



6836 W Pershing | Visalia, CA

Property For Lease

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](http://www.mdgre.com)

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

## PROPERTY DETAILS

**Address** 6836 W Pershing | Visalia, CA

**Square Feet Available** 3,800 +/- Sq. Ft. + 1,200+/- Sq. Ft. Warehouse

**Zoning** IL

**Lease Rate** \$1.80 Per Sq. Ft.

**Lease Type** Modified Gross

**Additional Comments:**

Restaurant space available for lease in the busy Industrial Park area of Visalia. Located on a highly visible corner - Pershing and Shirk Road. Shirk is now 4 lanes and will be the main thoroughfare to access North Visalia's new Costco development. The restaurant offers two large open dining areas, kitchen equipped with a hood, and two sets of restrooms. Please call for further details.

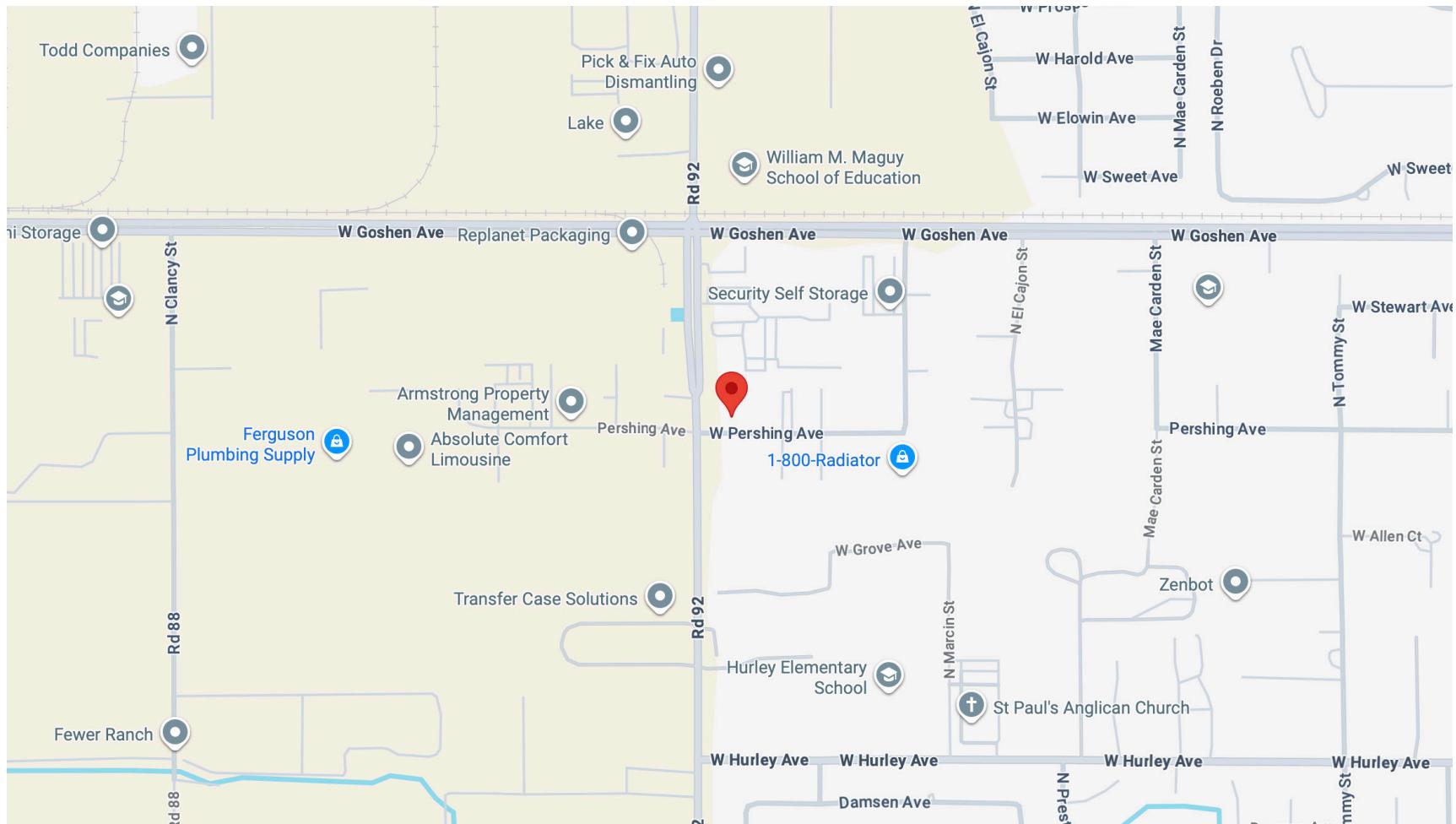


**Contact Broker:**  
Matt Graham  
Lic# 01804235

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## 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.

## PROPERTY LAYOUT



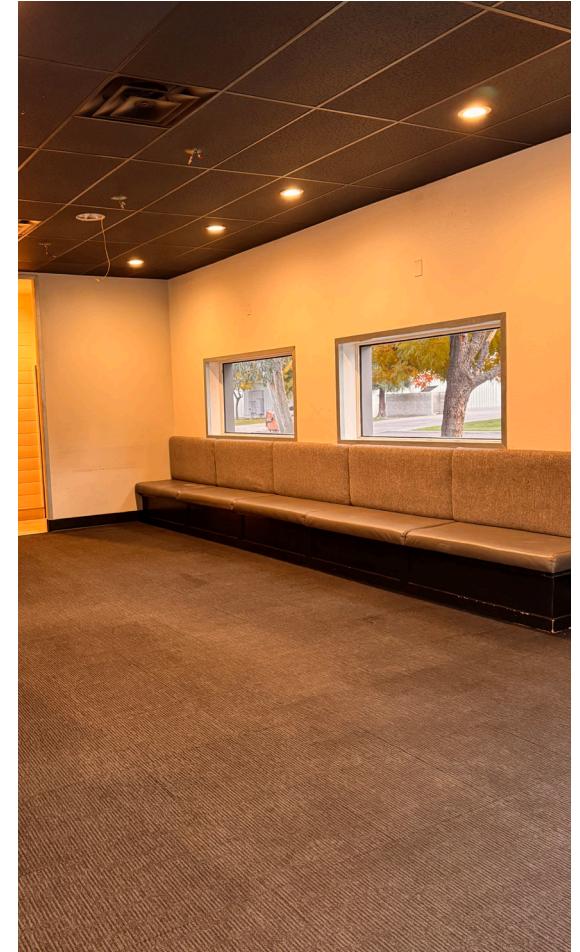
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## PROPERTY PHOTOS



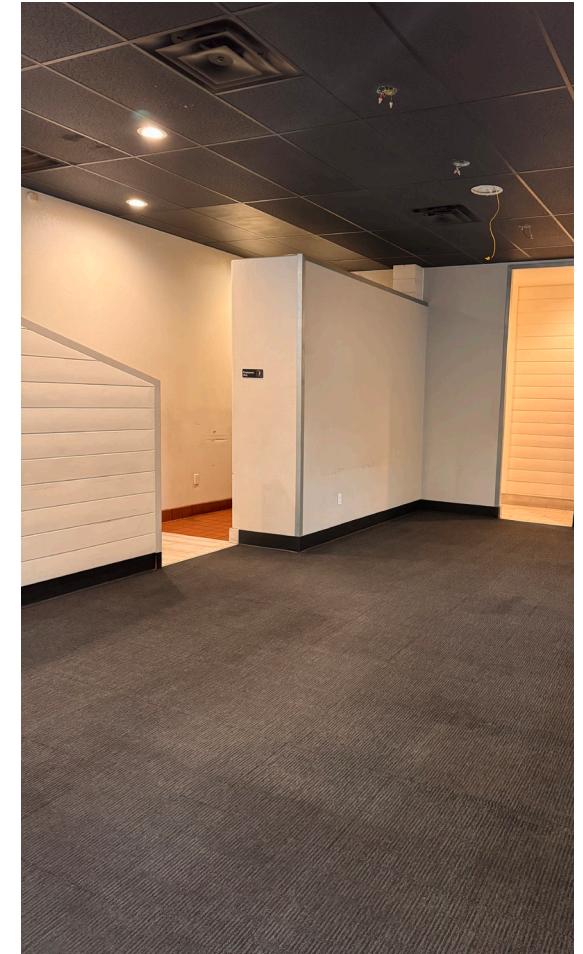
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