



**±5,574 SF
2ND FLOOR**

**AVAILABLE
FOR LEASE**

**ELEVATOR
SERVED**

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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THE MIX | DOWNTOWN VISALIA

215 W. MAIN STREET | VISALIA | CALIFORNIA

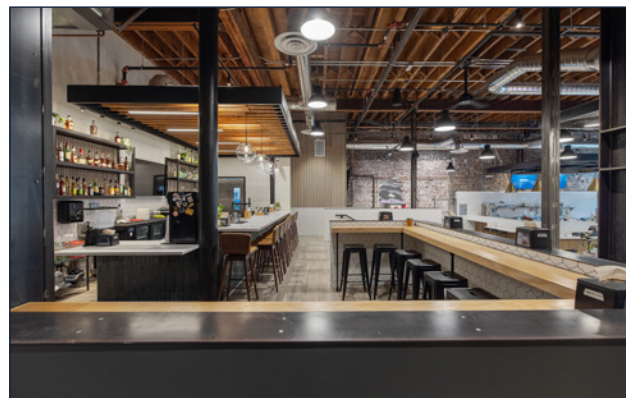
±5,574 SF AVAILABLE

BUILDING FEATURES

- >> ±11,148 SQUARE FEET MULTI-TENANT BUILDING
- >> ±5,574 SF SECOND STORY SPACE AVAILABLE | **ELEVATOR SERVED**
- >> ADDITIONAL ±625 SF OF BASEMENT STORAGE AVAILABLE
- >> FIRST FLOOR REHAB COMPLETED IN 2024 (100% LEASED)
- >> MAIN STREET ADDRESS
- >> STREET PARKING + PARKING STRUCTURE
- >> **±\$200,000.00 TENANT IMPROVEMENT ALLOWANCE AVAILABLE FOR SECOND FLOOR TENANT UPON APPROVAL**
- >> **23' CAPTIVE AIR HOOD (TO BE PROVIDED BY LANDLORD)**



100% OCCUPIED | FIRST FLOOR "AS-IS" PICTURES

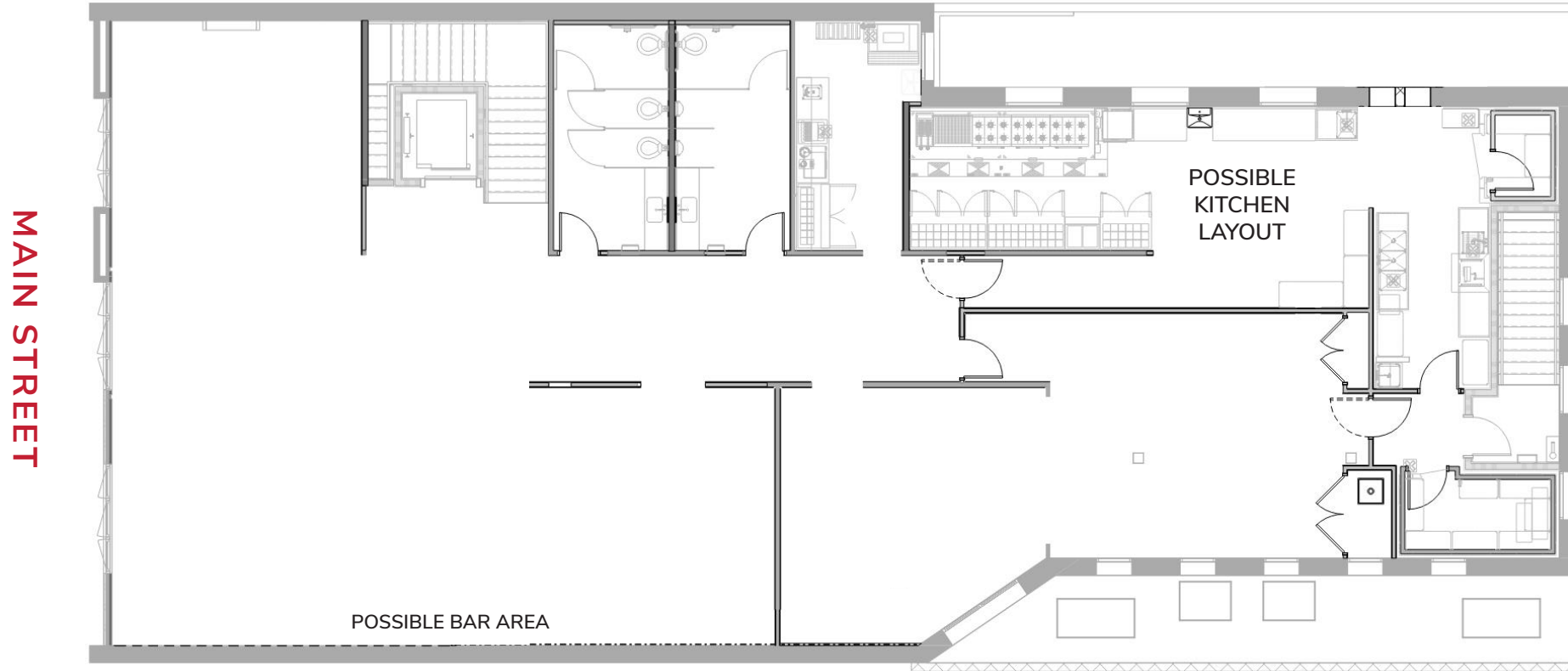


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CONCEPTUAL SECOND FLOOR RESTAURANT FLOOR PLAN



100% OCCUPIED | FIRST FLOOR "AS-IS" PICTURES

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MARKET OVERVIEW

WITH A POPULATION OF JUST OVER 259,000 RESIDENTS, VISALIA IS ONE OF THE LARGEST CITIES WITHIN NORTHERN CALIFORNIA, WITHIN SAN JOAQUIN VALLEY. THE CITY HAS CONTINUED TO HAVE A STEADY GROWTH IN POPULATION THROUGHOUT THE YEARS. WITH THE MANY LOCAL MUSEUMS, HISTORICAL LANDMARKS, CULTURAL ATTRACTIONS, SHOPPING AND DINING EXPERIENCES; PEOPLE HAVE FOUND THAT VISALIA IS THE PERFECT PLACE TO CALL HOME.

CITY OF VISALIA DEMOGRAPHICS (SOURCE: COSTAR + CITY OF VISALIA)

±259K
2023
POPULATION

±84K
2023
DAYTIME
EMPLOYMENT

\$84,966
2023
AVERAGE
HOUSEHOLD INCOME

\$265,552
2023
AVERAGE
HOME VALUE

±9K
2023
TOTAL
BUSINESSES

±11K
MAIN STREET
TRAFFIC COUNT



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LOCATION MAP





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