



## OFFICE / MEDICAL PROPERTY FOR LEASE

### Whitendale Office Complex

2376 W WHITENDALE AVE  
VISALIA, CA 93277



#### OFFERING SUMMARY

|                      |                       |
|----------------------|-----------------------|
| <b>Building SqFt</b> | 2,662 SqFt            |
| <b>Year Built</b>    | 1986                  |
| <b>Lot Size (SF)</b> | 8,516.00 SqFt         |
| <b>Parcel ID</b>     | 121-240-064-000       |
| <b>Zoning Type</b>   | Commercial            |
| <b>County</b>        | Tulare                |
| <b>Frontage</b>      | 0.00 Ft               |
| <b>Coordinates</b>   | 36.307735,-119.316580 |

#### PROPERTY OVERVIEW

Prime Office Space for Lease in Visalia, CA. This 2,662 sq. ft. building features 6 private offices, a large waiting area, 2 rooms ideal for a break room or conference, and 3 bathrooms, including an ADA restroom. Ample parking. Located near Office Depot, Visalia Mall, and Mooney Blvd. Contact us today for more details or a viewing!

#### PROPERTY HIGHLIGHTS

- Prime turnkey office space for lease in Visalia, CA. This 2,662 sq. ft. building offers private offices, central heating and cooling, and ample parking. Featuring 6 offices, a spacious waiting area, and 2 flexible rooms, it's perfect for any business. Conveniently located near Office Depot, Visalia Mall, and Mooney Blvd.



A. Herrera Real Estate  
140 S. K St  
Tulare, CA 93274  
Office: 559-684-2728

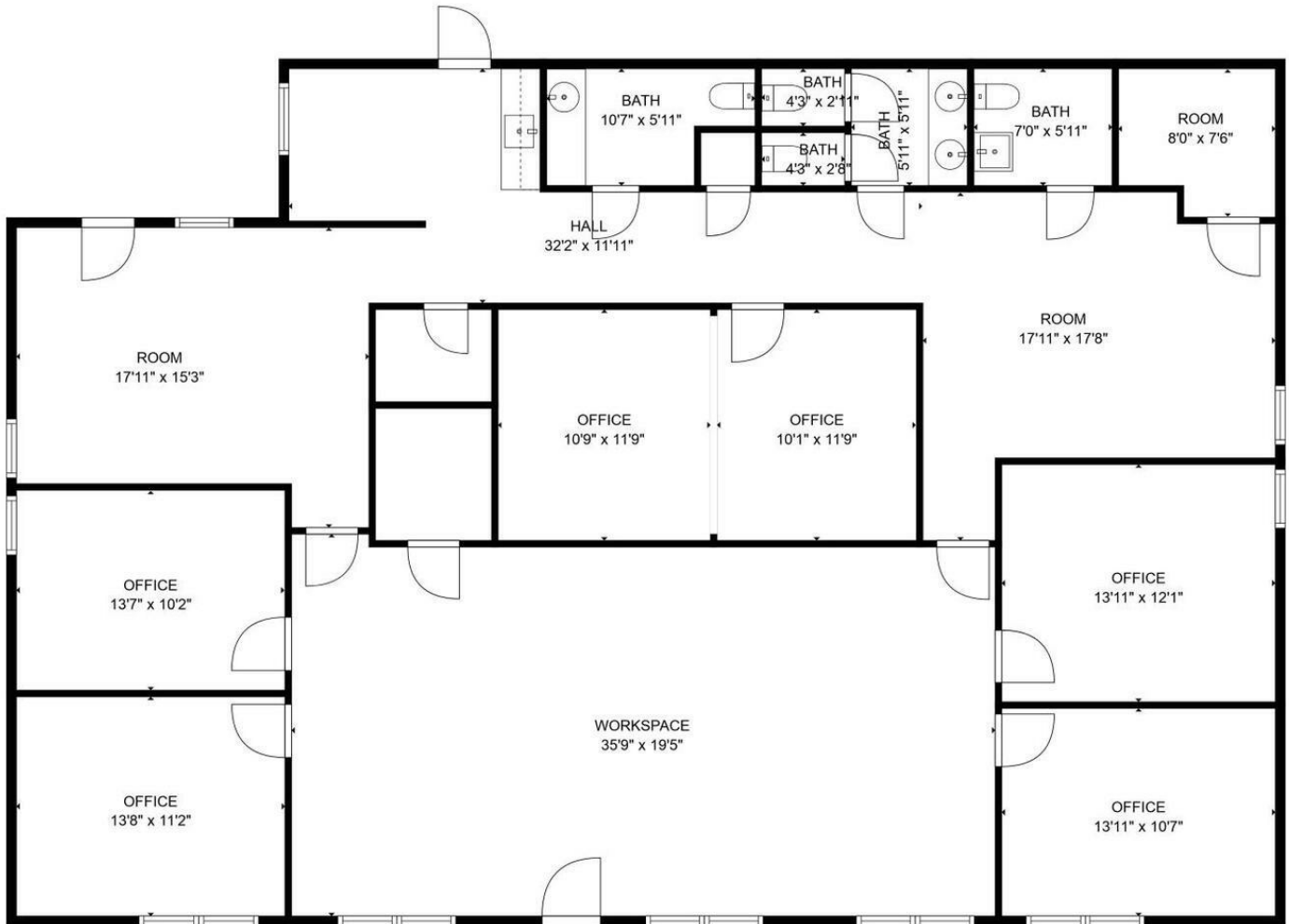
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TOTAL: 2646 sq. ft  
FLOOR 1: 2646 sq. ft

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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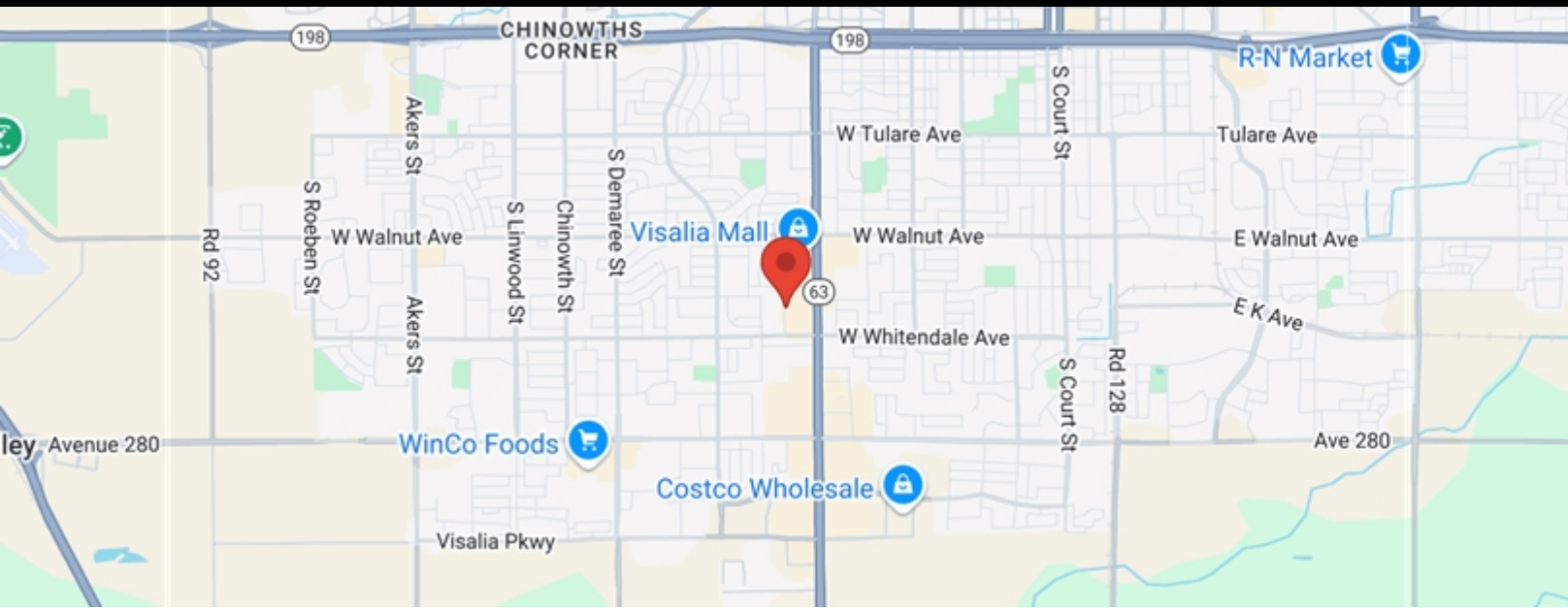
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| POPULATION              | 1 MILE  | 3 MILE  | 5 MILE  |
|-------------------------|---------|---------|---------|
| 2000 Population         | 15,451  | 77,980  | 100,007 |
| 2010 Population         | 15,888  | 91,704  | 131,233 |
| 2024 Population         | 16,599  | 100,186 | 154,071 |
| 2029 Population         | 16,459  | 100,220 | 157,130 |
| 2024-2029 Growth Rate   | -0.17 % | 0.01 %  | 0.39 %  |
| 2024 Daytime Population | 19,757  | 114,004 | 161,530 |

| 2024 HOUSEHOLD INCOME | 1 MILE    | 3 MILE     | 5 MILE     |
|-----------------------|-----------|------------|------------|
| less than \$15000     | 372       | 2,156      | 2,941      |
| \$15000-24999         | 440       | 2,332      | 2,868      |
| \$25000-34999         | 419       | 2,751      | 3,593      |
| \$35000-49999         | 637       | 3,673      | 4,924      |
| \$50000-74999         | 1,150     | 6,216      | 9,067      |
| \$75000-99999         | 958       | 4,901      | 7,365      |
| \$100000-149999       | 1,189     | 5,877      | 9,191      |
| \$150000-199999       | 412       | 3,222      | 5,034      |
| \$200000 or greater   | 280       | 3,412      | 5,944      |
| Median HH Income      | \$ 72,275 | \$ 75,536  | \$ 80,619  |
| Average HH Income     | \$ 88,508 | \$ 102,907 | \$ 109,921 |

| HOUSEHOLDS                   | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|--------|--------|--------|
| 2000 Total Households        | 5,683  | 26,980 | 33,744 |
| 2010 Total Households        | 5,757  | 31,573 | 43,569 |
| 2024 Total Households        | 5,855  | 34,541 | 50,926 |
| 2029 Total Households        | 5,876  | 35,035 | 52,548 |
| 2024 Average Household Size  | 2.82   | 2.86   | 2.99   |
| 2024 Owner Occupied Housing  | 3,430  | 20,338 | 32,357 |
| 2029 Owner Occupied Housing  | 3,566  | 21,359 | 34,041 |
| 2024 Renter Occupied Housing | 2,425  | 14,203 | 18,569 |
| 2029 Renter Occupied Housing | 2,310  | 13,676 | 18,507 |
| 2024 Vacant Housing          | 247    | 1,568  | 2,203  |
| 2024 Total Housing           | 6,102  | 36,109 | 53,129 |



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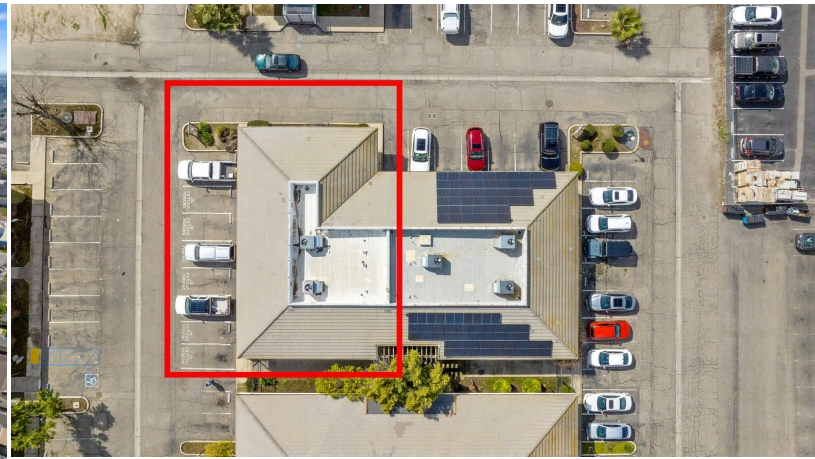
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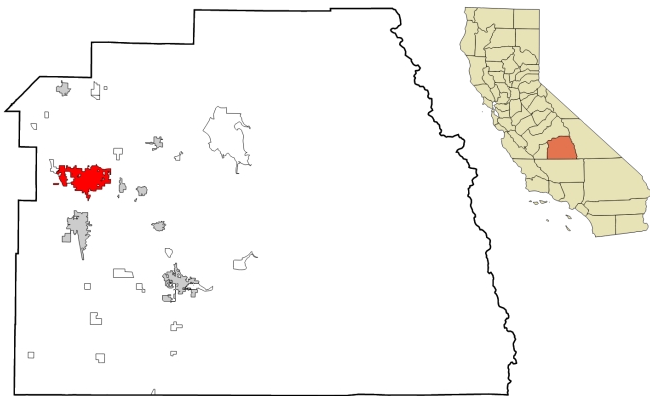
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### ABOUT VISALIA

Visalia (vy-SAYL-yə, vih-) is a city in the agricultural San Joaquin Valley of California. The population was 141,384 as per the 2020 census. Visalia is the fifth-most populous city in the San Joaquin Valley, the 38th most populous in California, and 183rd in the United States.



|              |           |
|--------------|-----------|
| County       | Tulare    |
| Incorporated | 2/26/1874 |



|           |            |
|-----------|------------|
| City      | 37.9 sq mi |
| Land      | 37.9 sq mi |
| Elevation | 331 ft     |



|            |                |
|------------|----------------|
| Population | 141,384        |
| Rank       | 38             |
| Density    | 3,726.52 sq mi |



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