



119 S Locust Street | Visalia, CA

Property For Lease

1005 N Demaree Street  
Visalia, California 93291  
O | 559.754.3020  
F | 559.429.4016  
[www.mdgre.com](http://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:** 119 S Locust Street | Visalia, CA

**APN:** 594-326-010

**Building Size:**  
3,215 +/- Sq. Ft. | Ground Floor  
3,215 +/- Sq. Ft. | 2nd Floor \*LEASED\*  
2,252 +/- Sq. ft. | Basement

**Zoning:** CBD

**Lease Rate:**  
\$2.15 Per Sq. Ft. NNN | Office  
\$1.50 Per Sq. Ft. NNN | Basement

### Additional Comments:

Medical office space available for lease in downtown Visalia right across the street from Kaweah Delta Healthcare. The two story building offers a large ground floor office space and finished basement with elevator service. Also, included in the property are six designated parking spaces on-site. Please call for further details.

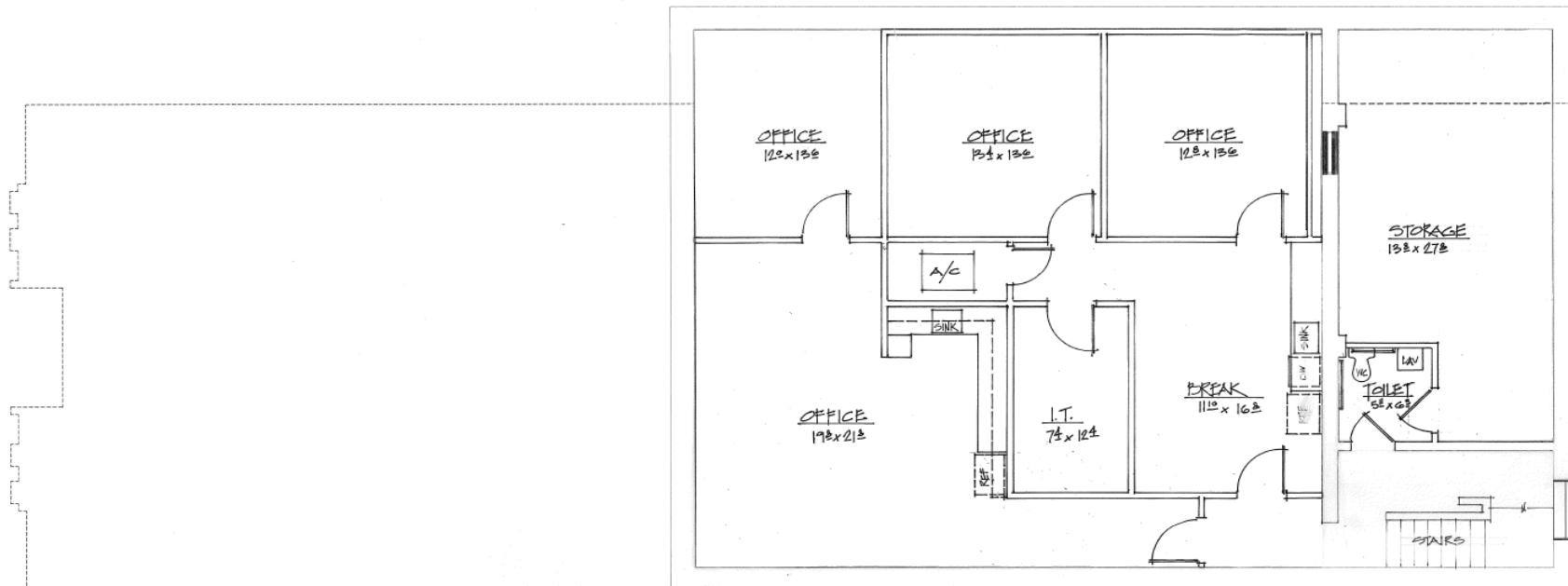


Contact Broker:  
Matt Graham  
Lic# 01804235

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## FLOOR PLAN - BASEMENT



GROSS BASEMENT AREA	2,252 SF
MINUS STAIR AREA	402 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'

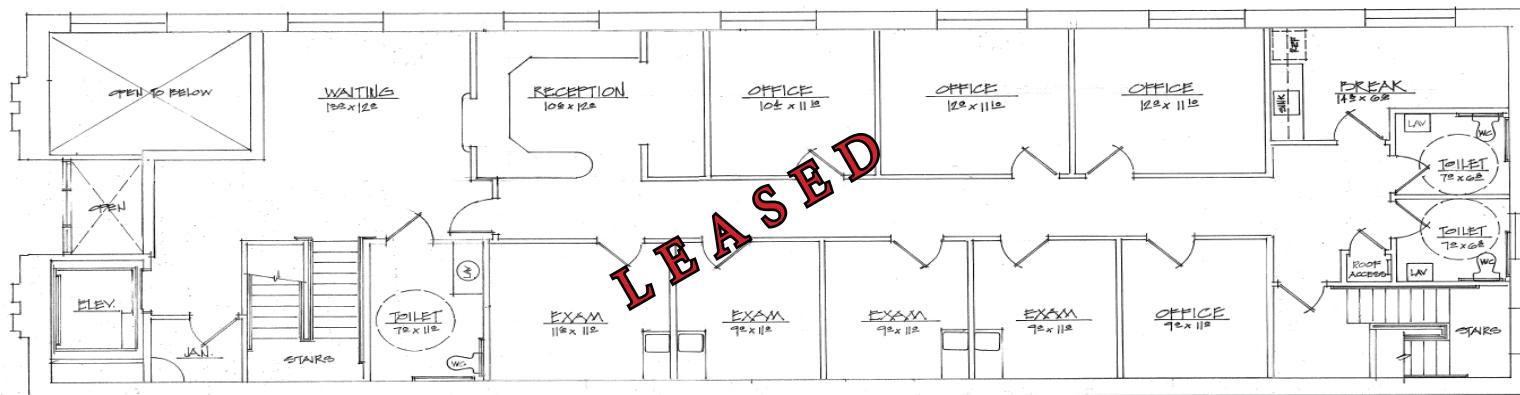
BASEMENT

BUILDING AREA: 2,252 SQ. FT.

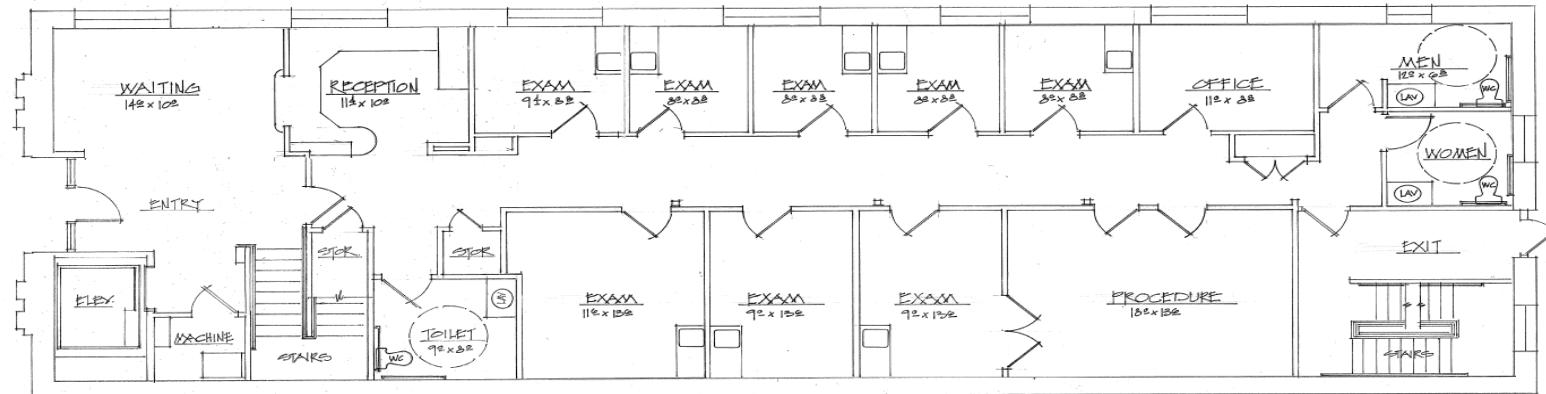
SCALE: 1/4"=1'-0"



## FLOOR PLAN - GROUND FLOOR & 2ND FLOOR



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



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

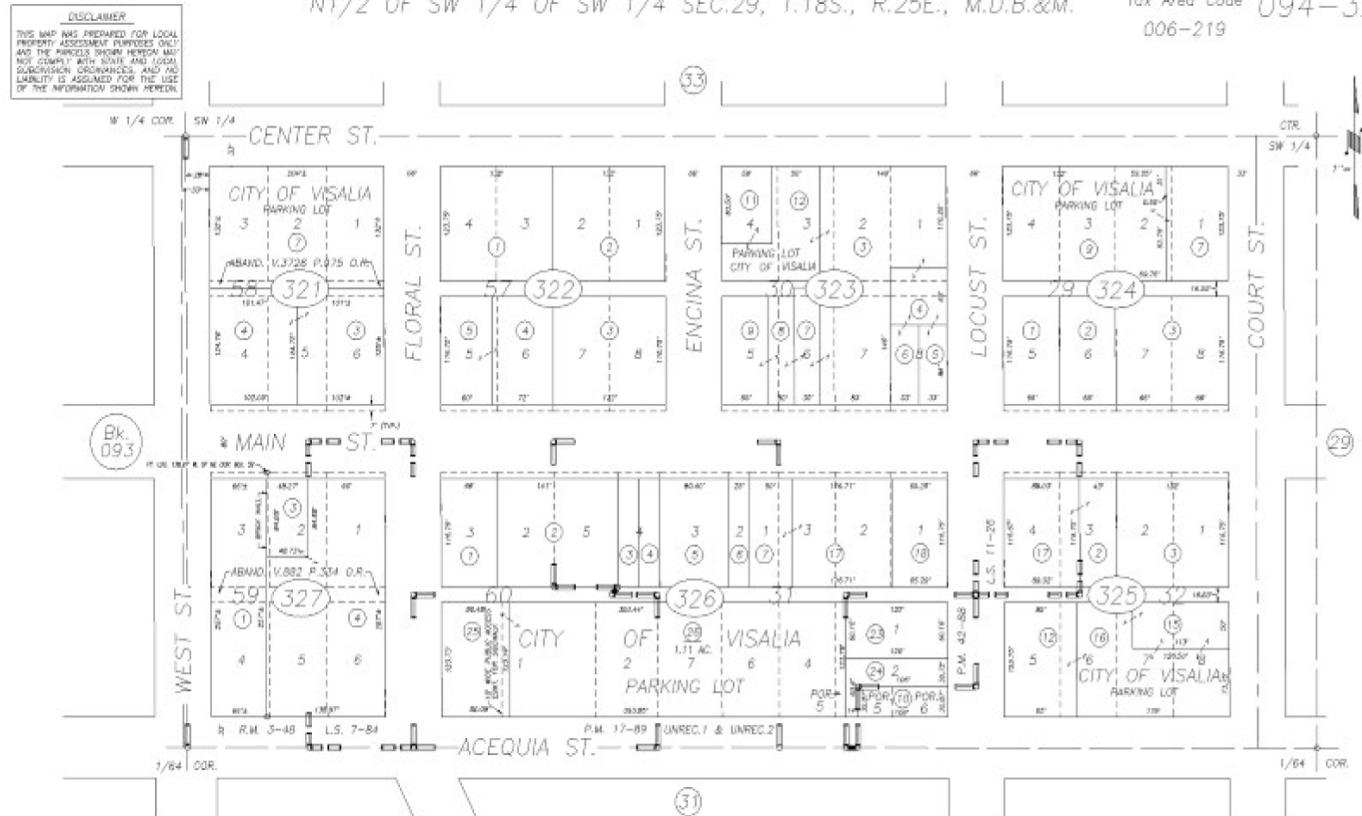
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## TAX MAP

N1/2 OF SW 1/4 OF SW 1/4 SEC.29, T.18S., R.25E., M.D.B.&M.

Tax Area Code 094-32  
006-219



POR. PLAT OF VISALIA, R.M. 3-48  
POR. BAKER GRANT, UNREC. 1  
RECORD OF SURVEY, LS. 11-26  
PARCEL MAP NO. T688, P.M. 17-8  
PARCEL MAP NO. 4184, P.M. 42-8  
CITY OF VISALIA SURVEY, UNREC.  
RECORD OF SURVEY, LS. 7-84

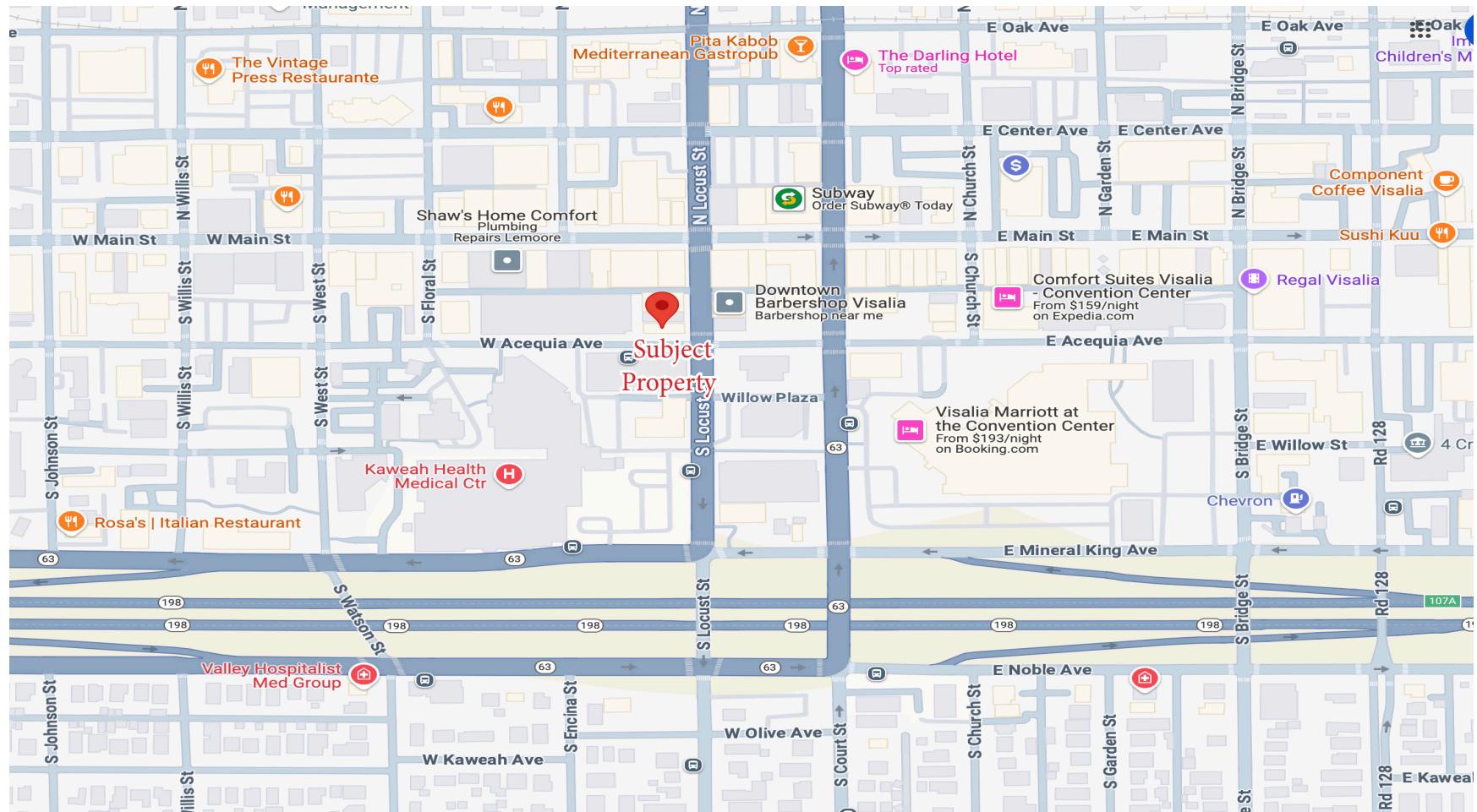
RECORD OF SURVEY, L.S. 9-23 (BLK. 59, ETC.)

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 ① 123      2012-0000560 04/03/2015 R/W  
Assessor's Book Numbers Shown in Ellipses ( )

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## LOCATION MAP



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## AERIAL MAP



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## PROPERTY PHOTOS



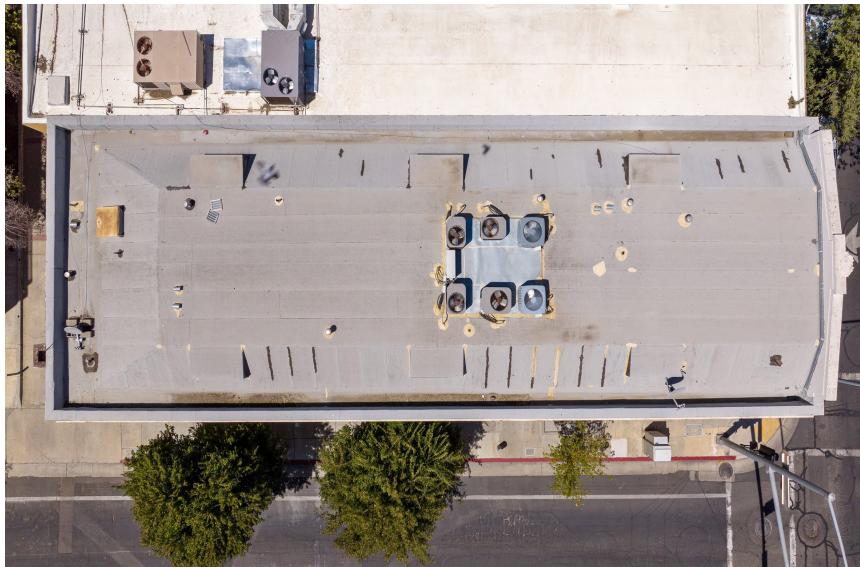
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