

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](http://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** \$350,000.00

**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.

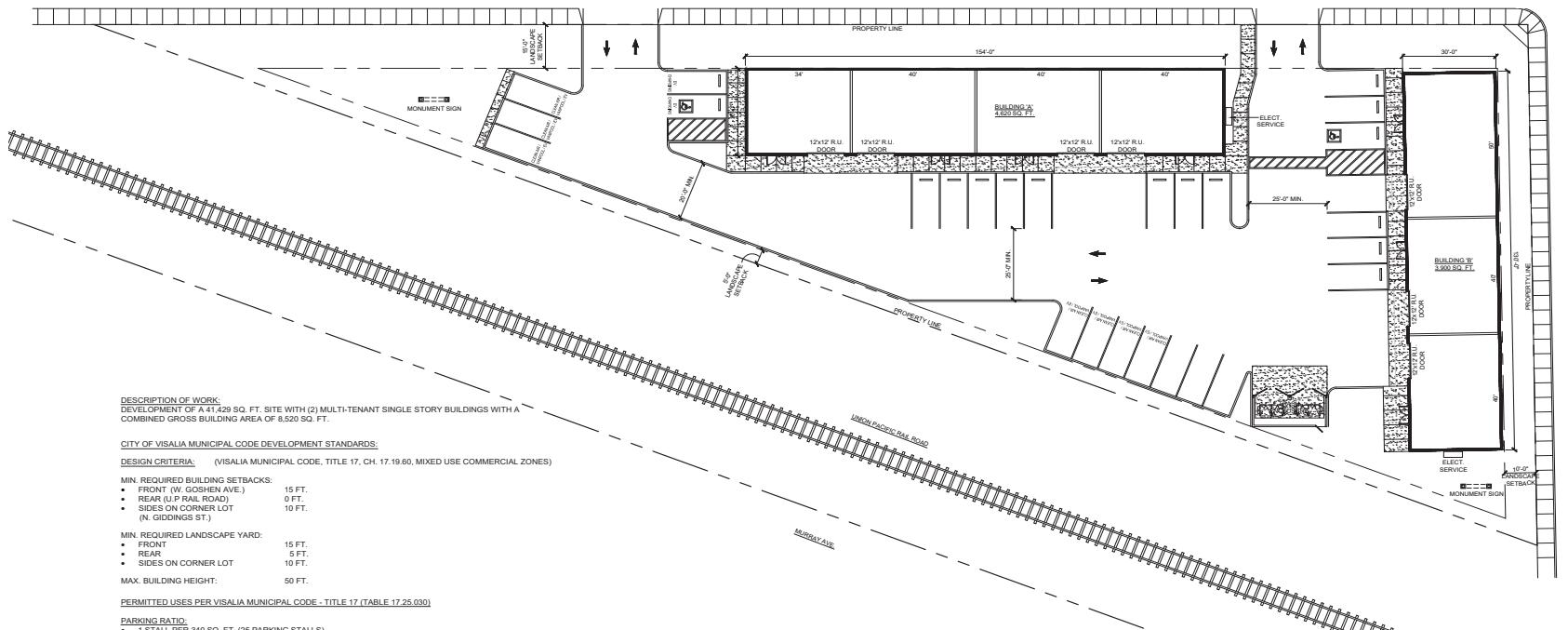


**Contact Broker:**  
Matt Graham  
Lic# 01804235

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## 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 (U.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:

1. NOT LESS THAN 10% OF PARKING AREA SHALL BE LANDSCAPED.
2. 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 106.5.1)

- 3% OF TOTAL PARKING SPACES

## ELECTRIC VEHICLE CHARGING (AS 106.5.3)

- 10-25 PARKING SPACES = 5 E.V. CAPABLE SPACES WITH 2 E.V.S.E. SPACES

## 2022 CALIFORNIA BUILDING CODE:

## ACCESSIBLE PARKING (TABLE 11B-208.2)

- 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

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.

## TAX MAP



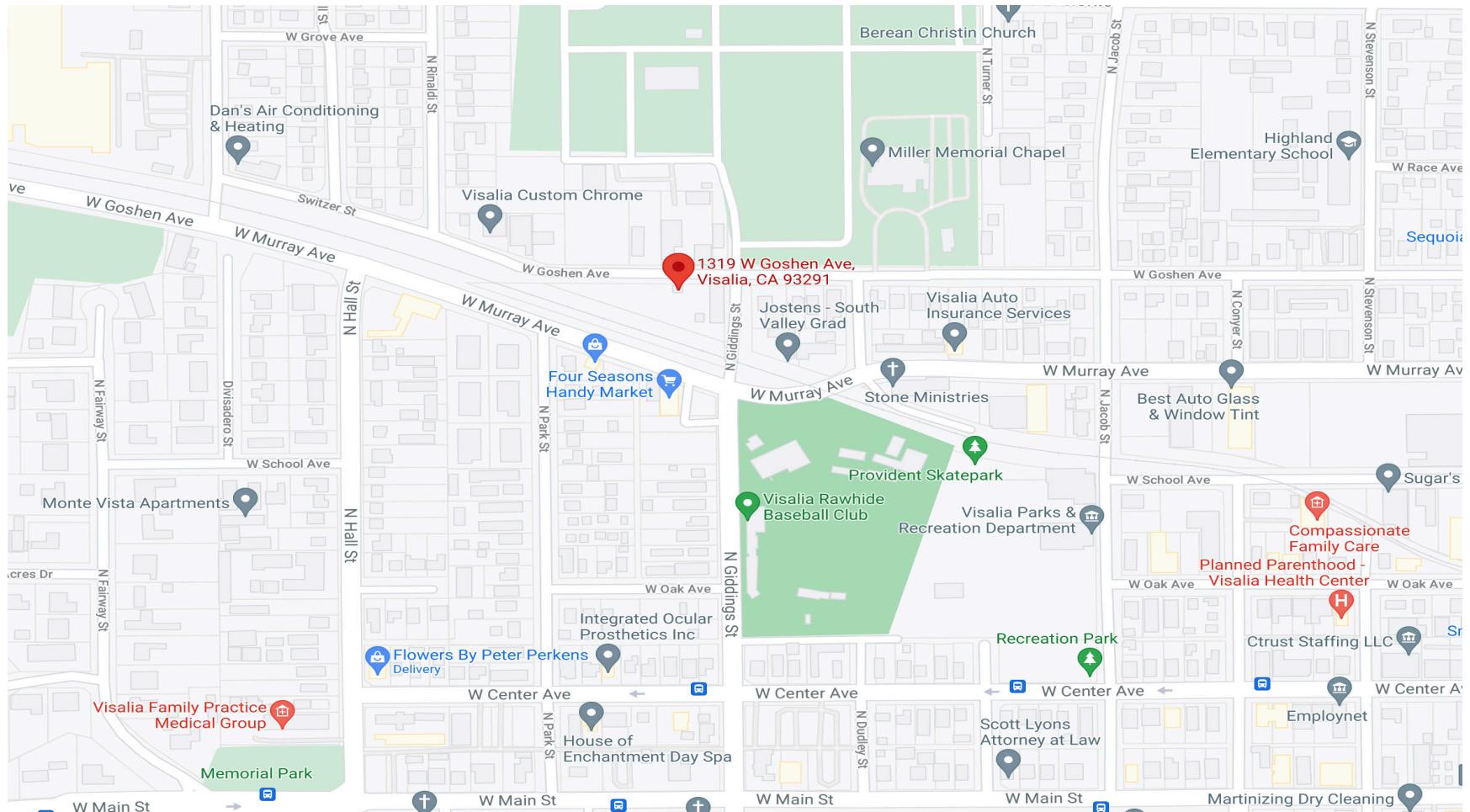
POR. PARKSIDE TRACT, R.M. 8-82  
POR. PARKSIDE TRACT RESUB. BLK.D, R.M. 11-17  
SUNSET ACRES, R.M. 20-36  
PARCEL MAP NO. 2347, P.M. 24-48  
PARCEL MAP NO. 2692, P.M. 27-93  
RECORD OF SURVEY, L.S. 13-58  
PARK AVENUE GARDENS, R.M. 40-94

CITY OF VISALIA  
ASSESSOR'S MAPS BK.093 , PG25  
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles  
Assessor's Block Numbers Shown in Ellipses ① 123 ADD APN TO U.P.R.R. 02/27/2006 KMS  
REVISION DATE TECH

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## LOCATION MAP



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## PROPERTY LAYOUT



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## PROPERTY PHOTOS



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