

CAMEL PLAZA MEDICAL/OFFICE

4004 S. Demaree Suite B | Visalia, CA

CONFIDENTIAL PROPERTY EVALUATION

SEQUOIA
NEUROSURGERY, INC.
Parley W. Madson W, M.D., PhD, F.A.C.S

4004

ent | Investments
Management - 559.991.2018

CAMEL PLAZA - MEDICAL/OFFICE



Unique Selling Points

Carmel Plaza in Visalia, CA

- Prime medical/office suite available at Carmel Plaza, 4004 S. Demaree, Visalia — a well-established medical and professional center. Suite B features 9 private offices, a welcoming reception area, and a break room — move-in ready for a medical practice or professional group. Surrounded by complementary medical tenants, the center offers a built-in patient/client referral environment. Conveniently located on the Demaree corridor connecting Visalia and Tulare, with excellent visibility, easy access, and ample parking.



VALUATION SUMMARY

Valuation Method	Conservative	Probable	Optimistic
Price per SF	\$1.75		
Monthly Rent	\$3,785		
Annual Rent	\$45,423		
Annual Increases	3.00%		



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A.Herrera Real Estate
520 E. King, Tulare, 93274



Adrian Herrera
Broker, CCIM

Adrian S. Herrera | Real Estate Broker | CCIM (2025) | Redeveloper | Entrepreneur

Born and raised in Tulare, CA, Adrian S. Herrera has been passionate about commercial real estate since 2018. With a career that began in 2014, Adrian has distinguished himself as a leading real estate broker with a diverse portfolio of expertise, completing over 800 transactions in single-family homes, multi-family residences, commercial sales and leases, and agricultural properties.

Adrian has a profound love for the strategy and challenges unique to commercial real estate. He thrives on seeing real estate portfolios grow and business ventures flourish through meticulous market analysis. Obtaining his CCIM designation in 2025 elevated his financial acumen in commercial real estate, further igniting his enthusiasm for the dynamic industry. As an active participant in various sectors, including hospitality, mobile home parks, multi-family housing, mixed-use developments, and retail centers, Adrian navigates all realms of commercial real estate with precision and attention to detail. He is not just an advisor; he is deeply invested in the success of his clients, providing honest data analysis and fostering genuine relationships.

One of Adrian's notable achievements includes the completion of a mixed-use redevelopment project in downtown Tulare in 2023. In 2022, he successfully packaged a syndication for a motel and mobile home park, which they continue to own today. Looking ahead to 2026, Adrian is excited to develop a retail food court and bar in downtown Tulare, utilizing innovative cargo container designs.

Adrian believes in offering personalized service, ensuring clients have a direct line without the complications of navigating multiple team members. He actively manages real estate properties only for deals he has personally underwritten, ensuring optimal growth for his clients' assets.

Beyond his professional pursuits, Adrian enjoys golfing and traveling with his family. He is married with five children and has been a dedicated member of the community since 2010. His goal is to spearhead the redevelopment of downtown Tulare and assist other investors in expanding their commercial real estate portfolios.

As an active member of the Rotary club and multiple community boards, Adrian is committed to the growth and development of Tulare. He regularly attends City of Tulare council meetings to stay informed on the city's direction, positioning his clients to seize new opportunities.

With a deep passion for commercial real estate, strategic market analysis, and a genuine dedication to the success of his clients, Adrian S. Herrera continues to play an impactful role in shaping the future of his community and the industry at large.



THE SPACE

Location	4004 S. Demaree Suite B Visalia, CA 93277
County	Tulare
APN	121-550-058-000
Cross Street	Demaree/Packwood

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
11,816	62,594	153,359

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$108,717	\$103,664	\$109,764

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,213	22,785	51,507



PROPERTY FEATURES

TOTAL TENANTS	2
BUILDING SF	4,590
GLA (SF)	2,163
YEAR BUILT	2006
ZONING TYPE	OG
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	8

MECHANICAL

HVAC	Central HVAC
FIRE SPRINKLERS	None

TENANT INFORMATION

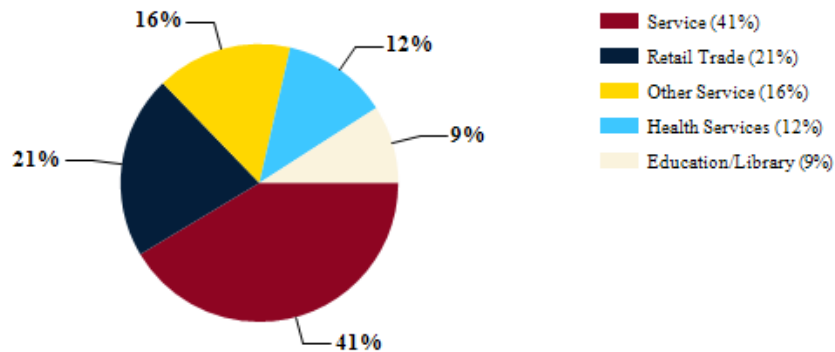
LEASE TYPE	MG
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Carmel Plaza in Visalia, CA

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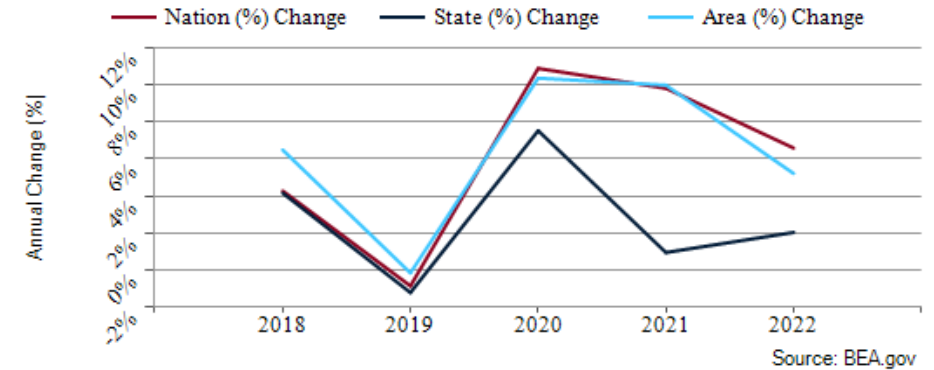
Major Industries by Employee Count



Largest Employers

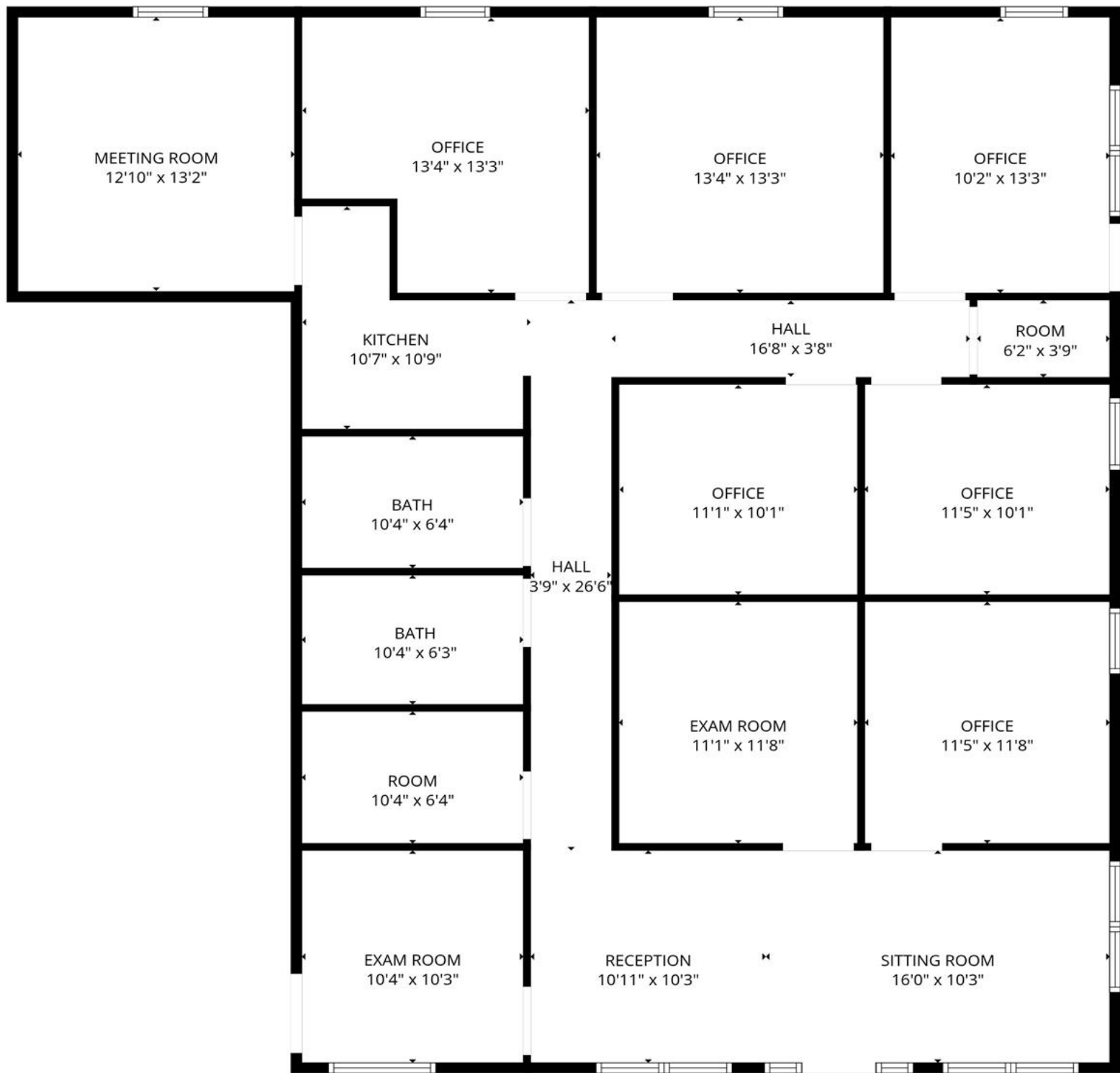
Kaweah Delta Medical Center	4,550
Tulare County	4,311
Visalia Unified School District	2,988
Visalia Mall	1,200
VF Outdoor	1,012
Walmart	840
Graphic Packaging	757
College of the Sequoias	705

Tulare County GDP Trend



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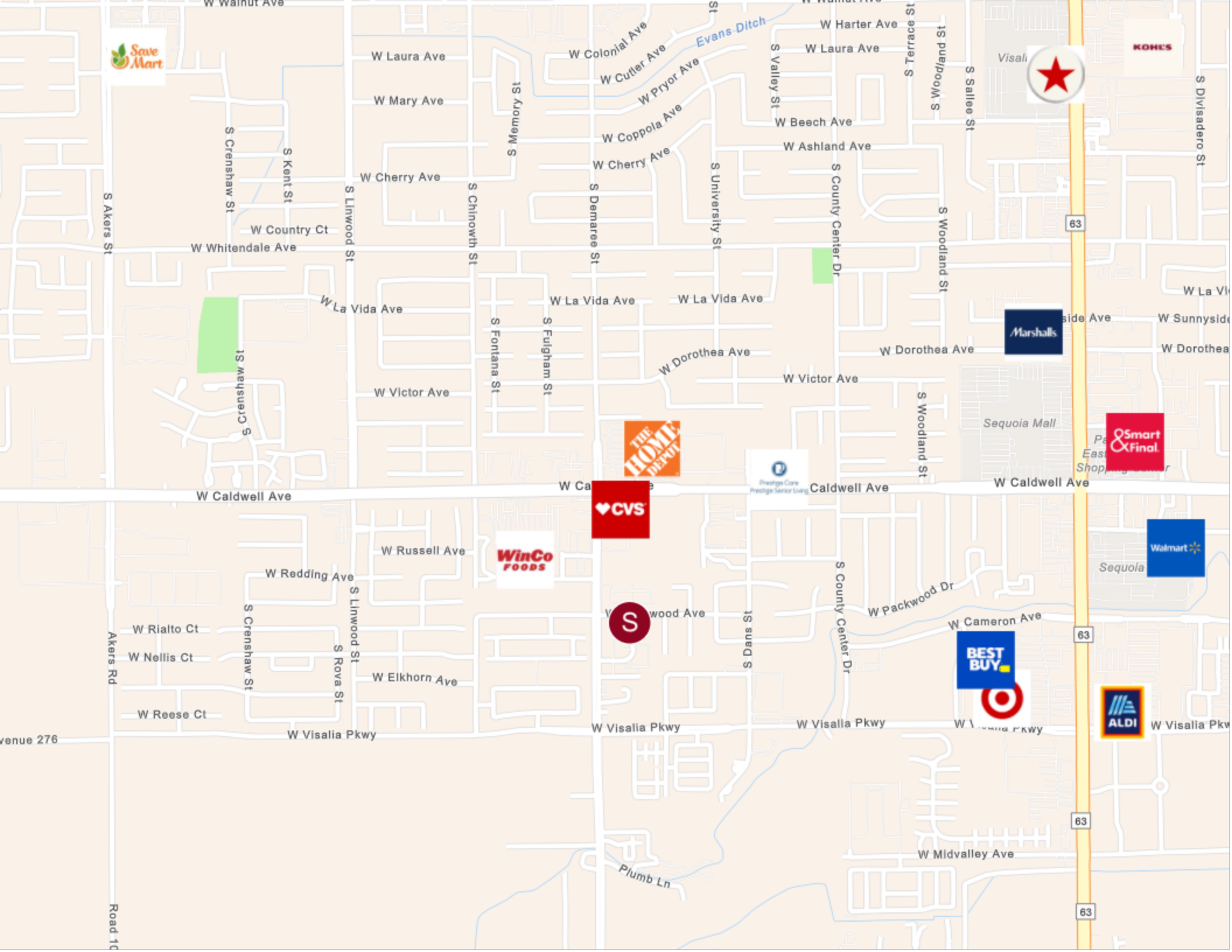


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KOHLS

S Akers St

W Country Ct
W Whitendale Ave

W Cherry Ave

S Memory St

W Cherry Ave

W Coppola Ave

W Pryor Ave

W Cutter Ave

W Colonial Ave

W Beech Ave

W Ashland Ave

S County Center Dr

S University St

S Denaree St

S Chinowth St

S Linwood St

S Kent St

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California Medical Imaging

Family and Senior Health Center

S

Dani Blain Real Estate

Hatherley Law - Family Law Attorneys

CIG Insurance Center

W Rialto Ave W Packwood Ave W Packwood Ave

W Rialto Ave

W Nellis Ave

W Elkhorn Ave

S Fulgham St

S Demaree St

S Demaree St

S Demaree St

S Demaree St

S Demaree St

Demaree St

Demaree St

S Silvervale St

S Chatham St

W Greenhouse Ave

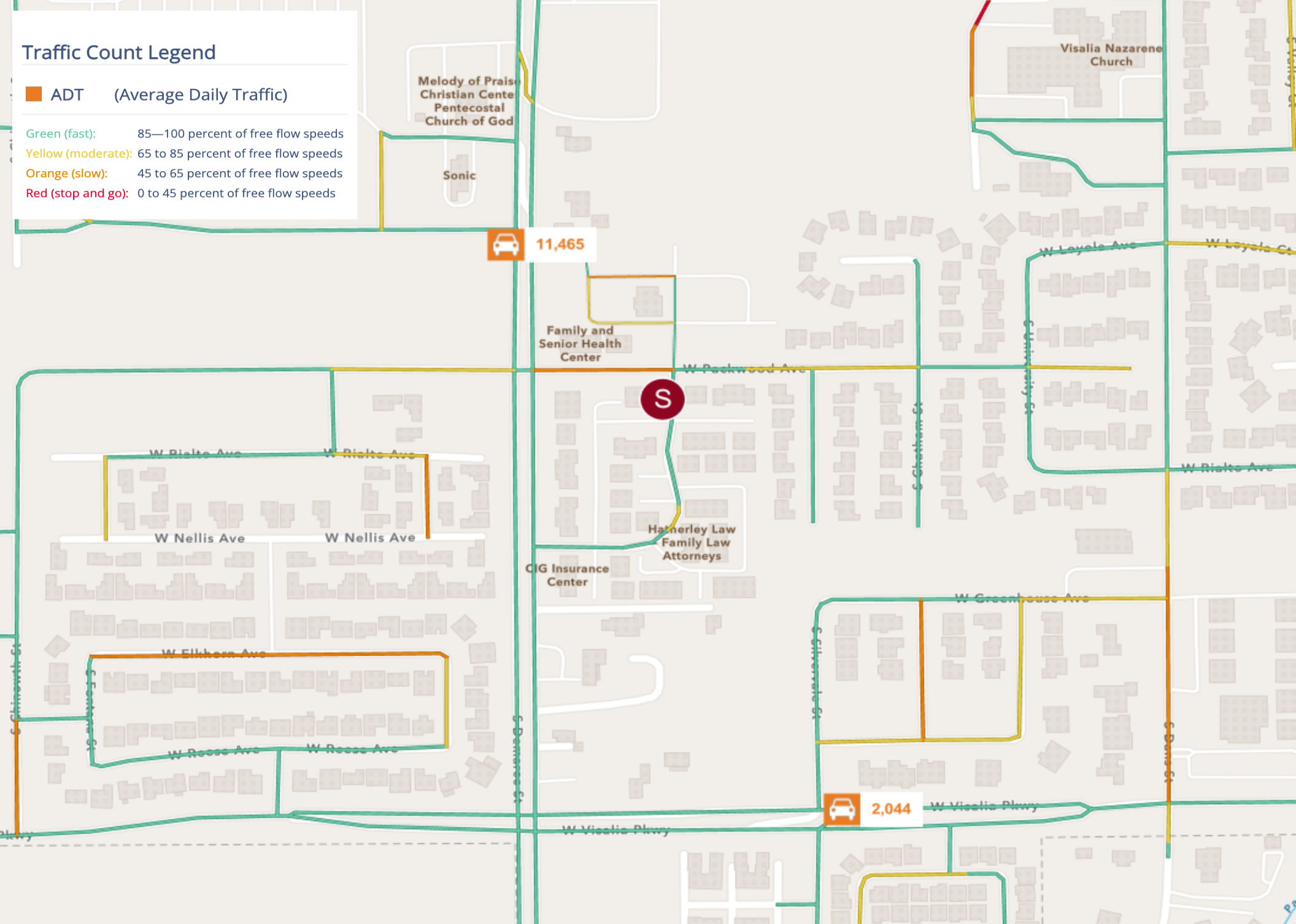
S Chatham St

S Silvervale St

Traffic Count Legend

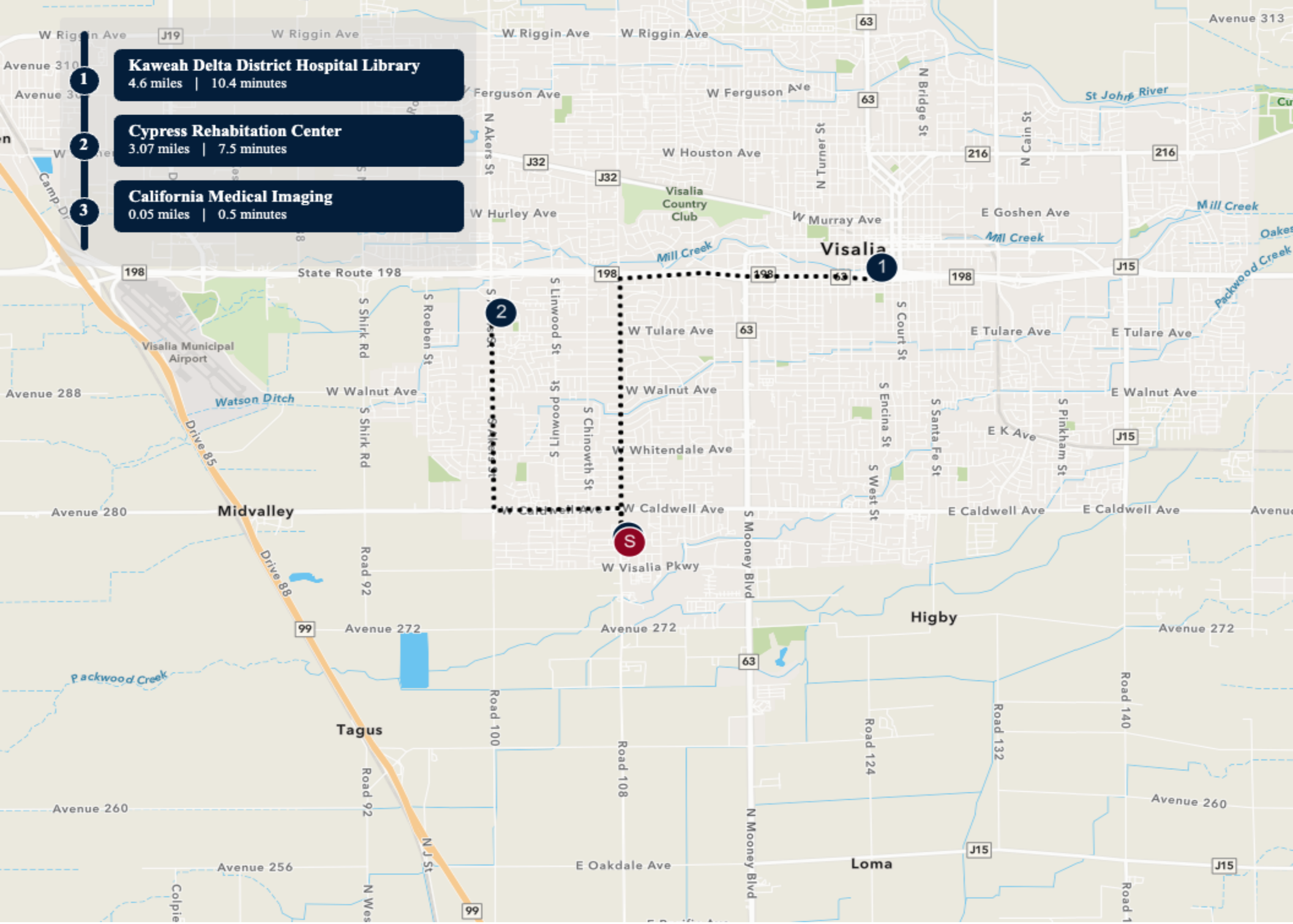
ADT (Average Daily Traffic)

- Green (fast): 85—100 percent of free flow speeds
- Yellow (moderate): 65 to 85 percent of free flow speeds
- Orange (slow): 45 to 65 percent of free flow speeds
- Red (stop and go): 0 to 45 percent of free flow speeds



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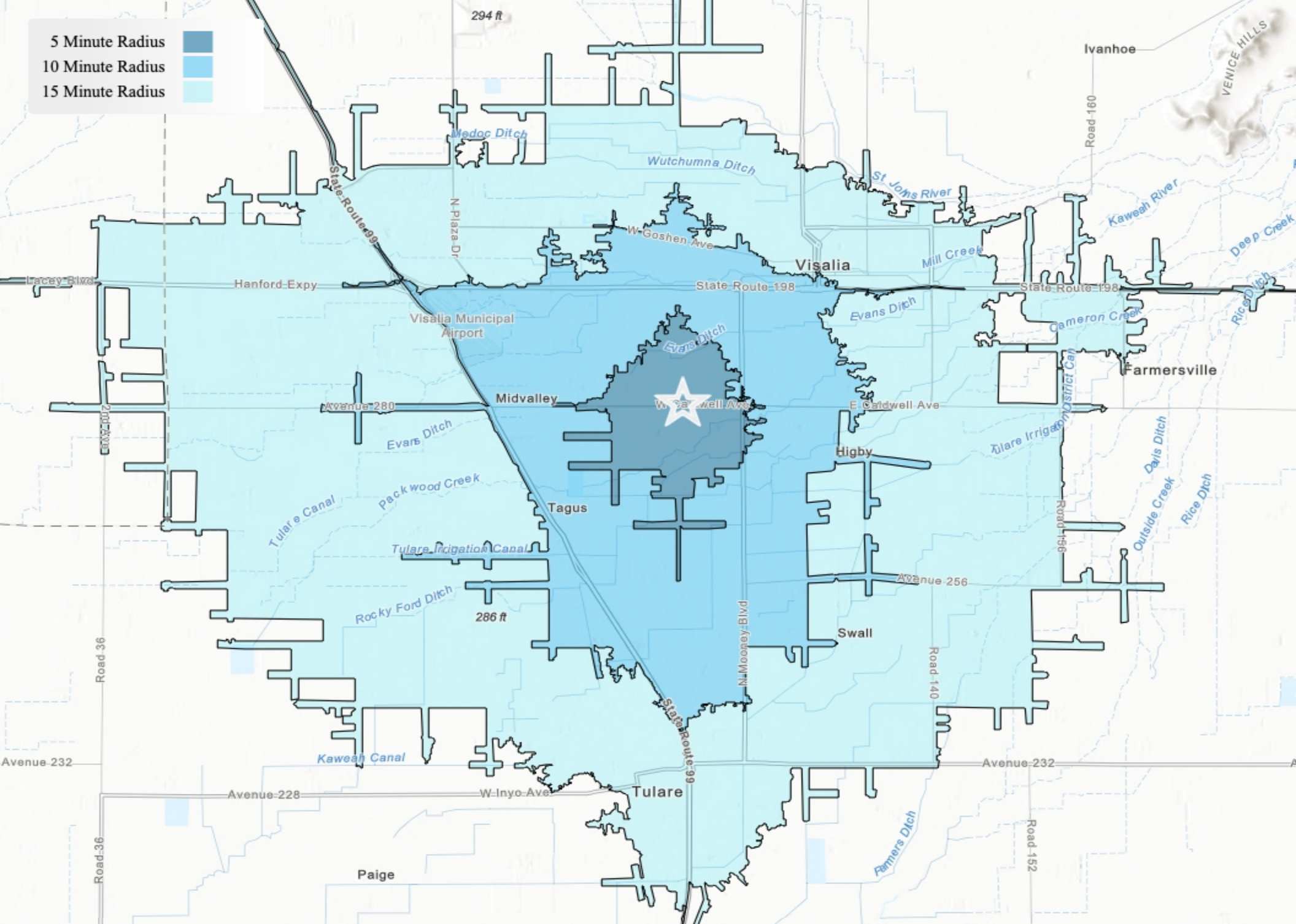
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5 Minute Radius
 10 Minute Radius
 15 Minute Radius

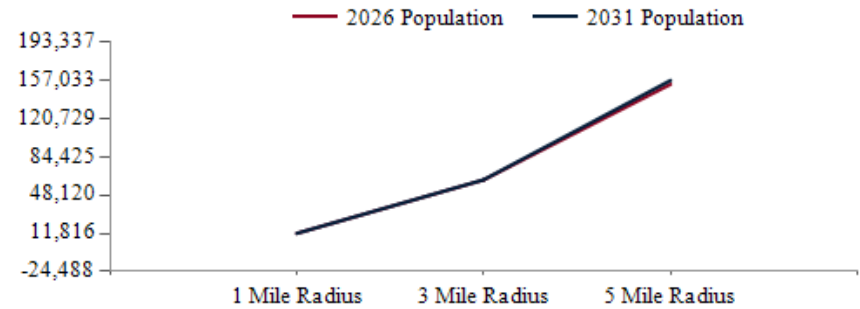


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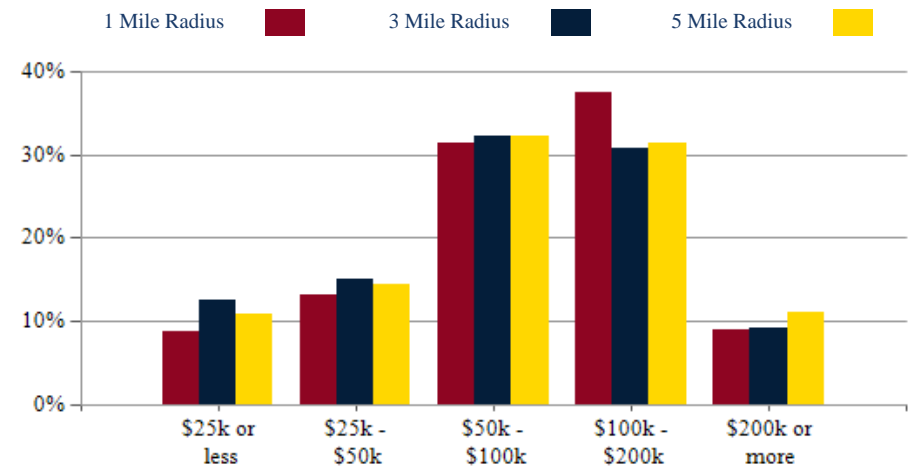
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,971	51,240	99,975
2010 Population	11,092	58,548	130,577
2026 Population	11,816	62,594	153,359
2031 Population	11,840	62,764	157,033
2026 African American	257	1,573	3,394
2026 American Indian	255	1,271	2,978
2026 Asian	585	2,638	8,764
2026 Hispanic	5,956	30,948	83,247
2026 Other Race	2,693	14,847	42,629
2026 White	5,746	30,995	68,139
2026 Multiracial	2,249	11,161	27,218
2026-2031: Population: Growth Rate	0.20%	0.25%	2.35%

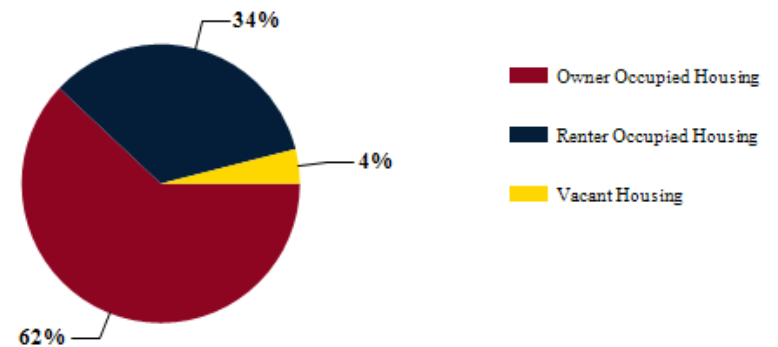
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	186	1,506	3,076
\$15,000-\$24,999	187	1,339	2,488
\$25,000-\$34,999	189	1,224	2,672
\$35,000-\$49,999	366	2,222	4,739
\$50,000-\$74,999	606	3,536	8,314
\$75,000-\$99,999	720	3,824	8,340
\$100,000-\$149,999	1,072	4,830	10,334
\$150,000-\$199,999	509	2,198	5,879
\$200,000 or greater	378	2,106	5,666
Median HH Income	\$93,546	\$83,380	\$86,475
Average HH Income	\$108,717	\$103,664	\$109,764



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri



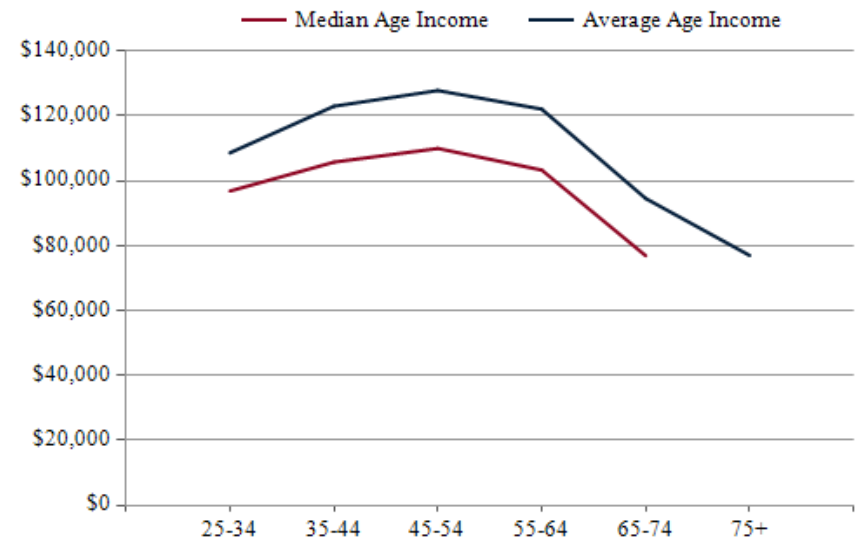
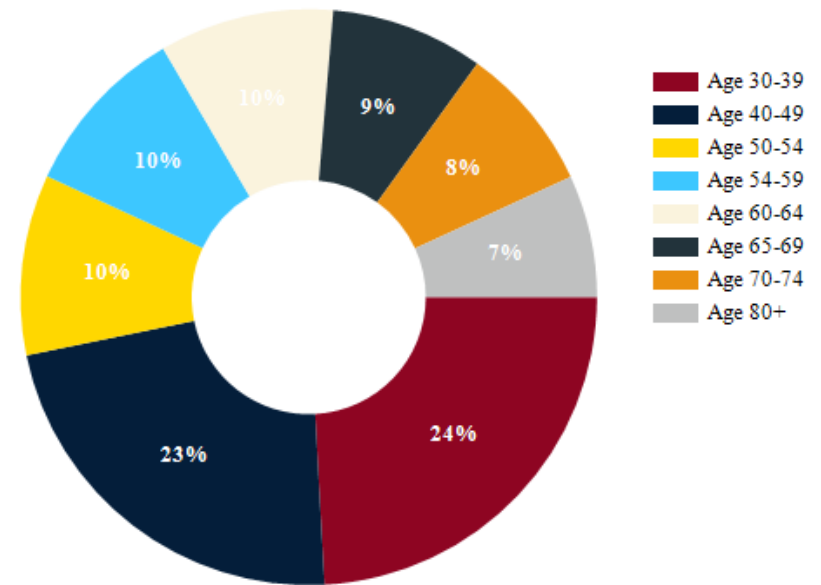
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	806	4,530	11,214
2026 Population Age 35-39	798	4,389	11,055
2026 Population Age 40-44	793	4,128	10,737
2026 Population Age 45-49	711	3,734	9,429
2026 Population Age 50-54	674	3,410	8,397
2026 Population Age 55-59	643	3,408	7,683
2026 Population Age 60-64	651	3,452	7,640
2026 Population Age 65-69	570	3,224	7,001
2026 Population Age 70-74	545	2,913	5,961
2026 Population Age 75-79	456	2,324	4,599
2026 Population Age 80-84	287	1,501	2,790
2026 Population Age 85+	279	1,462	2,435
2026 Population Age 18+	9,175	48,281	114,303
2026 Median Age	38	38	36
2031 Median Age	39	39	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$96,858	\$86,400	\$86,971
Average Household Income 25-34	\$108,643	\$104,162	\$107,174
Median Household Income 35-44	\$105,773	\$99,355	\$102,244
Average Household Income 35-44	\$123,018	\$120,893	\$126,367
Median Household Income 45-54	\$109,997	\$102,456	\$104,624
Average Household Income 45-54	\$127,858	\$123,223	\$128,357
Median Household Income 55-64	\$103,332	\$92,361	\$94,638
Average Household Income 55-64	\$122,114	\$113,441	\$118,678
Median Household Income 65-74	\$76,927	\$71,047	\$74,420
Average Household Income 65-74	\$94,591	\$89,969	\$94,375
Average Household Income 75+	\$77,000	\$71,431	\$73,085

Population By Age



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The information contained herein is not a substitute for a thorough due diligence investigation. A.Herrera Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Exclusively Marketed By - A.Herrera Real Estate

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