

**21,440 SqFt Office Building**  
**Suites A & B, 1750 W. Walnut Ave., Visalia, CA**  
**APN: 096-292-021**



**Offered for Sale**

**\$5,300,000**

**Mark J. Peterson, AFM, ARA, AAC**  
**CA BRE #01872081**  
**MO REC #2019045939**  
**NC REC #331891**

**KEFA**  
**CAPITAL, INC.**

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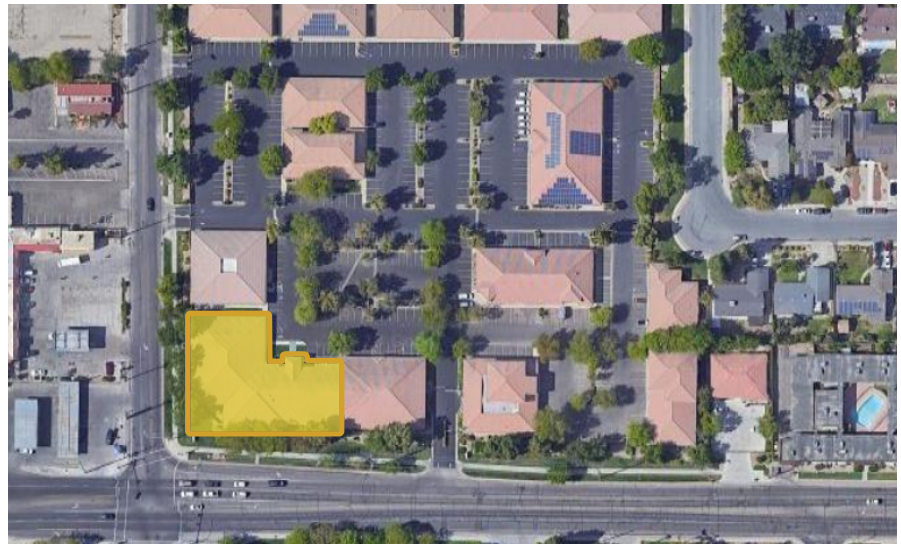
## Location

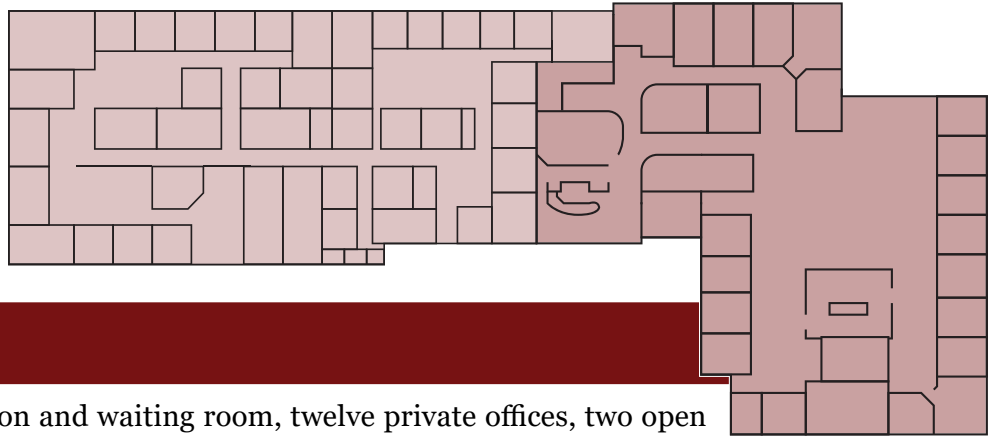
East of S. Mooney Blvd. at the northeast corner of S. Central St. and W. Walnut Ave. Close to several restaurants and shopping. Located within the gated Central Park Professional Center, with ample parking. Zoned O-PA by the City of Visalia, part of a professional/administrative office district.



## Details

Built in 1993, this Class B office building is very well maintained. Construction consists of one-story on a concrete slab floor. Walls are 9 feet high and framed with wood studs, plywood sheathing, and stucco exterior. The roof is a hip-style design, with plywood sheathing and concrete mission tiles. Entrances feature glass storefront doors with tempered glass in aluminum frames. Windows on all four elevations of the building feature dual-pane in aluminum frames.

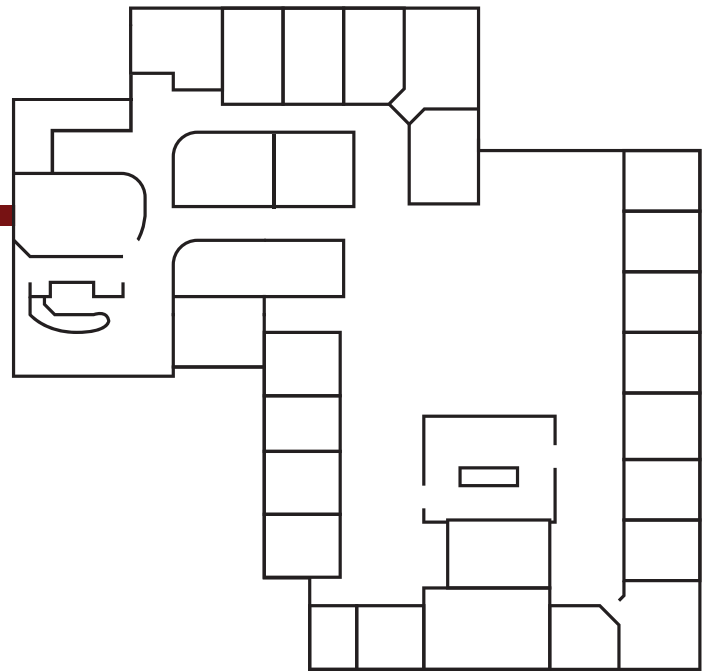




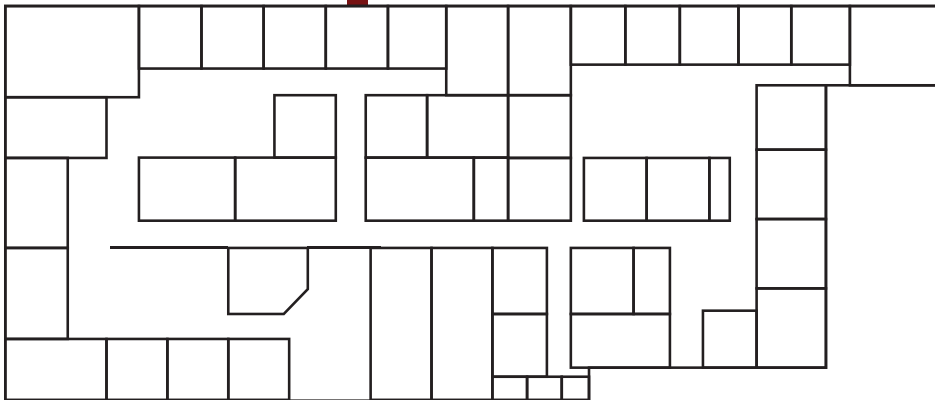
## Floorplan

The floor plan includes a reception and waiting room, twelve private offices, two open office bullpens, a work room, conference room, rear waiting area, two break rooms, four storage rooms, laundry closet, one shower room, utility room, and four restrooms. Floor furnishings are comprised of carpet, vinyl composition tile, and ceramic tile. Ceilings are primarily suspended T-bar grids fitted with acoustic tiles, with sheetrock used in the restrooms and utility room.

**Suite A** contains 11,194 square feet and is comprised of a front lobby with a reception desk, customer service area, main conference room with accordion divider, nineteen private offices, bullpen area with cubicles, small conference room, file storage room, work room, mail room, employee break room, kitchenette, coffee bar, computer server room, three storage rooms, janitor's closet, and four restrooms.



**Suite B** contains 10,246 square feet and is comprised of a waiting room with reception desk, 35 private offices, four office bullpen areas, two conference rooms, two storage rooms, computer server room, two coffee bars, and two restrooms.



## Furnishings

Floor furnishings are comprised of ceramic tile, carpet, sheet vinyl, and exposed concrete. Ceilings are primarily suspended T-bar grids fitted with acoustic tiles, with sheetrock used in the restrooms and utility room. The building is protected by individual burglar alarms for each suite with motion detectors and perimeter opening sensors. There is also a fire-sprinkler system along with smoke detectors and fire pull stations. The system is also remotely monitored.



## Rent

100% Leased – Two strong tenants, one being a local school district and the other a national title company that has leased Suite A for the past 20 years.

Triple Net Rents at 5.00% cap rates through June 30, 2027, increasing to 5.17% if tenants exercise their 5-year extension options.

The enclosed information has been furnished by third parties. While this information is believed to be accurate, neither owner nor Kefa Capital, Inc. represent or warrant the accuracy of this information. Any potential buyer needs to conduct its own due diligence to verify the information contained herein.

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