



1319 E Goshen Ave | Visalia, CA

Property For Sale

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | **& ASSOCIATES**

to learn more, visit: www.mdgre.com

Matt Graham
Lic# 01804235

Lindsey TeVelde
Lic# 01990525

PROPERTY DETAILS

Address:	1319 W Goshen Ave Visalia, CA
APN:	093-253-001
Building Size:	4,000+/- Sq. Ft.
Lot Size:	41,429+/- Sq. Ft.
Zoning	CSO
Sales Price	\$395,000.00



Additional Comments:

Well located lot on the corner of W Goshen Ave and N Giddings Street with Murray frontage. Great street visibility and prime location since the lot is directly across from the Visalia Rawhide Baseball Stadium. Just blocks from busy downtown Visalia! Please call for further details.



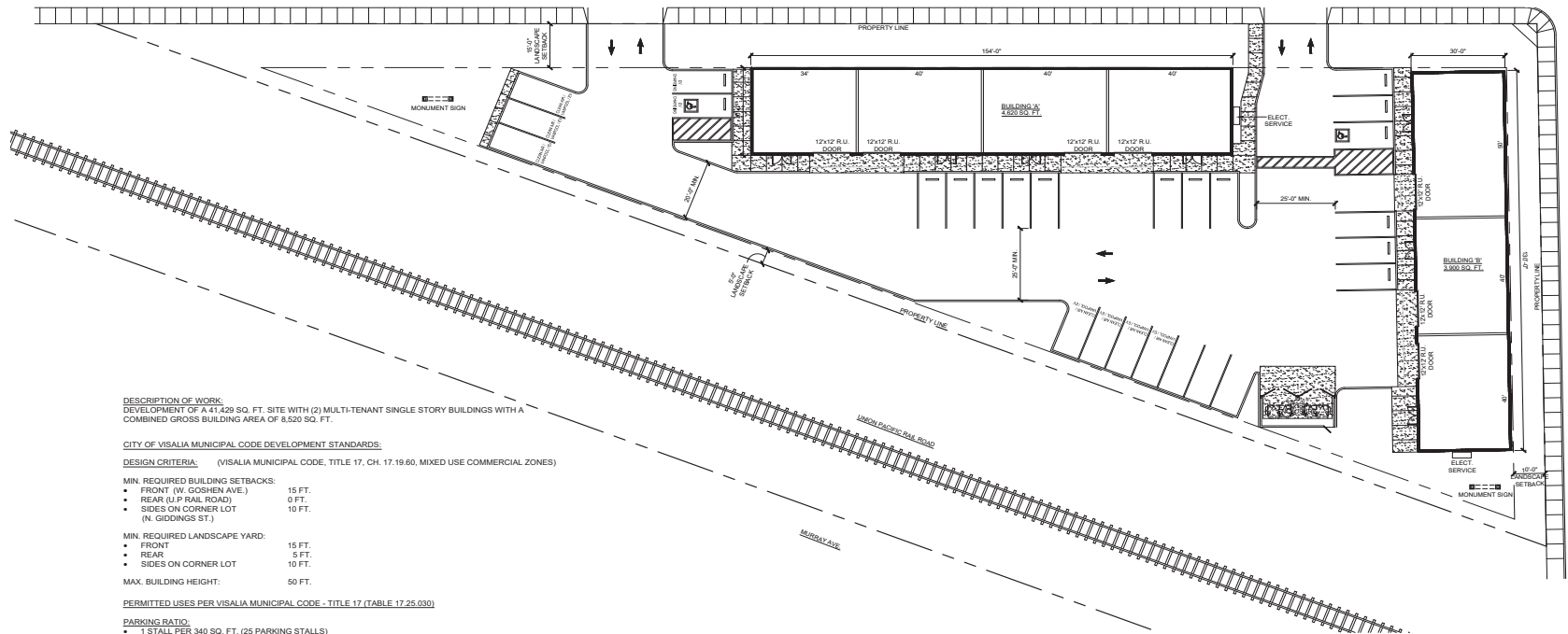
Contact Broker:
Matt Graham
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PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

SITE PLAN



DESCRIPTION OF WORK:
 DEVELOPMENT OF A 41,429 SQ. FT. SITE WITH (2) MULTI-TENANT SINGLE STORY BUILDINGS WITH A COMBINED GROSS BUILDING AREA OF 8,520 SQ. FT.

CITY OF VISALIA MUNICIPAL CODE DEVELOPMENT STANDARDS:

DESIGN CRITERIA: (VISALIA MUNICIPAL CODE, TITLE 17, CH. 17.19.60, MIXED USE COMMERCIAL ZONES)

- MIN. REQUIRED BUILDING SETBACKS:**
- FRONT (W. GOSHEN AVE.) 15 FT.
 - REAR (I.P. RAIL ROAD) 0 FT.
 - SIDES ON CORNER LOT (N. GIDDINGS ST.) 10 FT.

- MIN. REQUIRED LANDSCAPE YARD:**
- FRONT 15 FT.
 - REAR 5 FT.
 - SIDES ON CORNER LOT 10 FT.
- MAX. BUILDING HEIGHT:** 50 FT.

PERMITTED USES PER VISALIA MUNICIPAL CODE - TITLE 17 (TABLE 17.25.030)

- PARKING RATIO:**
- 1 STALL PER 340 SQ. FT. (25 PARKING STALLS)

- LANDSCAPE NOTES:**
- NOT LESS THAN 10% OF PARKING AREA SHALL BE LANDSCAPED.
 - A MINIMUM OF ONE 80 S.F. TREE WELL FOR EVERY (10) PARKING SPACES SHALL BE EVENLY DISTRIBUTED THROUGHOUT THE PARKING LOT.

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE:

- CLEAN AIR VEHICLE PARKING (AS 108.5.1)**
- 35% OF TOTAL PARKING SPACES
- ELECTRIC VEHICLE CHARGING (AS 108.5.3)**
- 10-25 PARKING SPACES = 5 E.V. CAPABLE SPACES WITH 2 E.V. S.E. SPACES

2022 CALIFORNIA BUILDING CODE:

- ACCESSIBLE PARKING (TABLE 11B-209.2)**
- 1-25 PARKING SPACES = 1 (MIN.) VAN ACCESSIBLE PARKING SPACE

PROJECT INFORMATION:

ADDRESS: 1319 W. GOSHEN AVE., VISALIA, 93291
 TULARE COUNTY, CA.

A.P.N.: 093-253-001

ZONING: C-MU (COMMERCIAL MIXED USE)

SITE AREA: GROSS AREA: 41,429 S.F. (0.95 AC)

BUILDING AREA: GROSS AREA: 8,520 S.F.

PROPOSED SITE PLAN

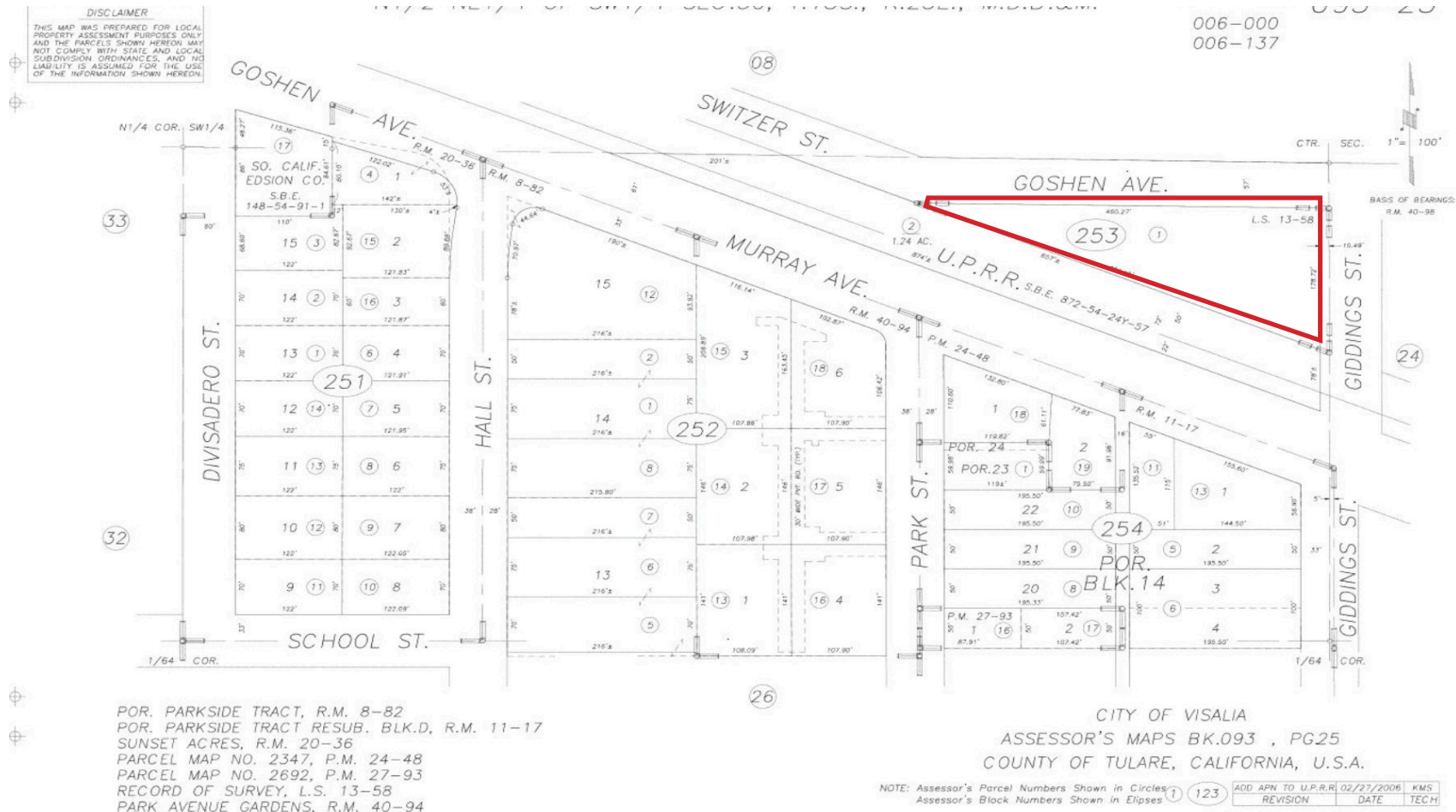
1" = 15'
 FEBRUARY 3, 2023

1319 W. GOSHEN AVE

Design-Development
studios
 A California Corporation

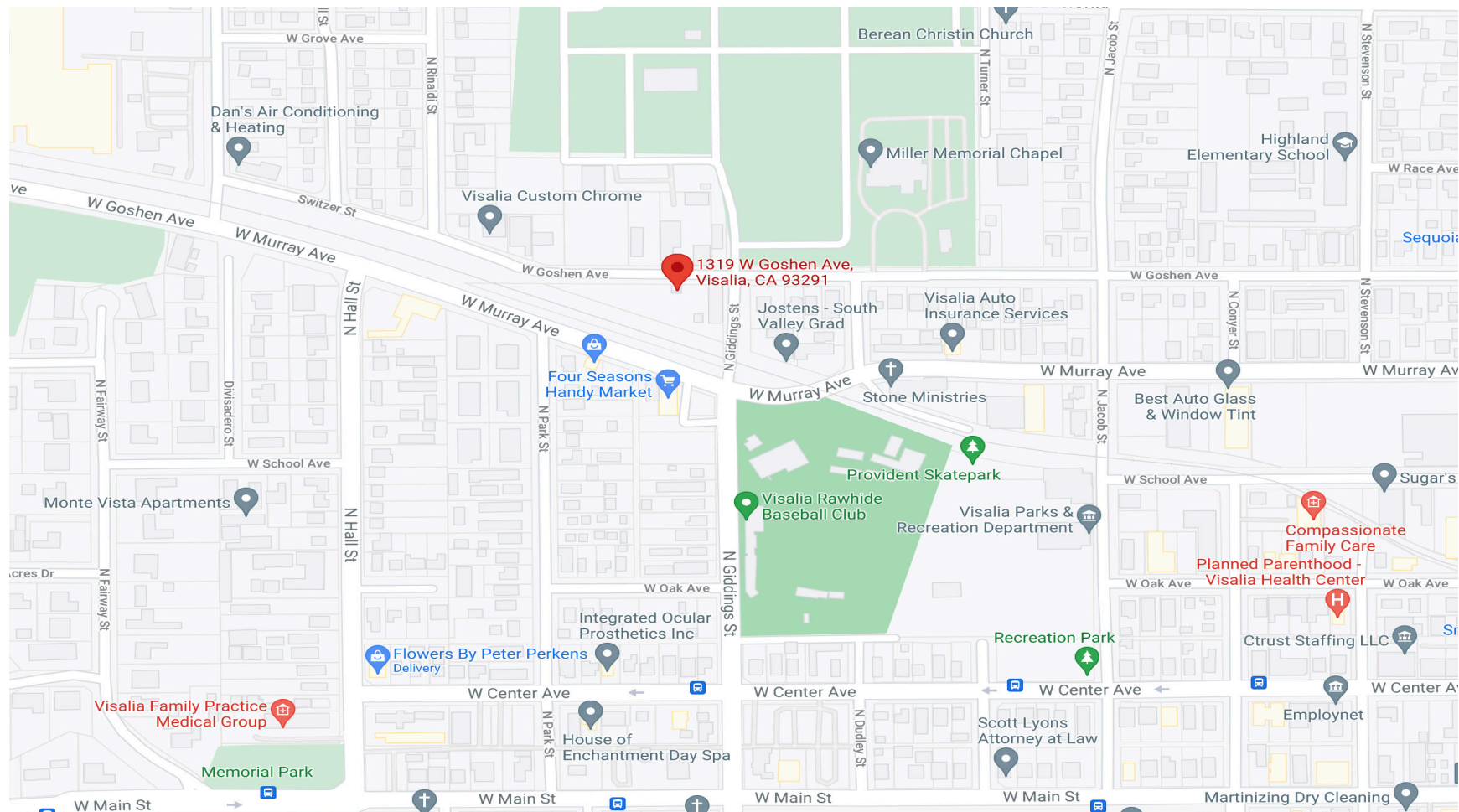
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TAX MAP



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LOCATION MAP



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PROPERTY LAYOUT



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PROPERTY PHOTOS

