

RETAIL FOR LEASE

±1,724 SF RETAIL AUTOMOTIVE BUILDING IN VISALIA, CA

1019 E Acequia, Visalia, CA 93292



OFFERING SUMMARY

AVAILABLE SF:	1,724 SF
LEASE RATE:	\$1,950.00 per month (MG)
LOT SIZE:	0.152 Acres
BUILDING SIZE:	1,240 SF
APN:	094-212-007
ZONING:	Mixed Use Commercial

PROPERTY HIGHLIGHTS

- ±1,724 SF Retail Automotive Building in Visalia, CA
- Turn-Key Office/Warehouse Space off Highway 198
- Busiest Retail Growth Corridor w/ ±32,836 Cars Per Day
- Flexible Zoning That Allows Many Uses | Equipped W/ Heavy Power
- Existing Office, Rollup Doors & Ample Private Parking
- Close Proximity to Major Traffic Generators & CA-198 Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Secure, Private, Established Location w/ Easy Freeway Access
- Excellent Presence Surrounded with Quality Tenants

KW COMMERCIAL
740 W Alluvial Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

RETAIL FOR LEASE

±1,724 SF RETAIL AUTOMOTIVE BUILDING IN VISALIA, CA

1019 E Acequia, Visalia, CA 93292



PROPERTY OVERVIEW

±1,724 SF Retail Auto Service/Repair building in a highly traveled area in Visalia, CA. Features a functional floor plan including 10' x 19' office, 9' x 19' parts room, front rollup door with a work area of 17' x 20', rear 30' x 25' warehouse with 2 rollup doors, 25' x 40' (1,000 SF) covered overhang with 2 outdoor lifts, 400 amps 3-phase power, rear oil containment area, private rear yard area.

LOCATION OVERVIEW

Property well is located off the SEQ of Main St & Ben Maddox Way just North of CA-198 in Visalia, CA. The property is North of Mineral King Ave, South of Goshen Ave, West of Ben Maddox Way and East of Burke St. Neighboring National tenants include Starbucks, McDonalds, Walmart Supercenter, Visalia DMV, Carl's Jr, Save Mart and many more!



KW COMMERCIAL
740 W Alluvial Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

RETAIL FOR LEASE

±1,724 SF RETAIL AUTOMOTIVE BUILDING IN VISALIA, CA

1019 E Acequia, Visalia, CA 93292



KW COMMERCIAL
740 W Alluvial Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

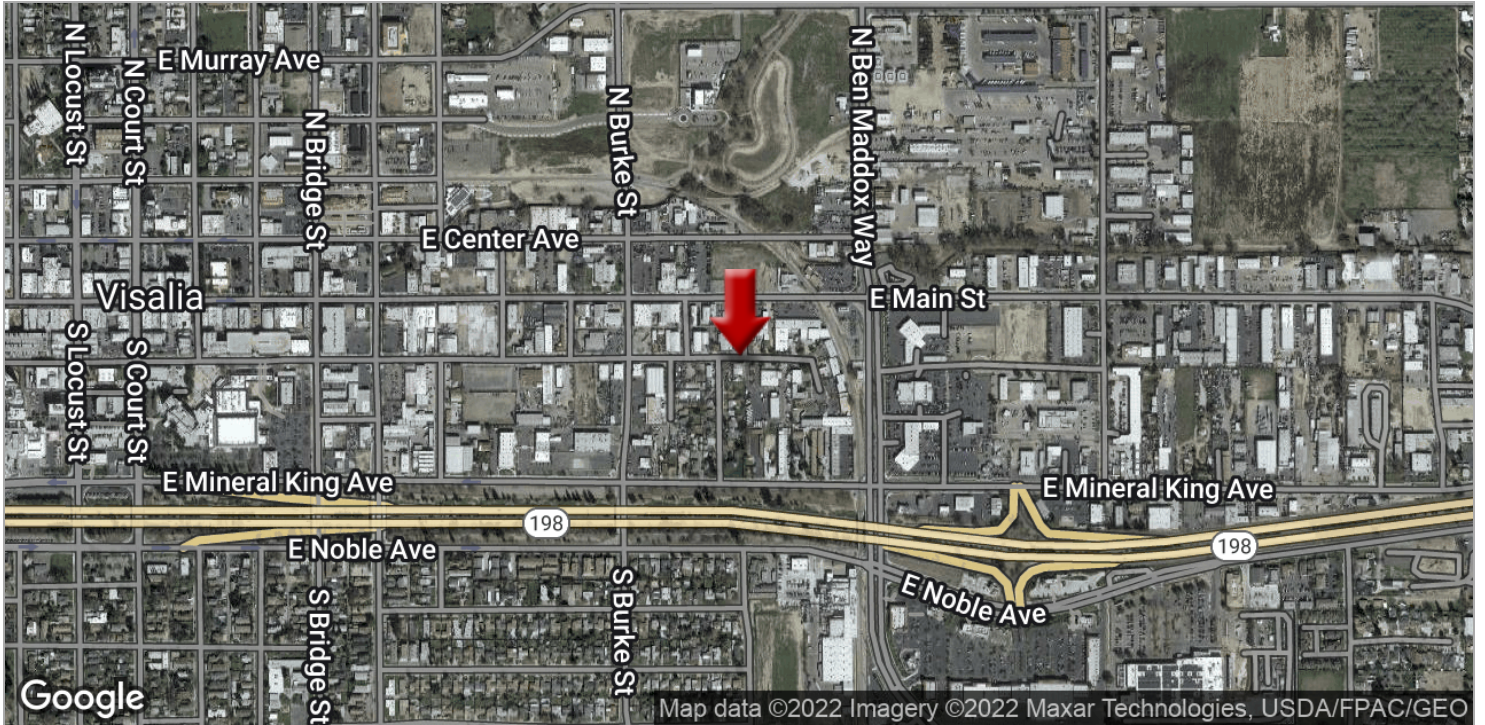
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

RETAIL FOR LEASE

±1,724 SF RETAIL AUTOMOTIVE BUILDING IN VISALIA, CA

1019 E Acequia, Visalia, CA 93292



KW COMMERCIAL
740 W Alluvial Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
jared@centralcacommercial.com
CA #01945284

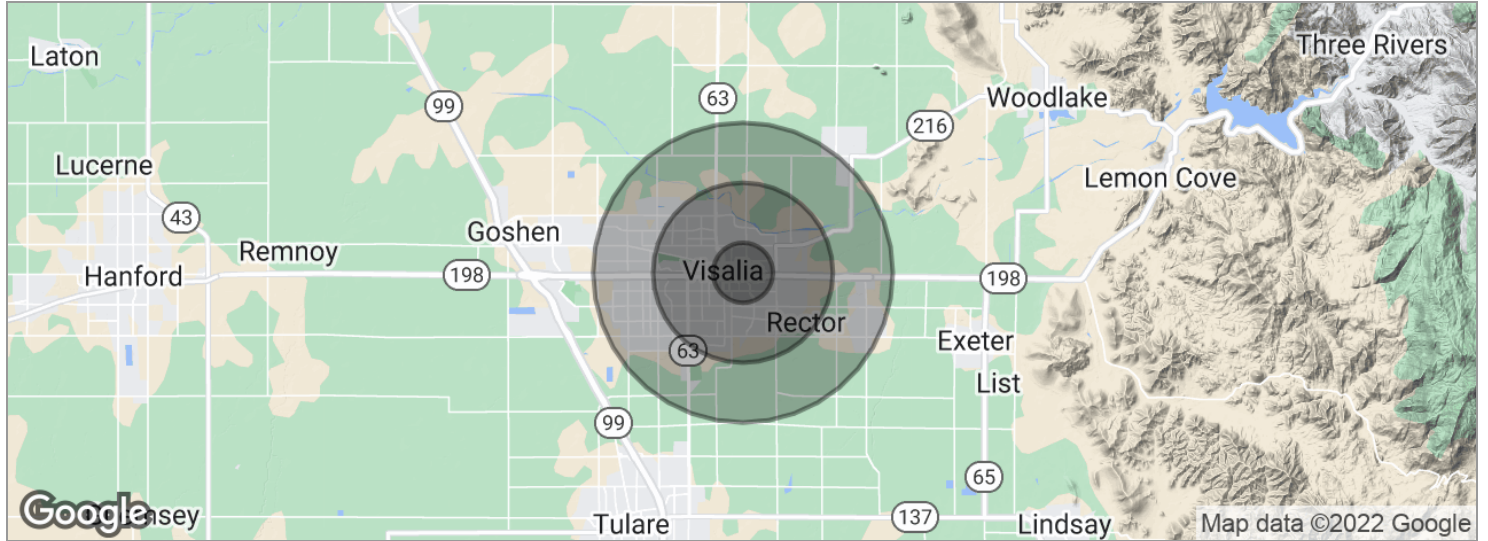
KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RETAIL FOR LEASE

±1,724 SF RETAIL AUTOMOTIVE BUILDING IN VISALIA, CA

1019 E Acequia, Visalia, CA 93292



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,459	75,680	128,561
Median age	29.1	31.0	31.8
Median age (male)	27.9	30.2	31.0
Median age (Female)	31.1	32.9	33.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,389	24,125	42,410
# of persons per HH	3.1	3.1	3.0
Average HH income	\$52,224	\$64,146	\$66,274
Average house value	\$170,298	\$264,602	\$275,650
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	51.1%	49.2%	45.0%
RACE (%)	1 MILE	3 MILES	5 MILES
White	86.5%	80.5%	81.2%
Black	1.6%	1.4%	1.8%
Asian	2.7%	5.1%	4.8%
Hawaiian	0.5%	0.1%	0.1%
American Indian	0.4%	0.8%	1.0%
Other	5.4%	8.8%	8.0%

* Demographic data derived from 2010 US Census

KW COMMERCIAL
740 W Alluvial Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com