

# OFFICE FOR SALE & LEASE

±2,278 SF PROFESSIONAL OFFICE SPACE AVAILABLE IN VISALIA

822 W Center Ave, Visalia, CA 93291



Sale Price **\$490,000**

Lease Rate **\$1.35 SF/MONTH**

## OFFERING SUMMARY

Building Size:	2,278 SF
Available Lease Space:	±1,366 SF
Lot Size:	0.148 Acres
Year Built:	1973
Zoning:	PA: Professional Office
APN:	093-188-010
Market:	Downtown Visalia
Cross Streets:	Center Ave & Conyers St
Parking:	6 Parking Stalls

## PROPERTY HIGHLIGHTS

- Great SBA Loan Candidate | Can Lease Out Small Portion
- With \$49K Down, Payment is \$850/month Less Than A Lease!
- ±2,278 SF Center St Signage, Frontage & Parking
- Prime Office Space Centrally Located Near Downtown Visalia
- Move In Ready Condition | Open Floor Plan
- Centrally Located w/ Close Access to the Entire City
- ±1,368 SF Available For Lease
- High Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing Downtown Developments
- Busy Retail Growth Corridor | Surrounded w/ Quality Tenants
- Surrounded with Ample Parking and Mature Landscaping
- Secure, Private, Established Location w/ Quality Tenant Mix
- Located Between HWY-198 and Downtown Visalia

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## PROPERTY DESCRIPTION

±2,278 SF freestanding corner office building with quality concrete block and brick construction. There's a long-standing MTM tenant (\$950/month) on the front 40%; the space has a reception, large storage, and 2 private offices. The rear 60% of the building has a separate entrance from the reception offering 3 large rooms, large storage/office, and a private restroom. Positioned against the street offering street parking in addition to the private parking lot. Space is in well maintained condition, offering endless potential for the interior to easily be molded to the next occupants desired layout. Great SBA loan candidate with 10% down!



## LOCATION DESCRIPTION

Located in the most desirable area of the Prestigious Downtown Visalia, which encompasses about 72 square blocks of downtown. Property is well located on Center Ave just North of CA-198 and Main St, South of Murray Ave, West of Court St, and East of Giddings St in Visalia. The property is 0.5 miles from Kaweah Medical Hospital, 1.8 miles to the County Courthouse, and across the street from the Visalia Convention Center. The Property is just south of the intersection with Keller Williams Realty, Lum Lums, Double LL Steak House & Saloon, Wells Fargo Advisors, Main Street Escrow, and Crawdaddy's. Central location with close proximity to many restaurants, government agencies, services and many other amenities.



Visalia is a city in the agricultural San Joaquin Valley of California. Visalia is the fifth-largest city in the San Joaquin Valley, the 42nd most populous in California, and 192nd 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 within the contiguous United States. Visalia is 36 mi west of Sequoia National Park, and 43 mi south of Fresno.



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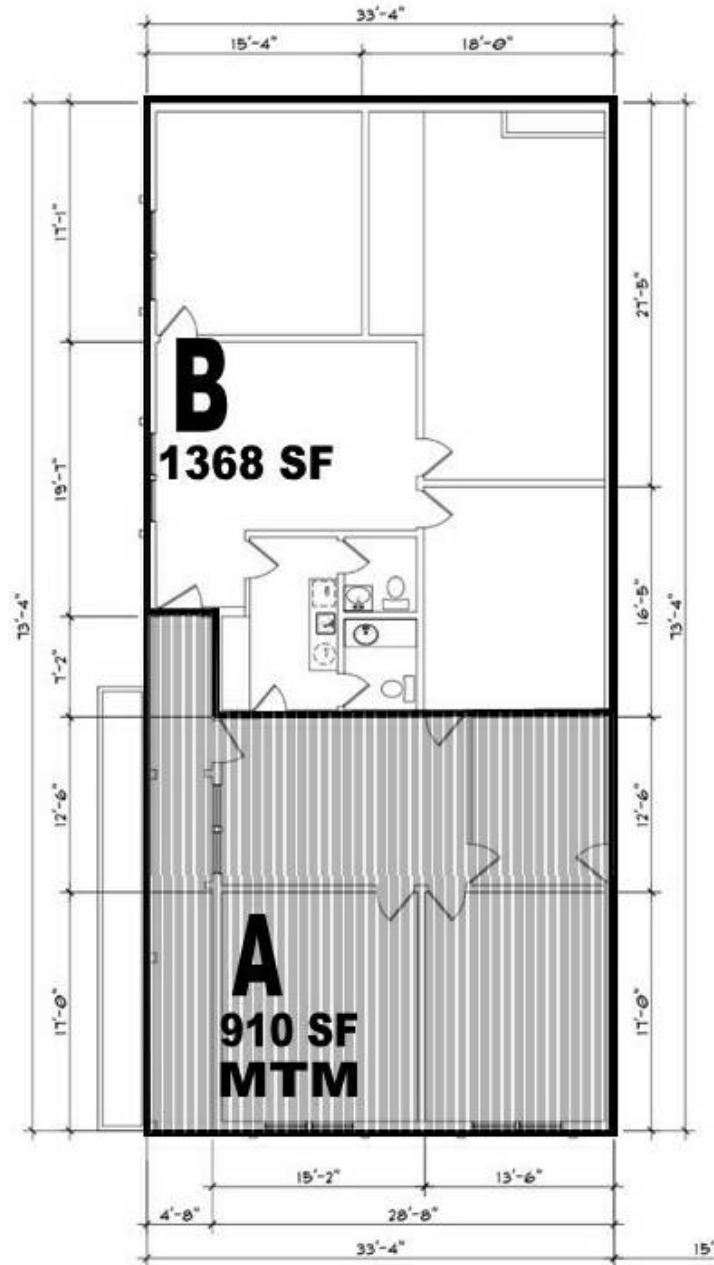
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## 822 W Center Ave



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## INCOME SUMMARY

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NET INCOME

\$0

## EXPENSES SUMMARY

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OPERATING EXPENSES

\$0

NET OPERATING INCOME

\$0

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## INVESTMENT OVERVIEW

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Price	\$490,000
Price per SF	\$215

## OPERATING DATA

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## FINANCING DATA

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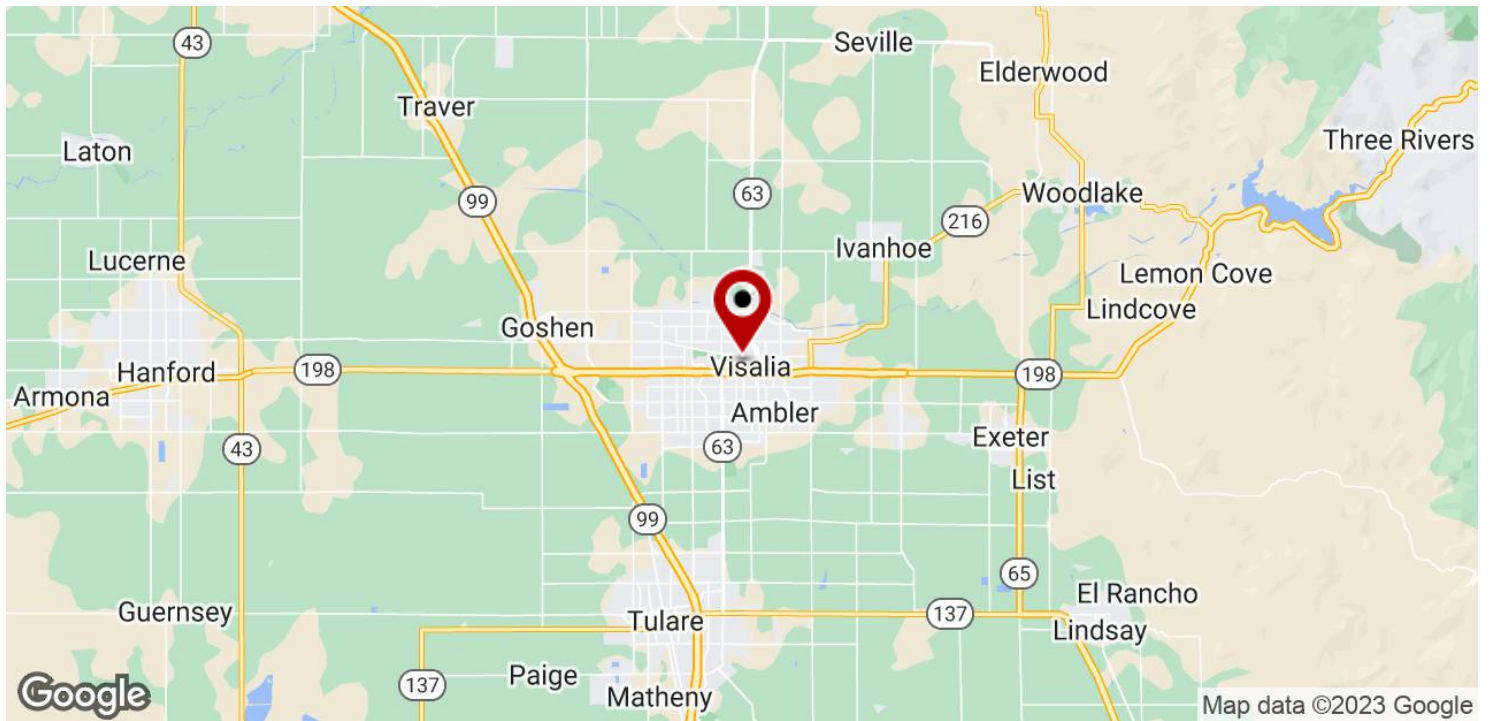
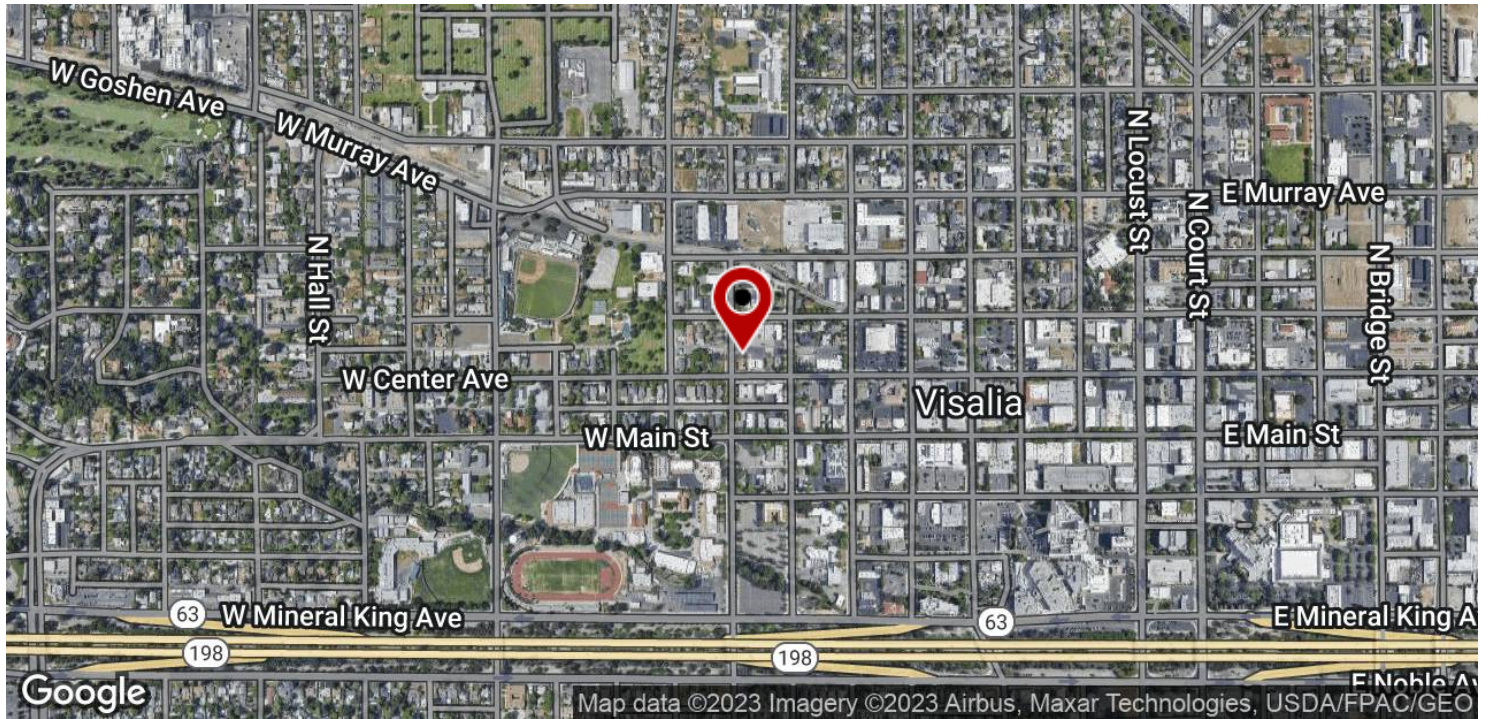
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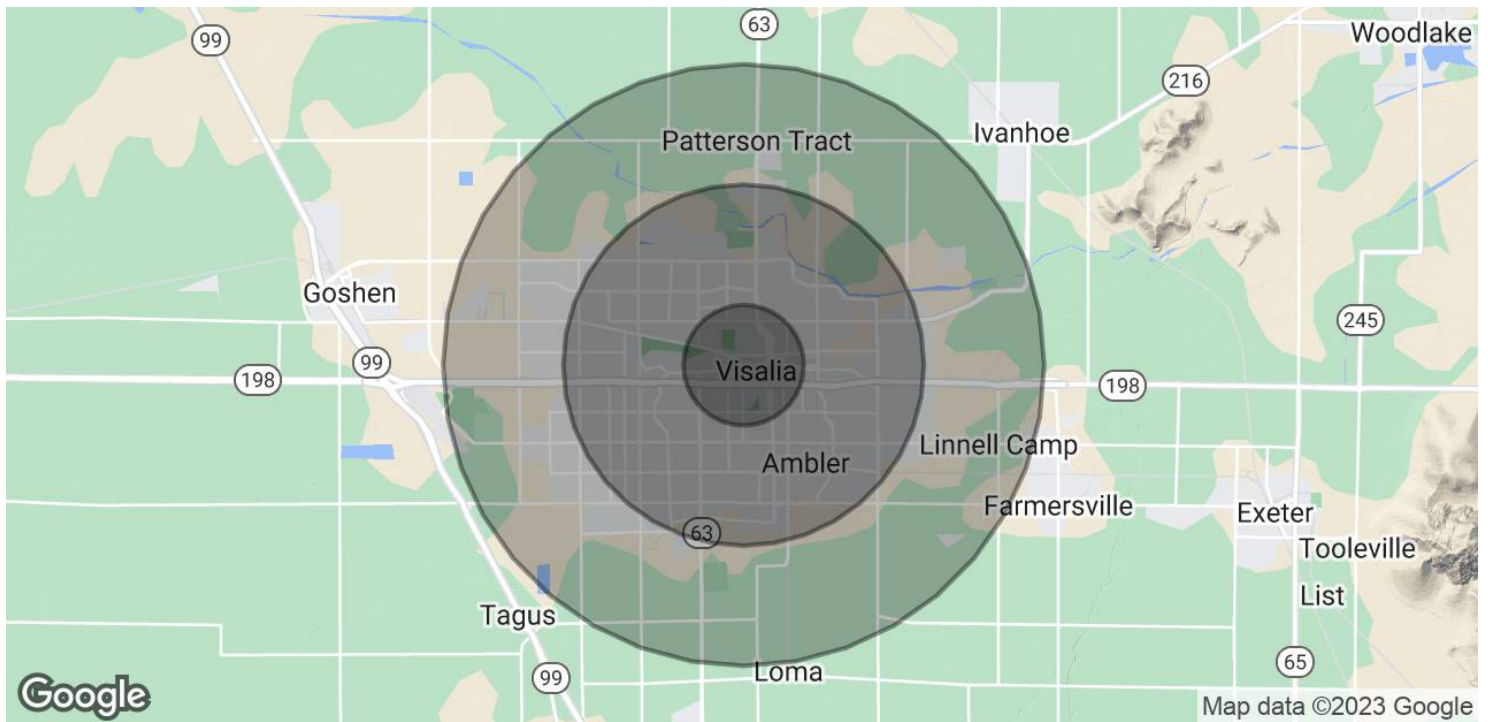
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	10,951	103,924	136,481
Average Age	33.1	33.5	33.6
Average Age (Male)	33.0	32.6	32.9
Average Age (Female)	34.8	34.3	34.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,928	36,055	47,103
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$53,532	\$74,807	\$80,211
Average House Value	\$362,044	\$258,632	\$253,886
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	61.1%	54.1%	51.8%

\* Demographic data derived from 2020 ACS - US Census

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