



222 N Garden 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**

Matt Graham
Lic# 01804235
www.mdgre.com

to learn more, visit: www.mdgre.com

PROPERTY DETAILS

Address: 222 N Garden Street | Visalia, CA

APN: 094-285-014

Lot Size: 14,698 +/- Sq. Ft.

Building Size: 11,170 +/- Sq. Ft.

Zoning CDT

Sales Price \$2,792,500.00

Additional Comments:

Incredible investment opportunity to own a “Class A” professional office building in downtown Visalia. The fully leased building is tastefully designed, well maintained, and ideally located next to a City of Visalia parking lot. It is within walking distance to all of downtown Visalia’s restaurants, shops and more. See current lease information below. Please call for further details.



Contact Broker:
Matt Graham
Lic# 01804235

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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.

RENT ROLL

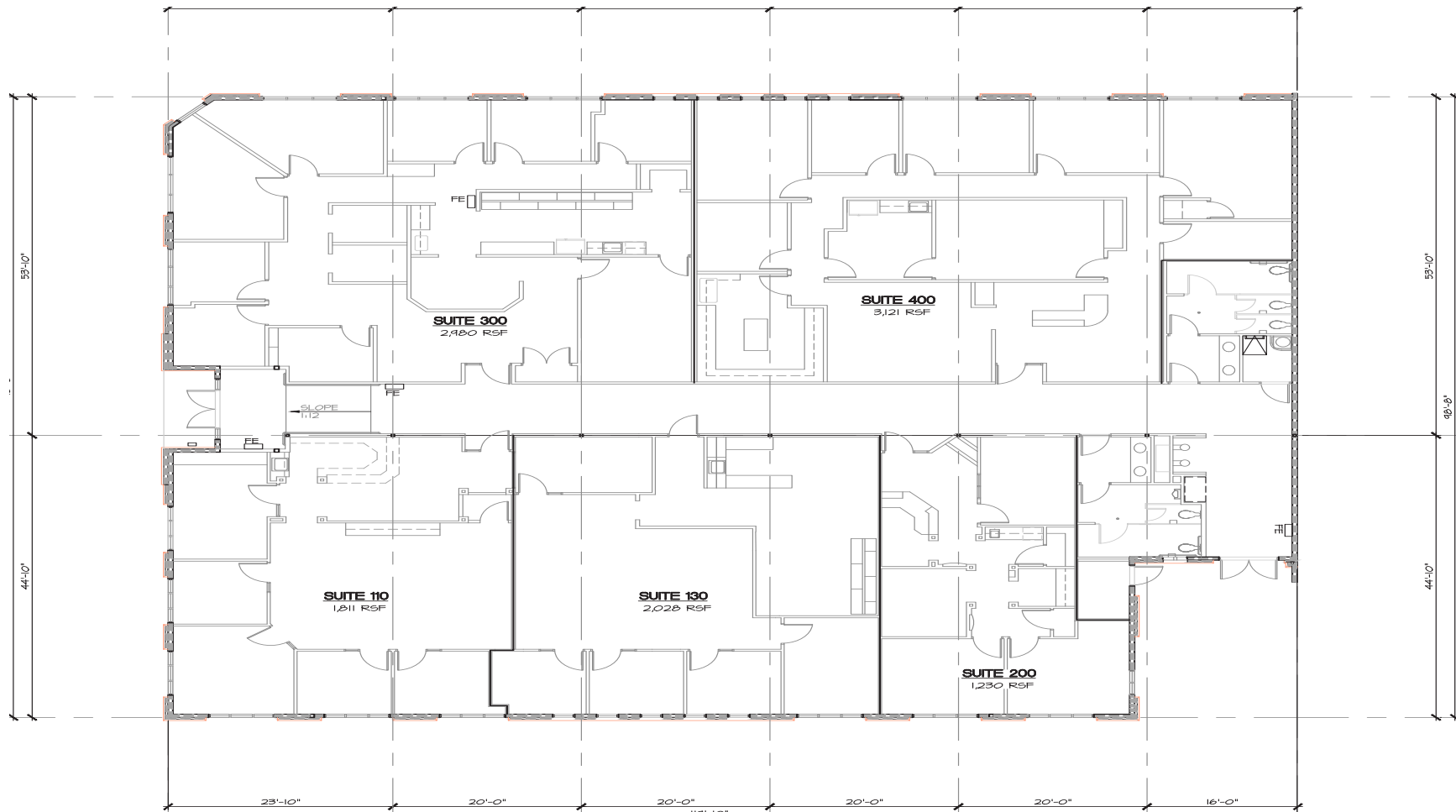
| RENT ROLL | | | 222 N Garden St, Visalia, CA | | | |
|-----------|-------------------------|------------|------------------------------|--------------|--------|--|
| Suite | Tenant | Expiration | SF | Monthly Rent | PSF/MO | |
| 110 | Yosemite Pathology | 06/30/25 | 1,811 | \$3,458.32 | \$1.91 | |
| 130 | Visalia Newspapers | 05/31/27 | 2,028 | \$3,549.00 | \$1.75 | |
| 200 | Crawford Park Financial | 08/31/26 | 1,230 | \$2,153.10 | \$1.75 | |
| 300 | Community Water Center | 03/31/29 | 2,980 | \$5,364.00 | \$1.80 | |
| 400 | Lagomarsino Group | 09/30/29 | 3,121 | \$4,681.50 | \$1.50 | |
| | | WALT 3.45 | 11,170 | \$19,205.92 | \$1.74 | |

VALUATION

| VALUATION | | | |
|---------------------------------|------------------|--------------|-----------------------|
| REVENUE | In Place | /SF | Comments |
| Rental Revenue | | | |
| Base Rent | \$231,506 | 20.73 | \$19,368/mo pro forma |
| CAM Income | - | - | N/A |
| Less: General Vacancy | - | - | |
| Effective Gross Revenue | \$231,506 | 20.73 | |
| OPERATING EXPENSES | | | |
| Operating Expenses | | | |
| Property Taxes | 27,500 | 2.46 | 1.1% of valuation |
| Insurance | 4,980 | 0.45 | |
| Utilities | 6,720 | 0.60 | |
| Management | 10,187 | 0.91 | 4.5% of EGR |
| Repairs & Maintenance | 30,345 | 2.72 | |
| Administrative | 1,238 | 0.11 | |
| Total Operating Expenses | \$80,970 | 7.25 | 35% of EGR |
| NET OPERATING INCOME | \$150,536 | 13.48 | |

| Valuation | Cap Rate | Value | Value/SF |
|-------------------|--------------|--------------------|--------------|
| High | 5.00% | \$3,020,000 | \$270 |
| Low | 6.00% | \$2,510,000 | \$225 |
| List Price | 5.39% | \$2,792,500 | \$250 |

FLOOR PLAN



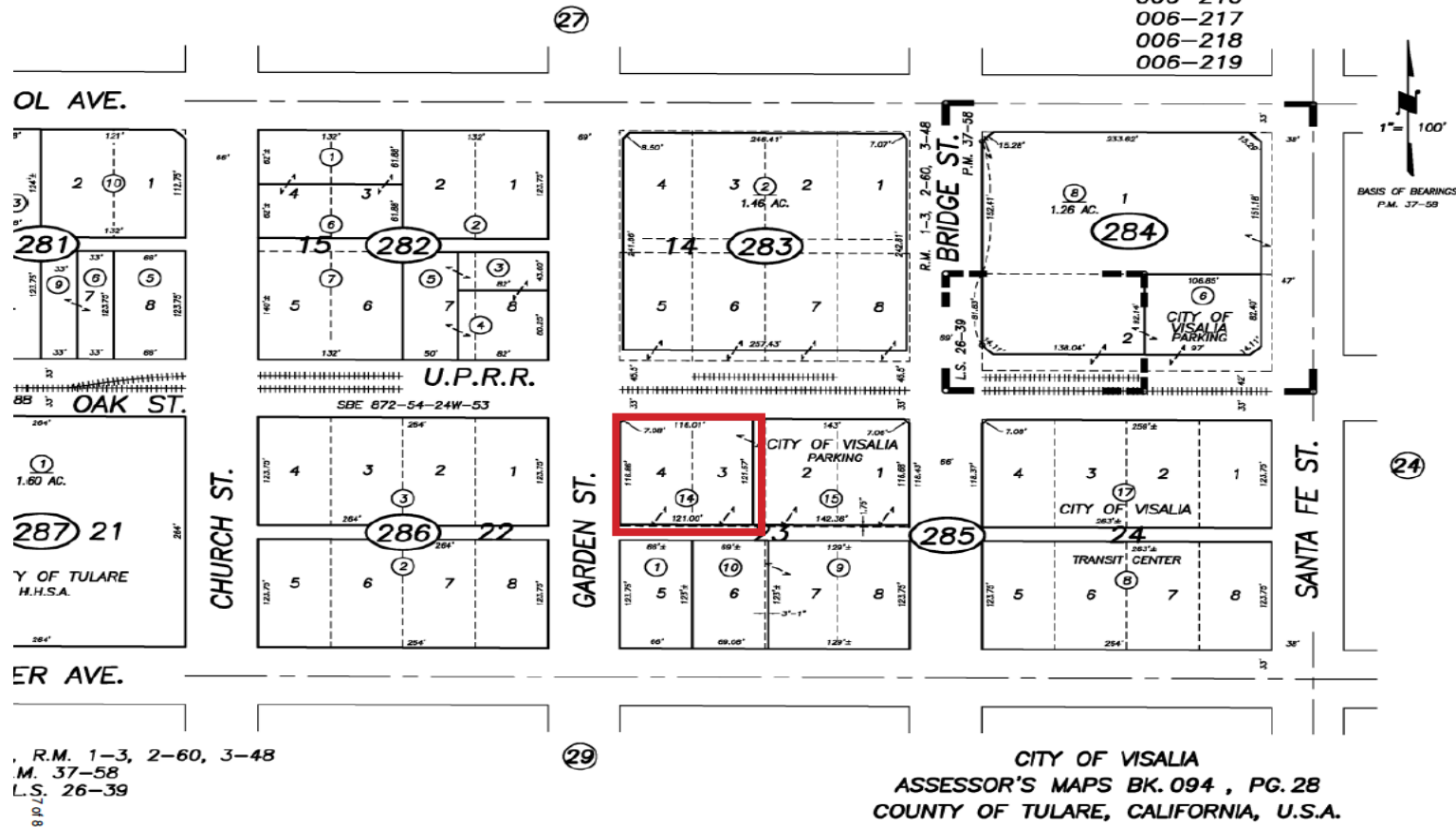
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TAX MAP

N1/2 OF NE1/4 OF SW1/4 SEC.29, T.18R., R.25E., M.D.B.&M.

Tax Area Codes 094-28

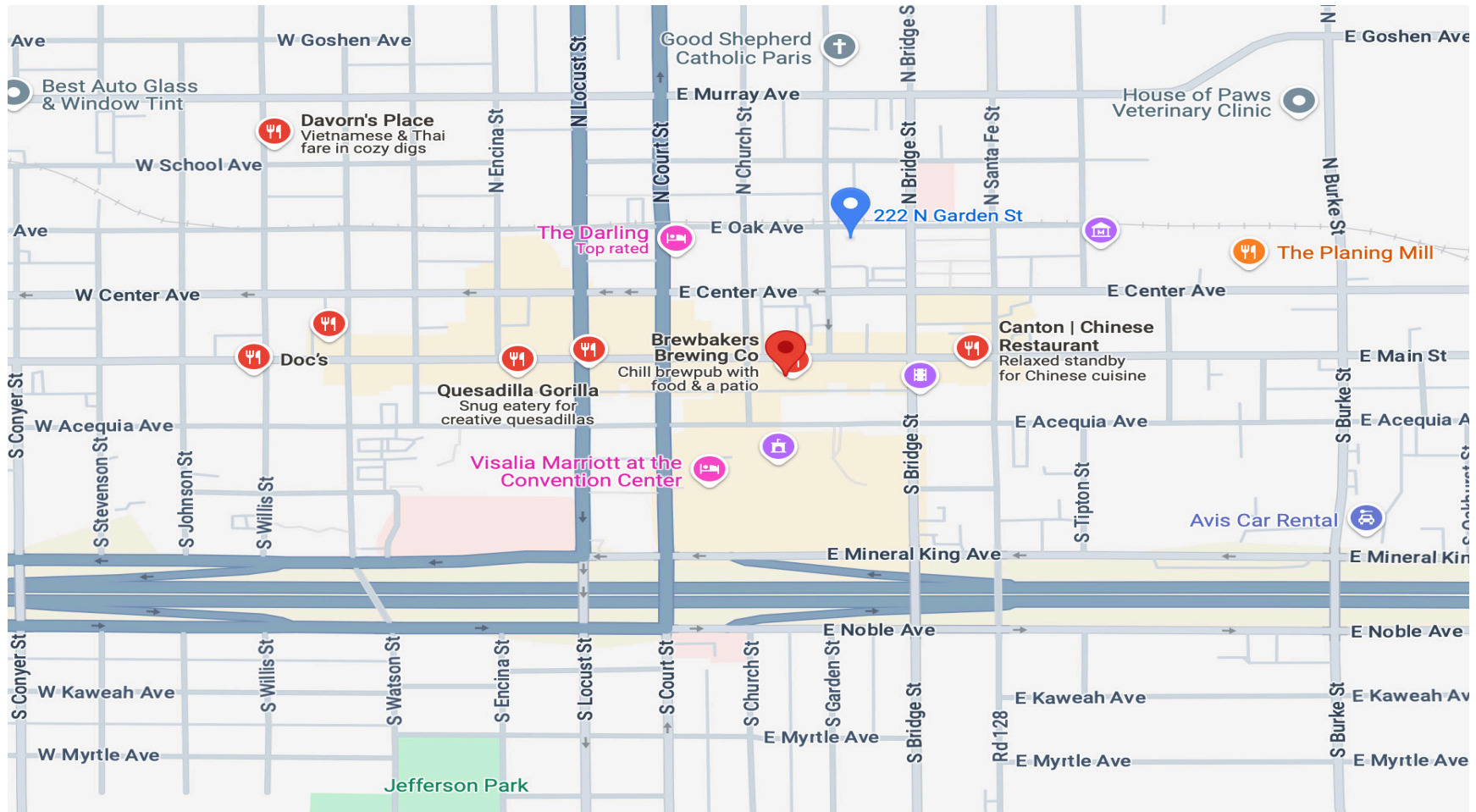
- 006-216
- 006-217
- 006-218
- 006-219



R.M. 1-3, 2-60, 3-48
M. 37-58
L.S. 26-39
8 p.p.

CITY OF VISALIA
ASSESSOR'S MAPS BK. 094 , PG. 28
COUNTY OF TULARE, CALIFORNIA, U.S.A.

LOCATION MAP



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PROPERTY LAYOUT



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PROPERTY PHOTOS



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