

Multi Tenant Industrial Building Near Highway 198

Industrial For Sale & Lease | 1027 W Murray Ave Visalia, CA 93291



**CENTRAL CA
COMMERCIAL**



| | |
|------------|-------------------------------------|
| Sale Price | \$849,000 |
| Lease Rate | \$0.90 SF/MONTH (MG) |

PROPERTY HIGHLIGHTS

- Four (4) Easy to Lease Industrial Units
- Low Turnover | Low Maintenance
- (4) Large Ground Level Roll Up Doors 12' x 14'
- Warehouse is Equipped with Evaporative Cooler and Heater
- Well Maintained Building Equipped with HVAC in Office/Showroom
- Prime Location on Murray Ave in Visalia, CA
- Flexible Zoning That Allows Many Use
- Convenient Location w/ Access to CA-198
- Excellent Presence Surrounded with Quality Tenants
- Nice Economical and Functional Space Layout.
- Private Parking lot Dedicated to the Building

OFFERING SUMMARY

| | |
|------------------|-------------------------|
| Building Size: | ±7,000 SF |
| Available SF: | ±2,450 SF |
| Lot Size: | ±0.34 Acres |
| Number of Units: | 4 |
| Price / SF: | \$121.29 |
| Cap Rate: | 6.29% |
| NOI: | \$53,438 |
| Zoning: | CSO: Commercial Service |
| APN: | 093-245-005 |

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Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
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PROPERTY DESCRIPTION

±7,000 SF leased investment industrial building featuring (4) separate spaces that offers multiple configurations. Suite #A is leased through May of 2030 and features ±2,050 SF of 50/50 Office & Warehouse. Office equipped w/ HVAC, showroom, two (2) private offices, breakroom, sink & two (2) restrooms. 12' x 14' Ground Level roll up door, 18' clear height, evaporative cooler, 200 amps, 3 phase power, sky lights, and private parking. Suite #C is leased through February of 2031 and features ±1,500 SF of 50'x30' open warehouse space, rollup door, private office, and a private restroom. Suite #D is leased through February of 2027 and features ±1,000 SF of 50'x20 open bull pen area, (2) private offices, open work area, and a private restroom. Suite #B is available for lease at ±2,450 SF and consists of 50'x49' open warehouse space, reception area, rollup door, private office, and a private restroom. This space has it's own separately metered electricity/gas, economical to operate.

LOCATION DESCRIPTION

Property is well located in Downtown Visalia, CA on Murray Ave just North of Highway 198 and Main Street in between S. Giddings st and N. Jacob.

Visalia is a city situated in the agricultural San Joaquin Valley of California, about 230 mi (370 km) southeast of San Francisco, 190 mi (310 km) north of Los Angeles, 36 mi (58 km) west of Sequoia National Park, and 43 mi (69 km) south of Fresno. The population was 136,246 as of a 2018 U.S. Census Bureau estimate.

Visalia is the fifth-largest city in the San Joaquin Valley after Fresno, Bakersfield, Stockton, and Modesto, the 44th-most populous in California, and 198th in the United States.

As the county seat of Tulare County, Visalia serves as the economic and governmental center to one of the most productive agricultural counties in the country.

Yosemite, Sequoia, and Kings Canyon National Parks are located in the nearby Sierra Nevada mountains, the highest mountain range in the contiguous United States.



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| SUITE | TENANT NAME | SIZE SF | MARKET RENT | MARKET RENT / SF | ANNUAL RENT | LEASE START | LEASE END |
|---------------|--|-----------------|-----------------|------------------|-----------------|-------------|-----------|
| Suite A | Black Diamond Auto Glass and Tint, LLC | 2,050 SF | \$21,600 | \$10.54 | \$21,600 | 5/1/2025 | 5/31/2030 |
| Suite C | Affordable Garage Door Repairs | 1,500 SF | \$16,200 | \$10.80 | \$16,200 | 3/1/2026 | 2/28/2031 |
| Suite D | Billy Mark Fisher - Cabinetry | 1,000 SF | \$12,000 | \$12.00 | \$12,000 | 3/1/2026 | 2/28/2027 |
| Suite B | Available | 2,450 SF | \$26,460 | \$10.80 | - | - | - |
| TOTALS | | 7,000 SF | \$76,260 | \$44.14 | \$49,800 | | |

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INCOME SUMMARY

| | |
|--------------|----------|
| Annual Rents | \$76,260 |
|--------------|----------|

| | |
|---------------------|-----------------|
| GROSS INCOME | \$76,260 |
|---------------------|-----------------|

EXPENSES SUMMARY

| | |
|-------|----------|
| Taxes | \$10,188 |
|-------|----------|

| | |
|-----------|---------|
| Insurance | \$4,000 |
|-----------|---------|

| | |
|-------|---------|
| Trash | \$1,860 |
|-------|---------|

| | |
|-------|-------|
| Water | \$300 |
|-------|-------|

| | |
|-----------------------|---------|
| Capital Reserve (10%) | \$4,980 |
|-----------------------|---------|

| | |
|-------------------|---------|
| Vacancy Rate (3%) | \$1,494 |
|-------------------|---------|

| | |
|---------------------------|-----------------|
| OPERATING EXPENSES | \$22,822 |
|---------------------------|-----------------|

| | |
|-----------------------------|-----------------|
| NET OPERATING INCOME | \$53,438 |
|-----------------------------|-----------------|

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***Not to scale**

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------|-----------|-----------|----------------|-----------------|--|
| #B | Available | 2,450 SF | Modified Gross | \$0.90 SF/month | 50'x49' open warehouse space, reception area, rollup door, private office, private restroom. |

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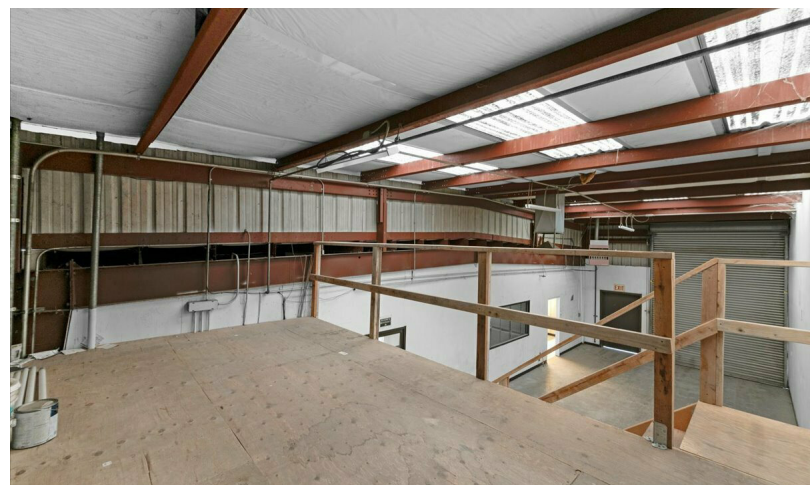
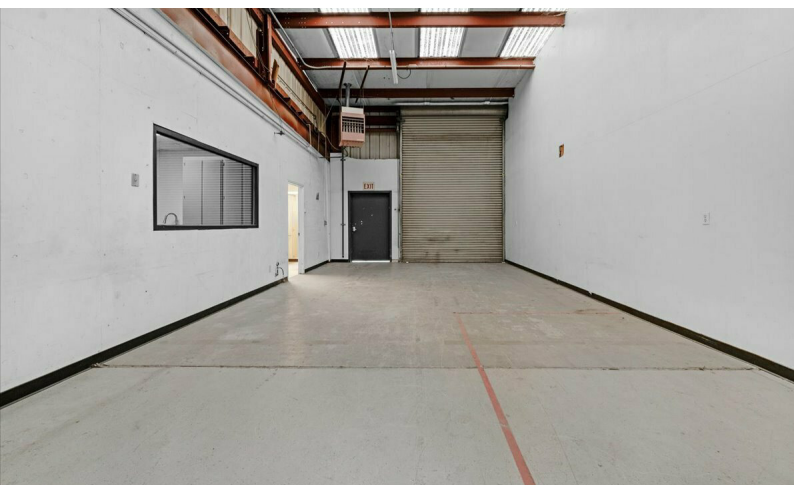
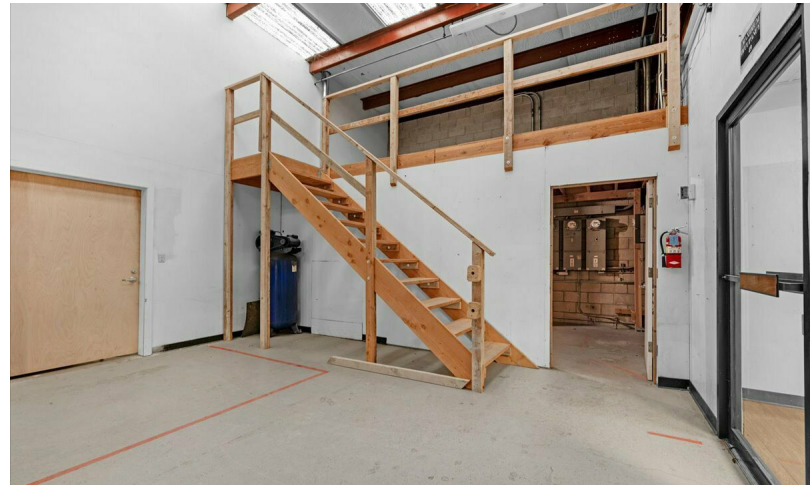
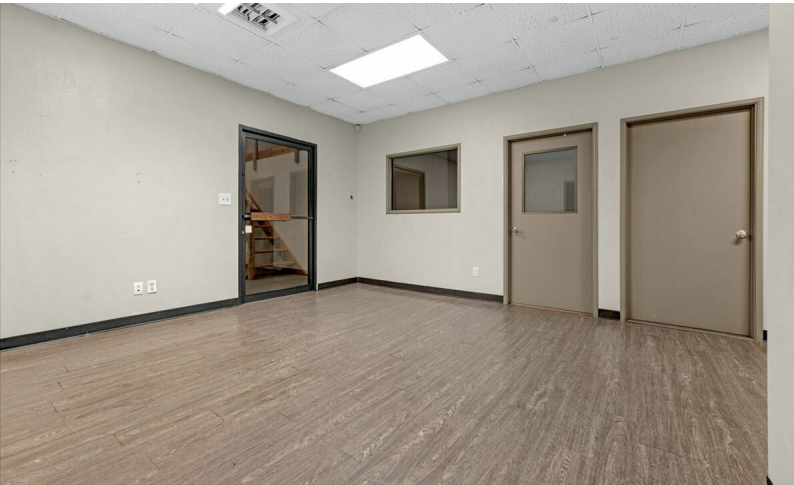
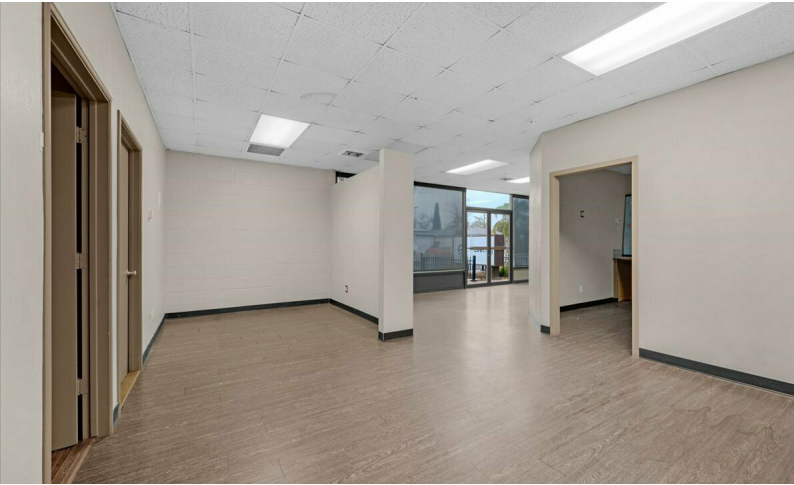
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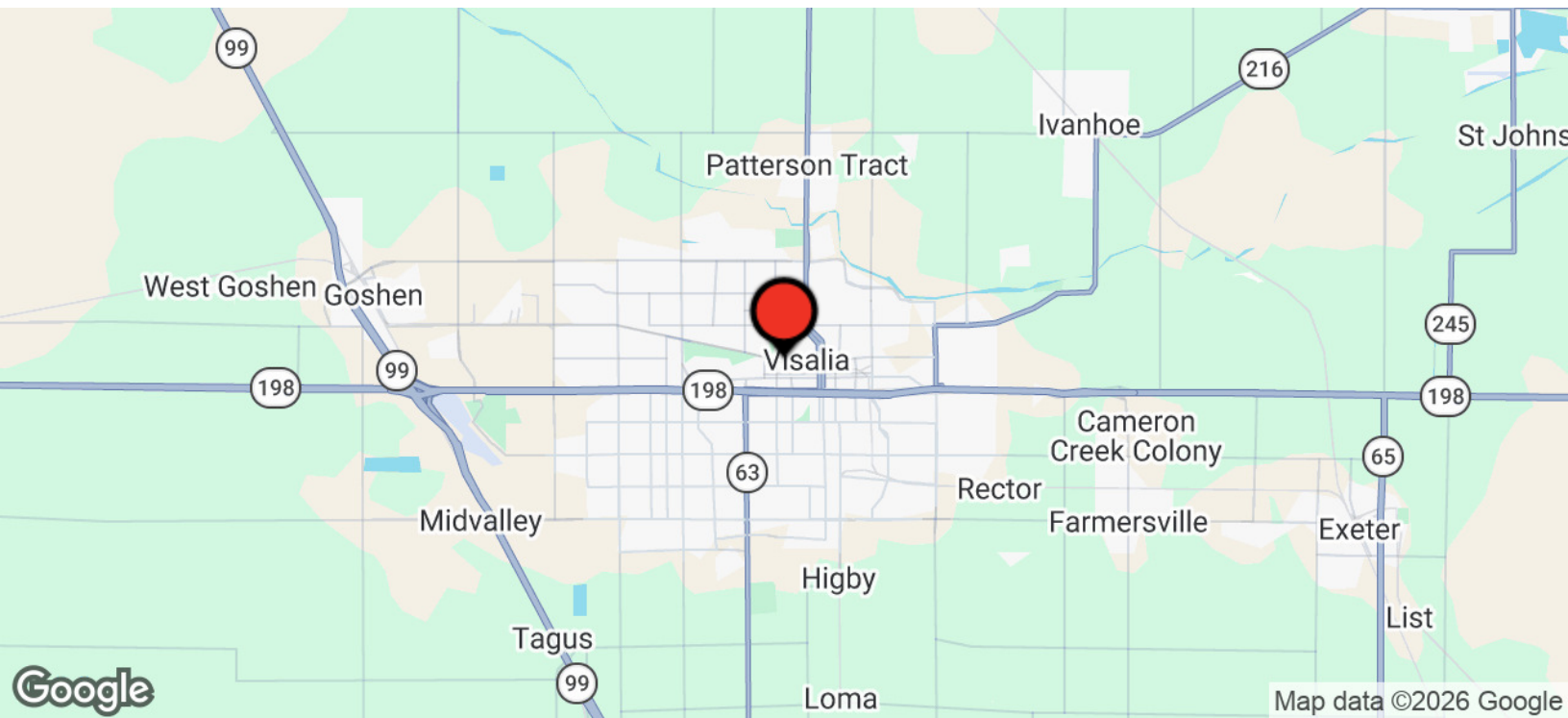
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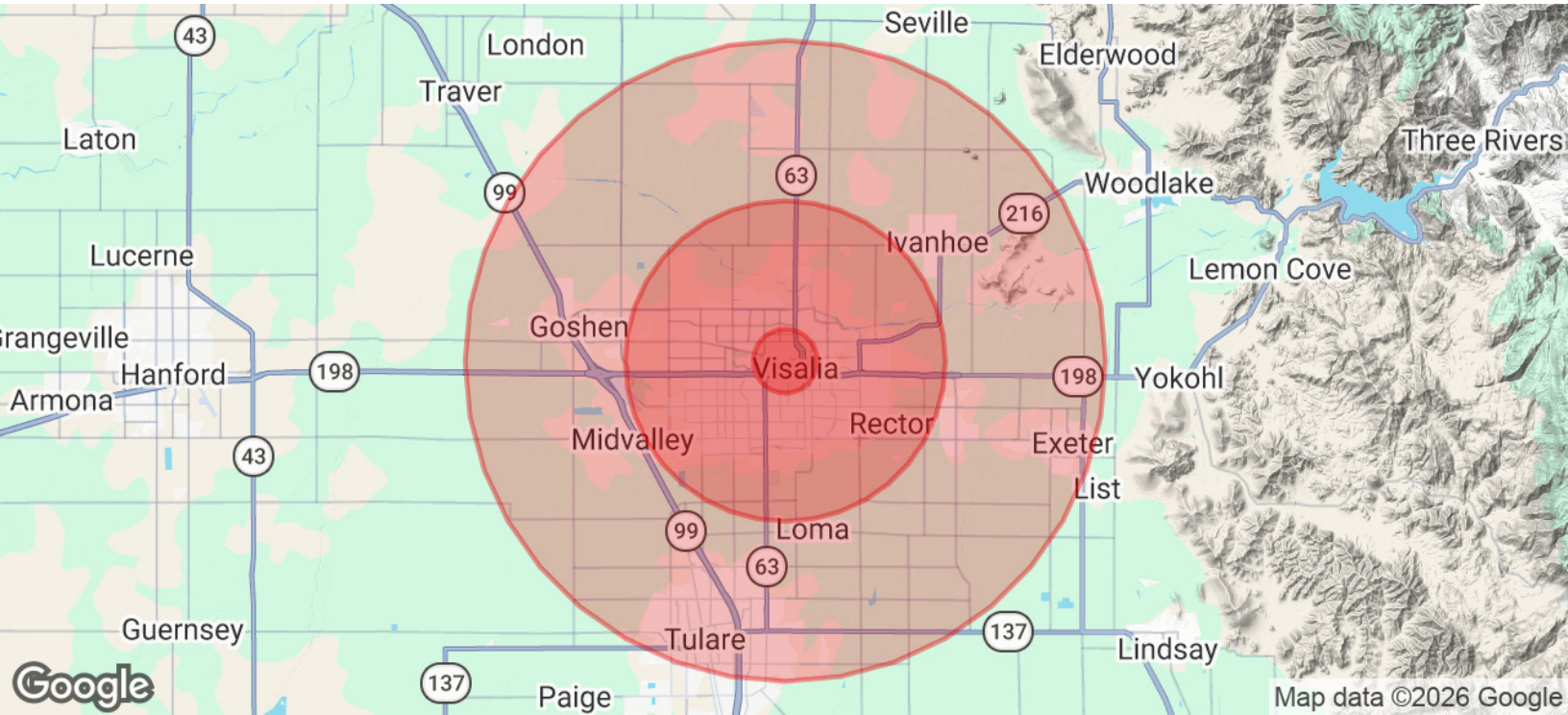
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|---------------|----------------|-----------------|
| Total Population | 17,287 | 154,010 | 253,466 |
| Average Age | 35 | 37 | 36 |
| Average Age (Male) | 34 | 36 | 35 |
| Average Age (Female) | 36 | 38 | 37 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| Total Households | 5,485 | 50,630 | 80,462 |
| # of Persons per HH | 3.2 | 3 | 3.2 |
| Average HH Income | \$70,264 | \$101,218 | \$96,219 |
| Average House Value | \$328,499 | \$378,344 | \$377,934 |

| ETHNICITY (%) | 1 MILE | 5 MILES | 10 MILES |
|----------------------|---------------|----------------|-----------------|
| Hispanic | 72.9% | 55.9% | 59.5% |

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