | Ground Floor
2,252 +/- Sq. ft. | Basement

Zoning: CBD

Sales Price: \$2,500,000.00

Additional Comments:

Unique opportunity to acquire an updated, partially leased medical office building in downtown Visalia right across the street from Kaweah Delta Healthcare. The two-story building offers large first and second floor office spaces and a finished basement with elevator service. The property also includes thirteen designated parking spaces. Please call for further details.

*Partially leased. 2nd floor is leased to Community Health Partners through May 31, 2026 (3 year term with 1 year remaining, and an option to extend).

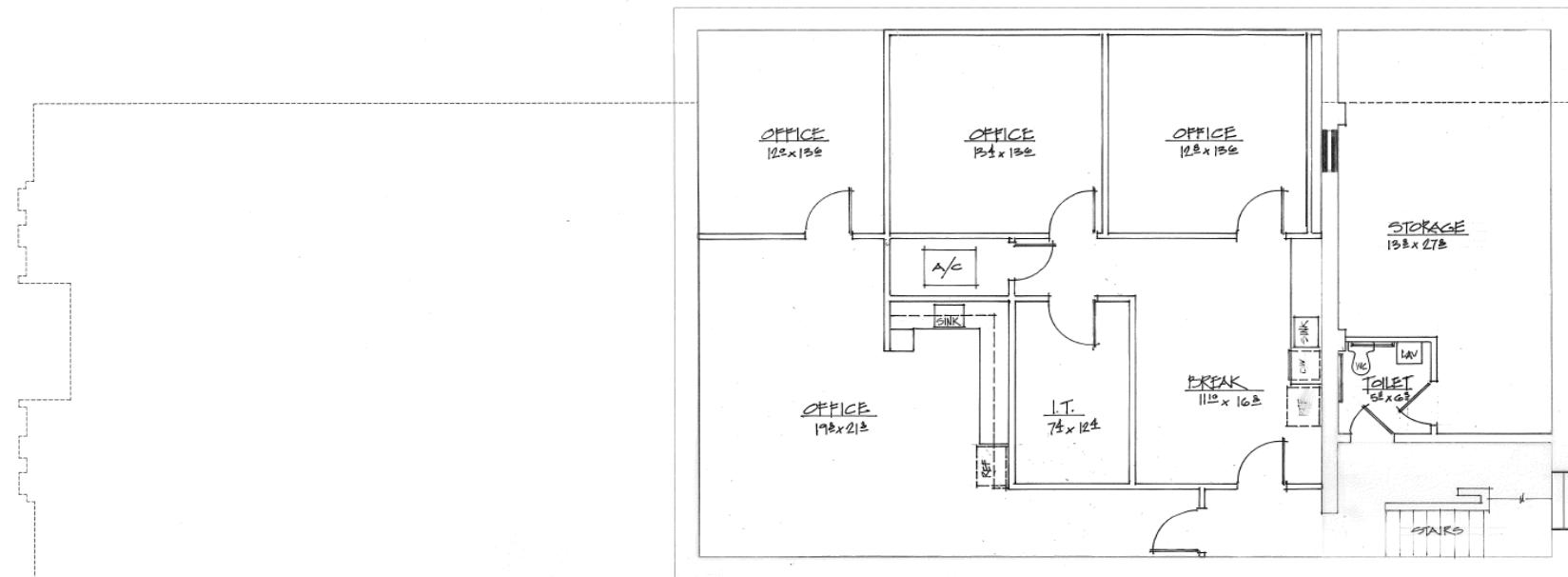


Contact Broker:
Matt Graham
Lic# 01804235

to learn more, visit: www.mdgre.com

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020

FLOOR PLAN - BASEMENT



GROSS BASEMENT AREA	2,252 SF
MINUS STAIR AREA	492 SF
NET BASEMENT AREA	1,760 SF
DIVIDED BY OCCUPANCY FACTOR	100 SF
NET OCCUPANTS	16.60 OCCUPANTS
MAX. OCCUPANT LOAD	16 OCCUPANTS
CUBICLE SIZE	5' X 5'

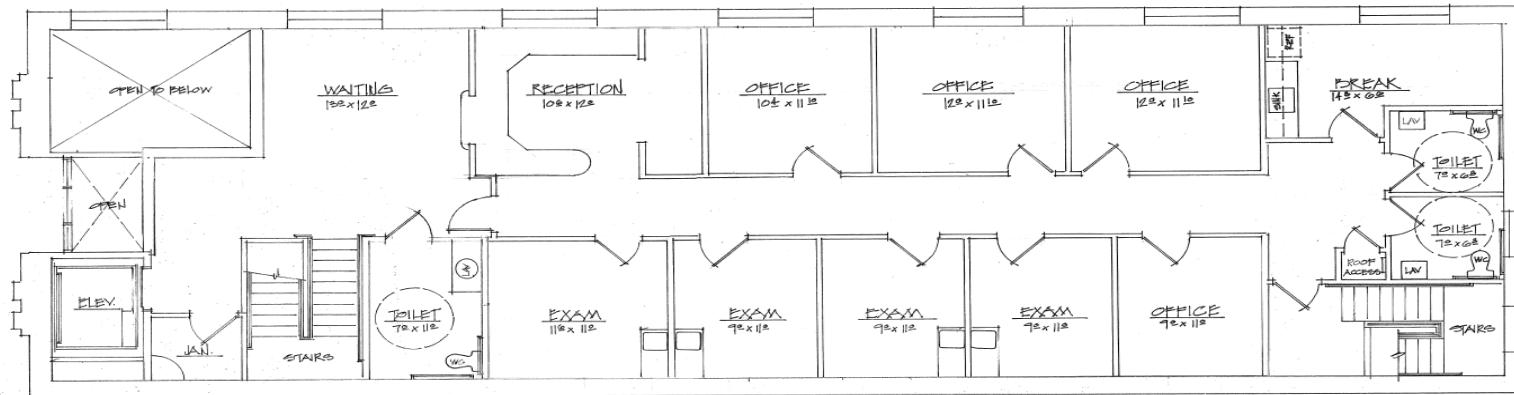
BASEMENT

BUILDING AREA: 2,252 SQ. FT.

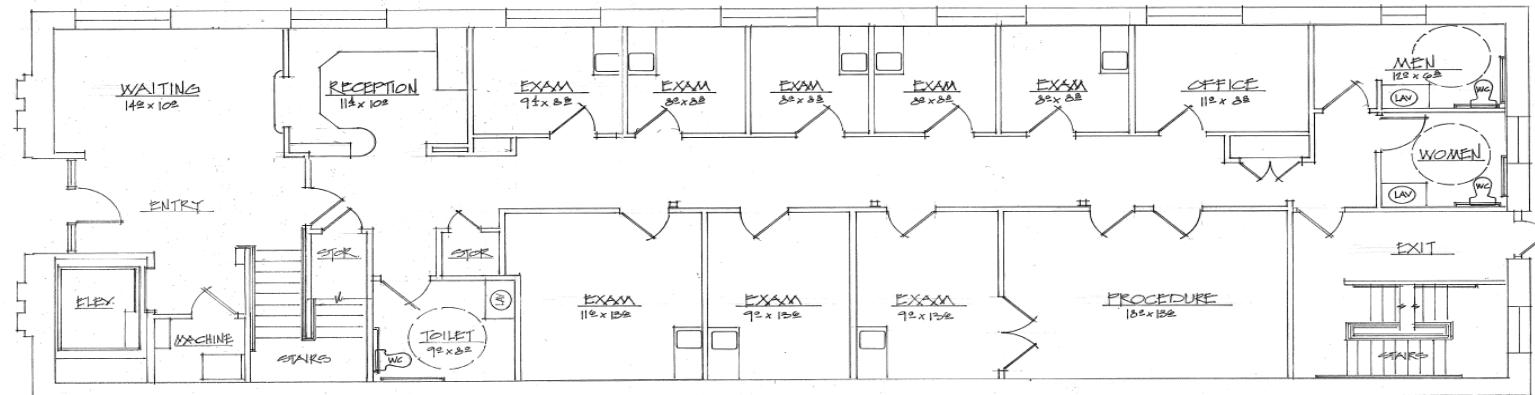
SCALE: 1/4"=1'-0"



FLOOR PLAN - GROUND FLOOR & 2nd FLOOR



SECOND FLOOR 3,215 SQ. FT. : BUILDING AREA

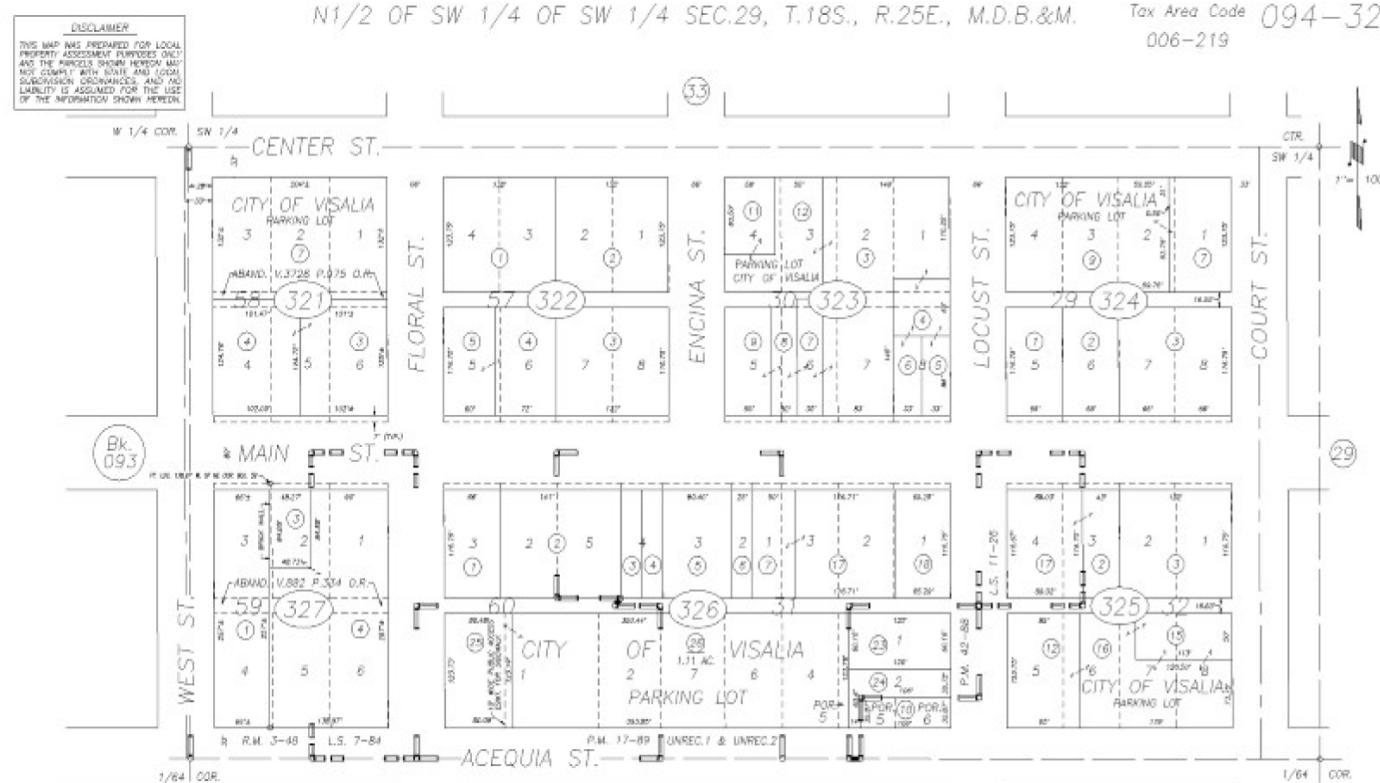


GROUND FLOOR 3,215 SQ. FT. : BUILDING AREA



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.

TAX MAP



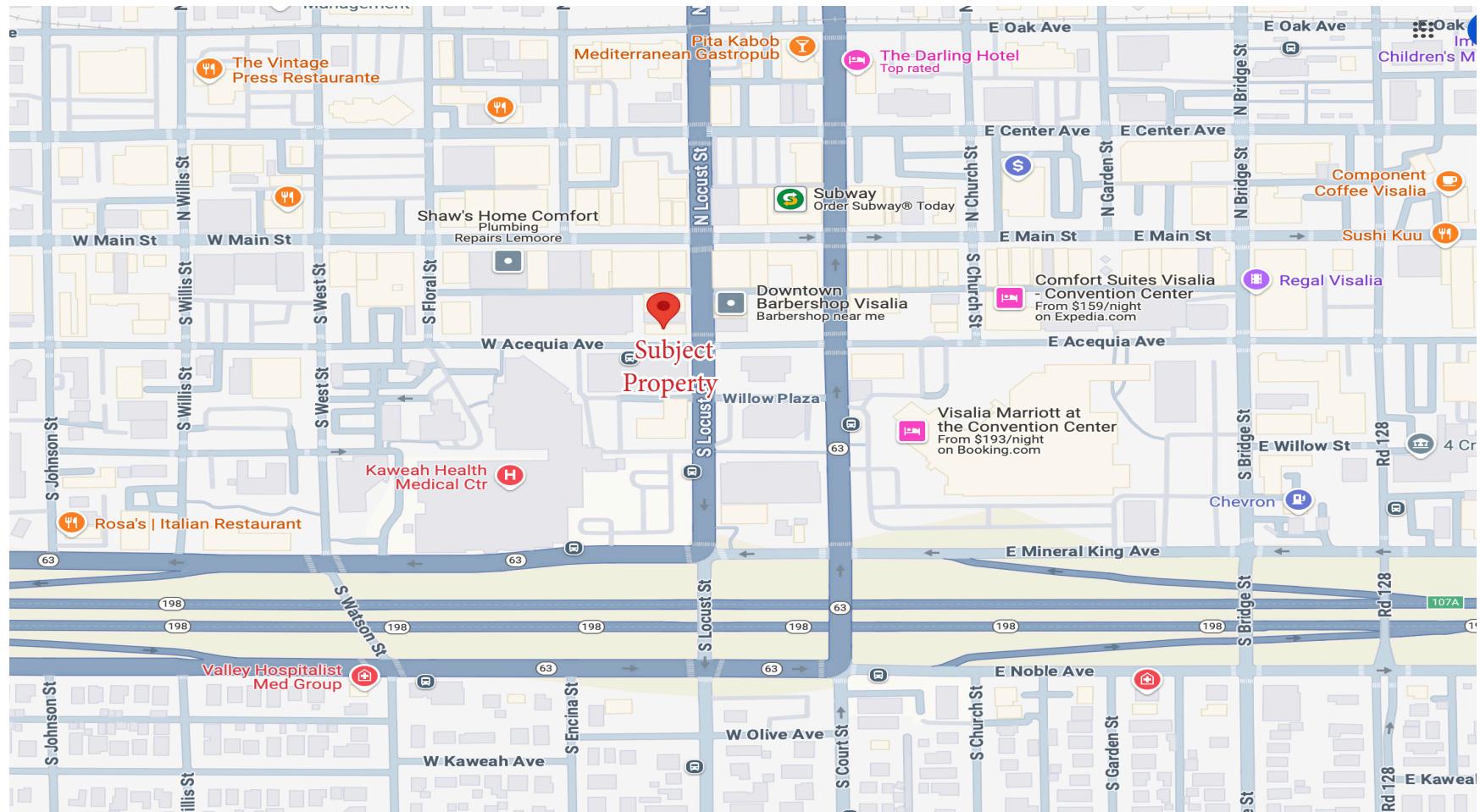
POR. PLAT OF VISALIA, R.M. 3-48
POR. BAKER GRANT, UNREC. 1
RECORD OF SURVEY, L.S. 11-26
PARCEL MAP NO. 1688, P.M. 17-89
PARCEL MAP NO. 4184, P.M. 42-88
CITY OF VISALIA SURVEY, UNREC. 2
RECORD OF SURVEY, L.S. 7-84

RECORD OF SURVEY, L.S. 9-23 (BLK. 59, ETC.)

CITY OF VISALIA
ASSESSOR'S MAPS BK.094, PG.32
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (123) Assessor's Block Numbers Shown in Ellipses (123) 2012-2000560 04/03/2015 R/W
REVISION DATE TECH

LOCATION MAP



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.

AERIAL MAP



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.

119 S Locust Street | Visalia, CA

GRAHAM | & ASSOCIATES

Property For Sale

PROPERTY PHOTOS



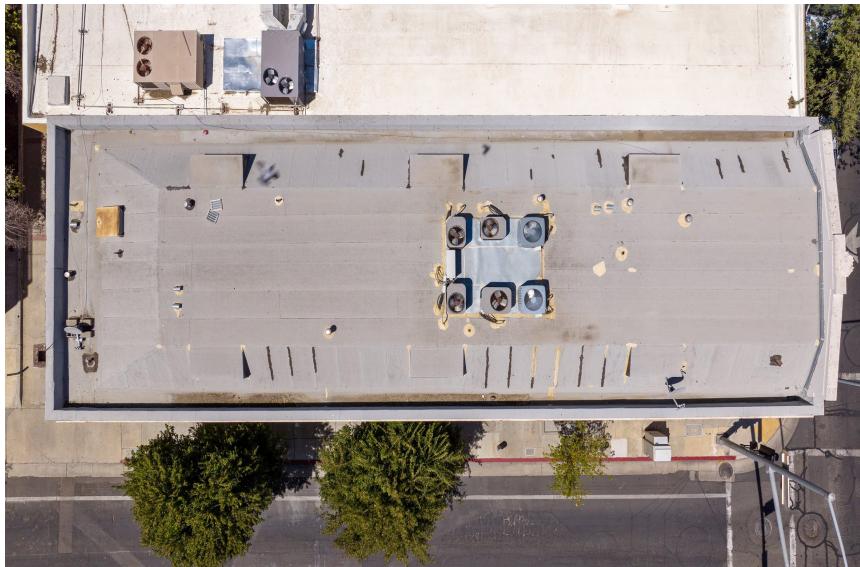
PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

119 S Locust Street | Visalia, CA

GRAHAM | & ASSOCIATES

Property For Sale

PROPERTY PHOTOS



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.