



115-119 S Church 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**

Lindsey TeVelde  
Lic# 01990525  
[www.mdgre.com](http://www.mdgre.com)

to learn more, visit: [www.mdgre.com](http://www.mdgre.com)

115-119 S Church St | Visalia, CA

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## PROPERTY DETAILS

**Address:** 115-119 S Church Street | Visalia, CA

**APN:** 094-298-016

**Suite Size:**  
115 S Church - 2,712 +/- Sq. Ft.  
119 S Church - 4,366 +/- Sq. Ft.  
Total Combined Area - 7,078 +/- Sq. Ft.

**Zoning:** D-MU - downtown mixed use

**Lease Rate:**  
115 S Church - \$1.45 Per Sq. Ft. | NNN  
119 S Church - \$1.25 Per Sq. Ft. | NNN

### Additional Comments:

Professional office space available for lease in downtown Visalia - primely located near Kaweah Delta Healthcare and other downtown amenities. The newly painted space contains numerous private offices, conference rooms, storage closets, break rooms, kitchen areas and restrooms.

**\*\*Suites can be leased together or separately\*\*** See break down below:

**Suite 115** - First Floor: Reception area and one private office.

**Suite 119** - First and Second Floor: Ten private offices, large conference room/bullpen area, ample storage, restrooms, and break room.

(no elevator access)



### Contact Broker:

Matt Graham  
Lic# 01804235

to learn more, visit: [www.mdgre.com](http://www.mdgre.com)

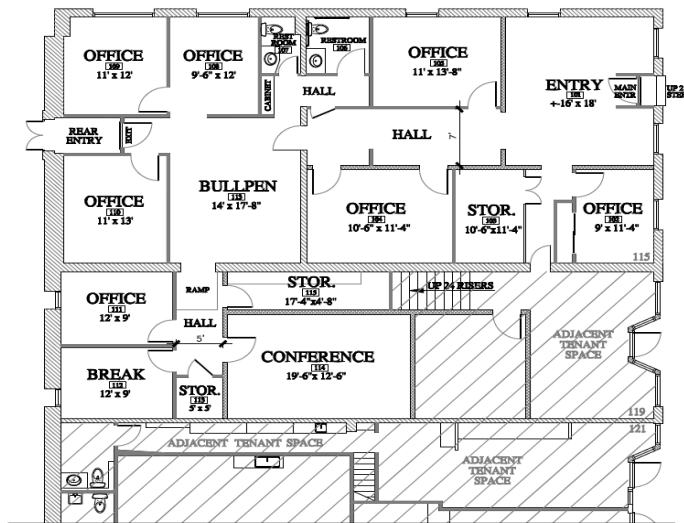
1005 N Demaree Street  
Visalia, California 93291  
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PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

## 1st FLOOR PLAN - 115 S Church St

**DRAFTSMAN**

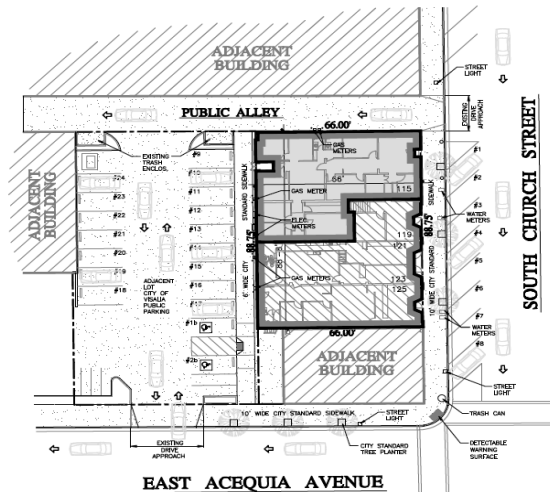
WILLIAM T. JACOBSON  
 FIDUCIARY DRAFTING  
 131 E. KERR AVE. VISALIA, CA 93274  
 (559) 731-0403  
 BL-24559



**SQUARE FOOTAGE**  
 OFFICE AREA 2,712 SQ. FT.

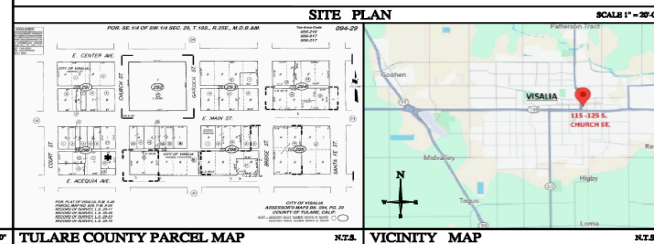
FLOOR PLAN

SCALE 3/16" = 1'-0"



**EXISTING PARKING:**  
 (24) STANDARD PARKING SPACES  
 (2) A.D.A. PARKING SPACES (1 VAN)  
 26 SPACES TOTAL

**ADDRESS:**  
 115 SOUTH CHURCH STREET  
 VISALIA CALIFORNIA 93291  
 A.P.N. 094-298-016  
 ZONED : D-MU (DOWNTOWN MIXED USE)  
 FLOOD ZONE: "X02"



TULARE COUNTY PARCEL MAP

N.T.S.

VICINITY MAP

N.T.S.

**ERIC HANSON**  
 A SITE & FLOOR PLANS FOR  
 115 SOUTH CHURCH STREET  
 VISALIA, CALIFORNIA 93291

A-1

#24-112



## DOWNTOWN VISALIA - CITY PARKING LOTS

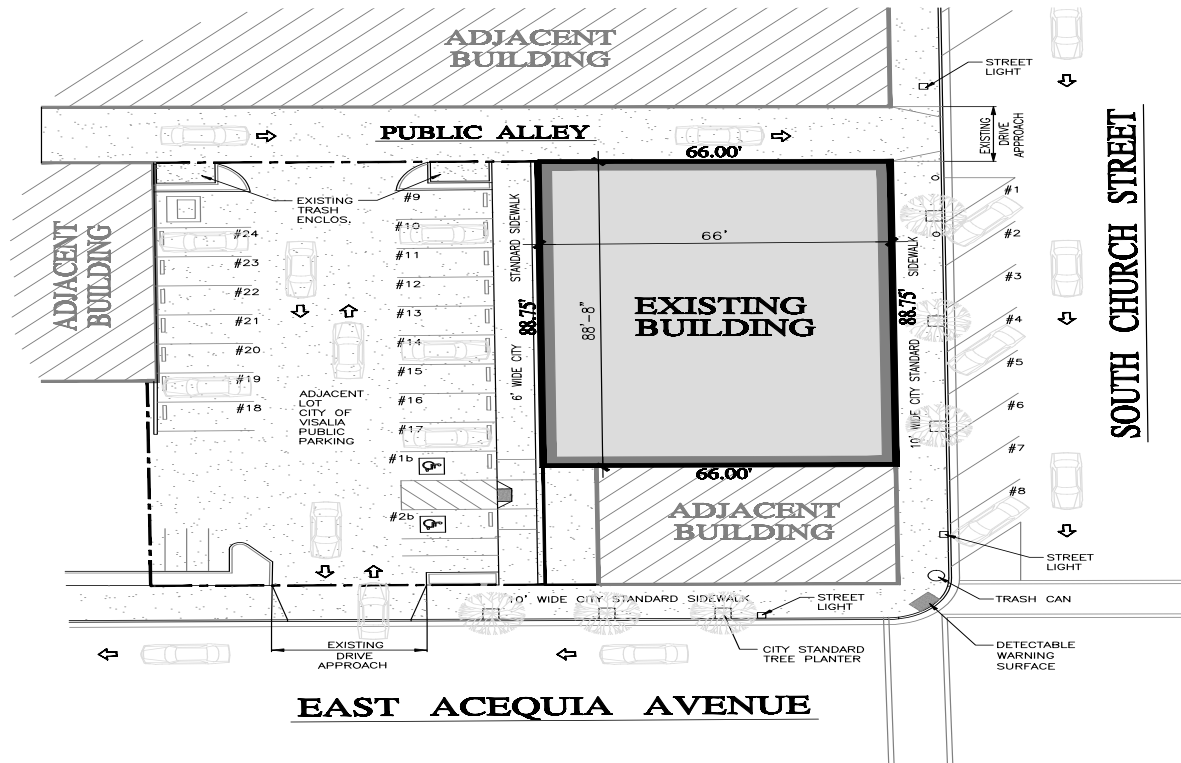
### Public Parking Lots



Parcels  
Public Parking



## SITE PLAN



**EXISTING PARKING:**  
**(24) STANDARD PARKING SPACES**  
**(2) A.D.A. PARKING SPACES (1 VAN)**  
**26 SPACES TOTAL**

**ADDRESS:**  
**115 - 125 SOUTH CHURCH STREET**  
**VISALIA CALIFORNIA 93291**  
**A.P.N. 094-298-016**  
**ZONED : D-MU (DOWNTOWN MIXED USE)**





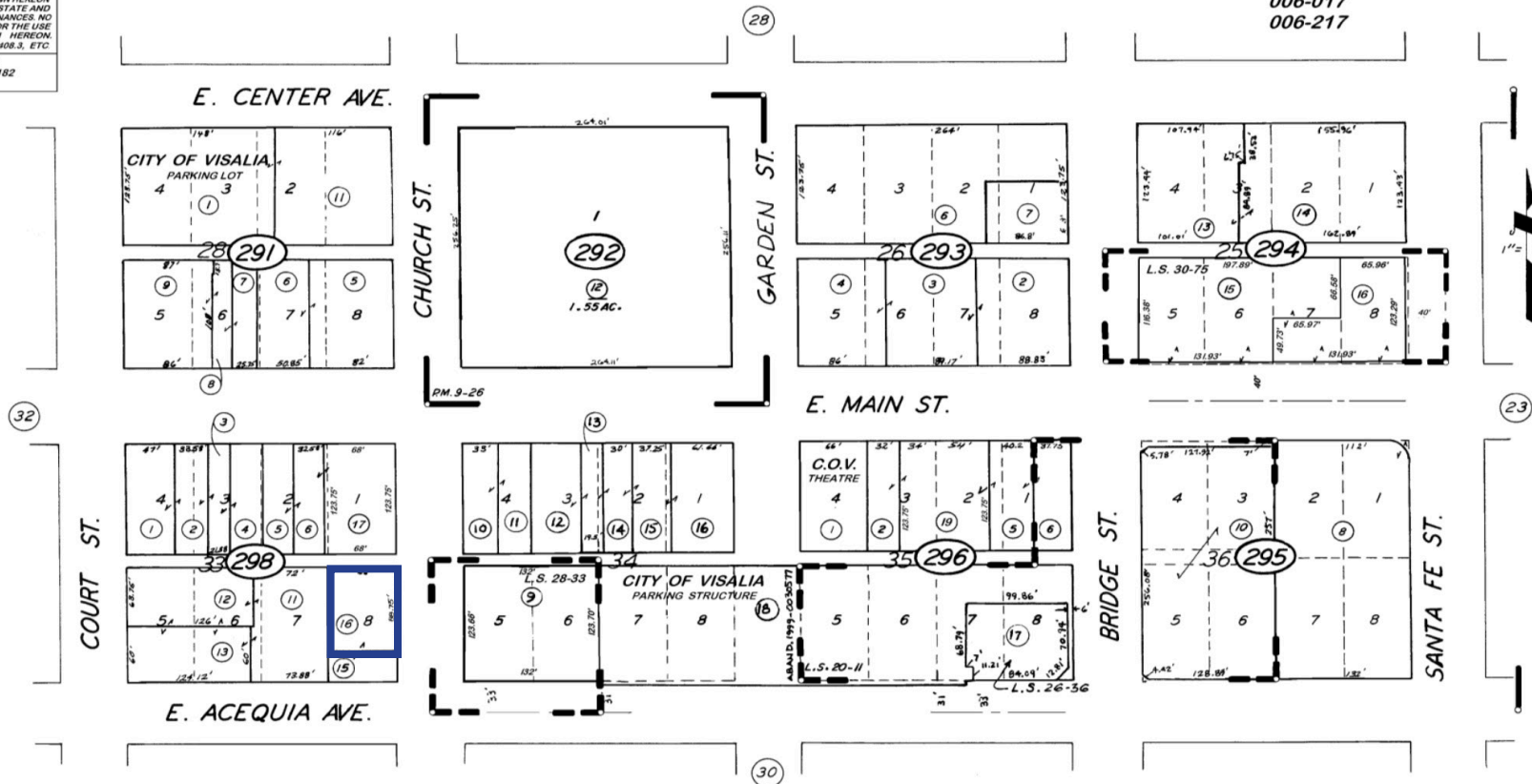
## TAX MAP

**DISCLAIMER**  
 THIS MAP WAS PREPARED FOR LOCAL  
 PROPERTY ASSESSMENT PURPOSES  
 ONLY. THE PARCELS SHOWN HEREON  
 MAY NOT COMPLY WITH STATE AND  
 LOCAL SUBDIVISION ORDINANCES. NO  
 LIABILITY IS ASSUMED FOR THE USE  
 OF THE INFORMATION HEREON.  
 A.T. CODE SEC. 327, 408.3, ETC.  
 REVISED: 11/01/2022  
 EASON: 2022-0010182  
 AD TECH: WAC

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

Tax Area Code  
 006-219  
 006-017  
 006-217

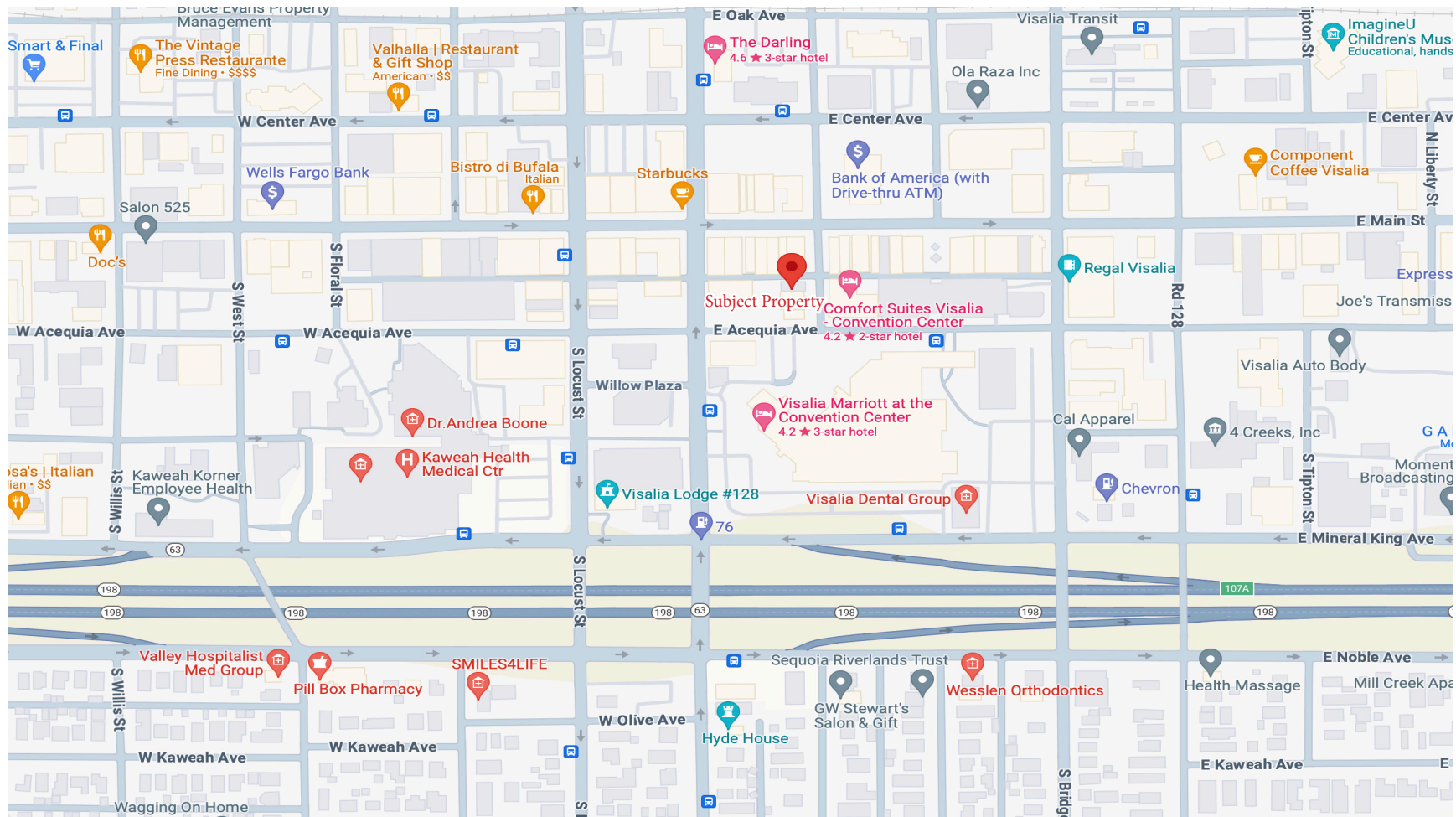
094-29



POR. PLAT OF VISALIA, R.M. 3-48  
 PARCEL MAP NO. 826 P.M. 9-26

CITY OF VISALIA

## 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.

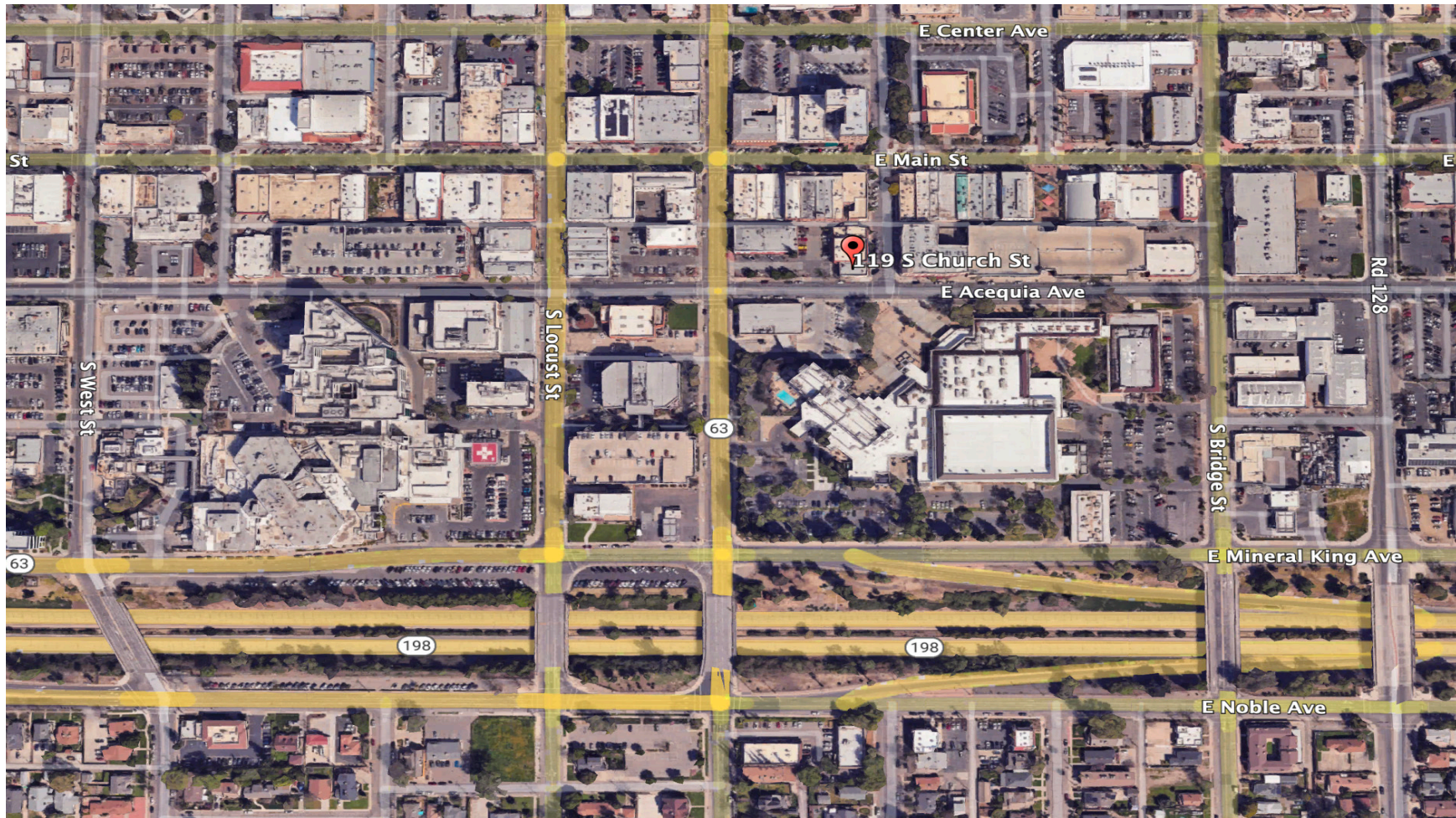


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## PROPERTY LAYOUT



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## PROPERTY PHOTOS



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