



Southern Pacific Depot Restaurant | Visalia, CA

Property For Sale

1005 N Demaree Street  
Visalia, California 93291  
O | 559.754.3020  
F | 559.429.4016  
[www.mdgre.com](http://www.mdgre.com)

**GRAHAM** | **& ASSOCIATES**

Matt Graham  
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to learn more, visit: [www.mdgre.com](http://www.mdgre.com)

207 Oak Ave | Visalia, CA

GRAHAM & ASSOCIATES

Property For Sale

## PROPERTY DETAILS

<b>APN:</b>	094-286-003
<b>Building Size:</b>	9,275 +/- Sq. Ft.
<b>Lot Size:</b>	32,670 +/- Sq. Ft.
<b>Parking:</b>	On-Site = 31+ Stalls Street Parking = 17+ Stalls
<b>Zoning</b>	CDT
<b>Sales Price</b>	\$3,250,000.00



### Additional Comments:

Distinctly unique property available to acquire in downtown Visalia. What used to be Visalia's original train station, built in 1916, The Depot Restaurant is newly on the market. With a mix of timeless elegance and European architecture influence, this space stands out. Stained glass art pieces imported from Italian Church ruins were gorgeously restored for The Depot. The dining alcove is outfitted with chandeliers imported from Spain and stunning crystal glass windows from a century old New Orleans hotel. With a dome custom-made from hundreds of pieces of stained glass, there is no shortage of thought and detail in this space.

Choose to continue its legacy as a renowned restaurant, utilizing its two bars, wine cellar, and food & beverage storage - or take on a developer's dream to rework this into a riveting office building. With spacious rooms of varied sizes among the wine cellar, banquet room and dining alcoves, this property has potential to serve as the next most desired office building in Visalia. The Banquet Room can serve as a space for personal parties or conference rooms, while the 612 Lounge Space can accommodate up to 60 people. Seize this opportunity decked with captivating accents of Spanish gold leaf tile, 125 year old hand-carved altar rail, and iron gates to develop a new space to stand out.



### Contact Broker:

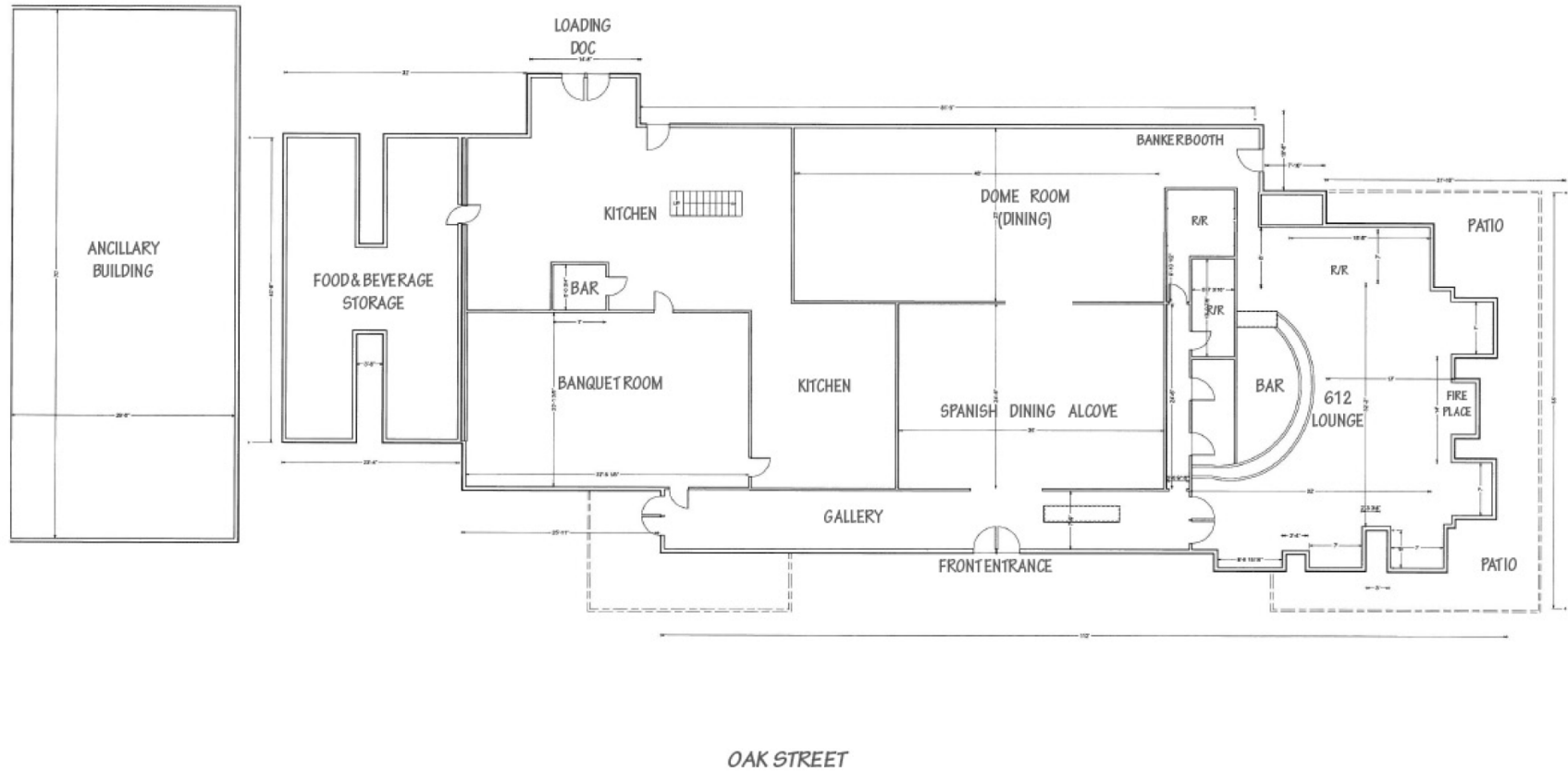
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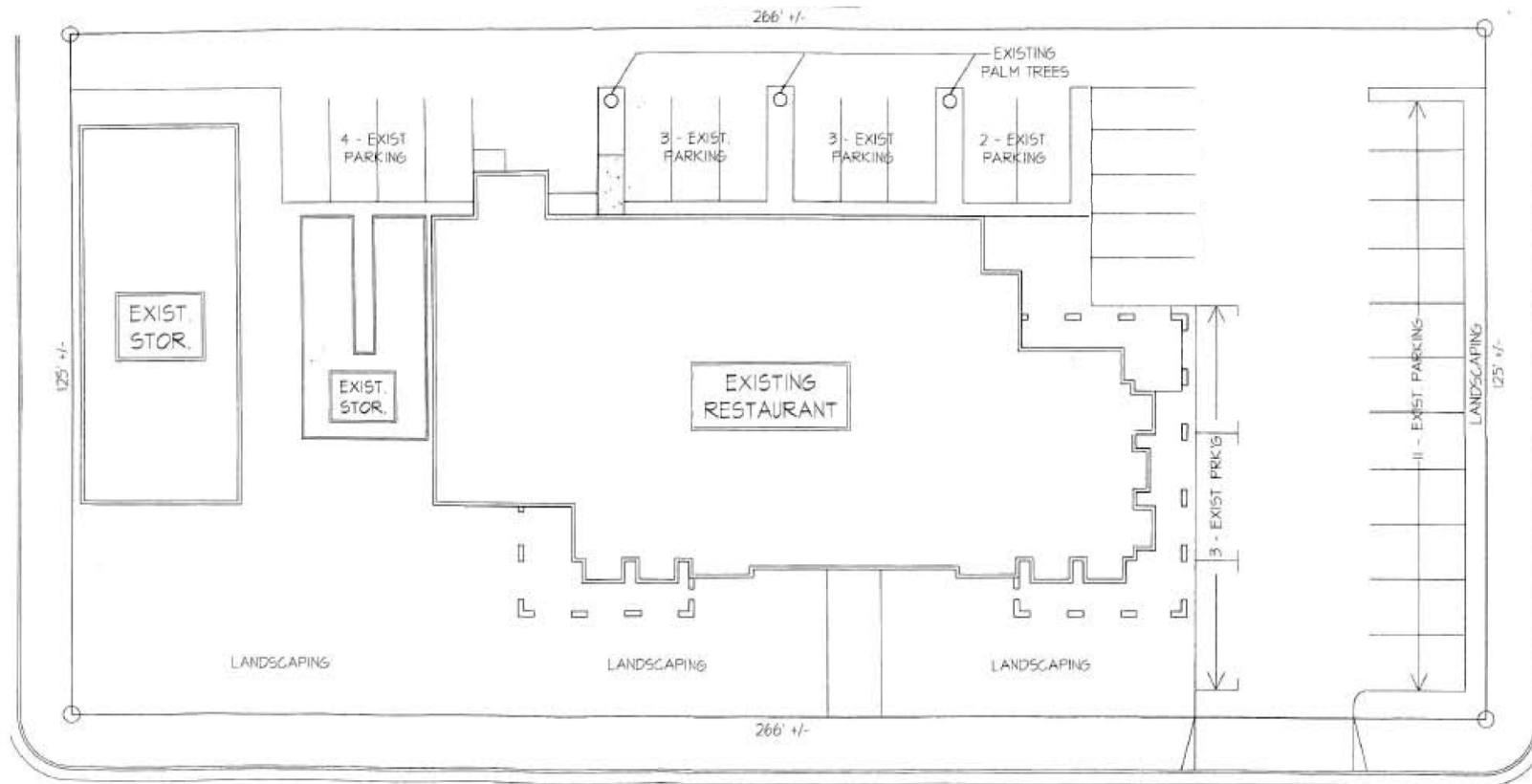
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# FLOOR PLAN



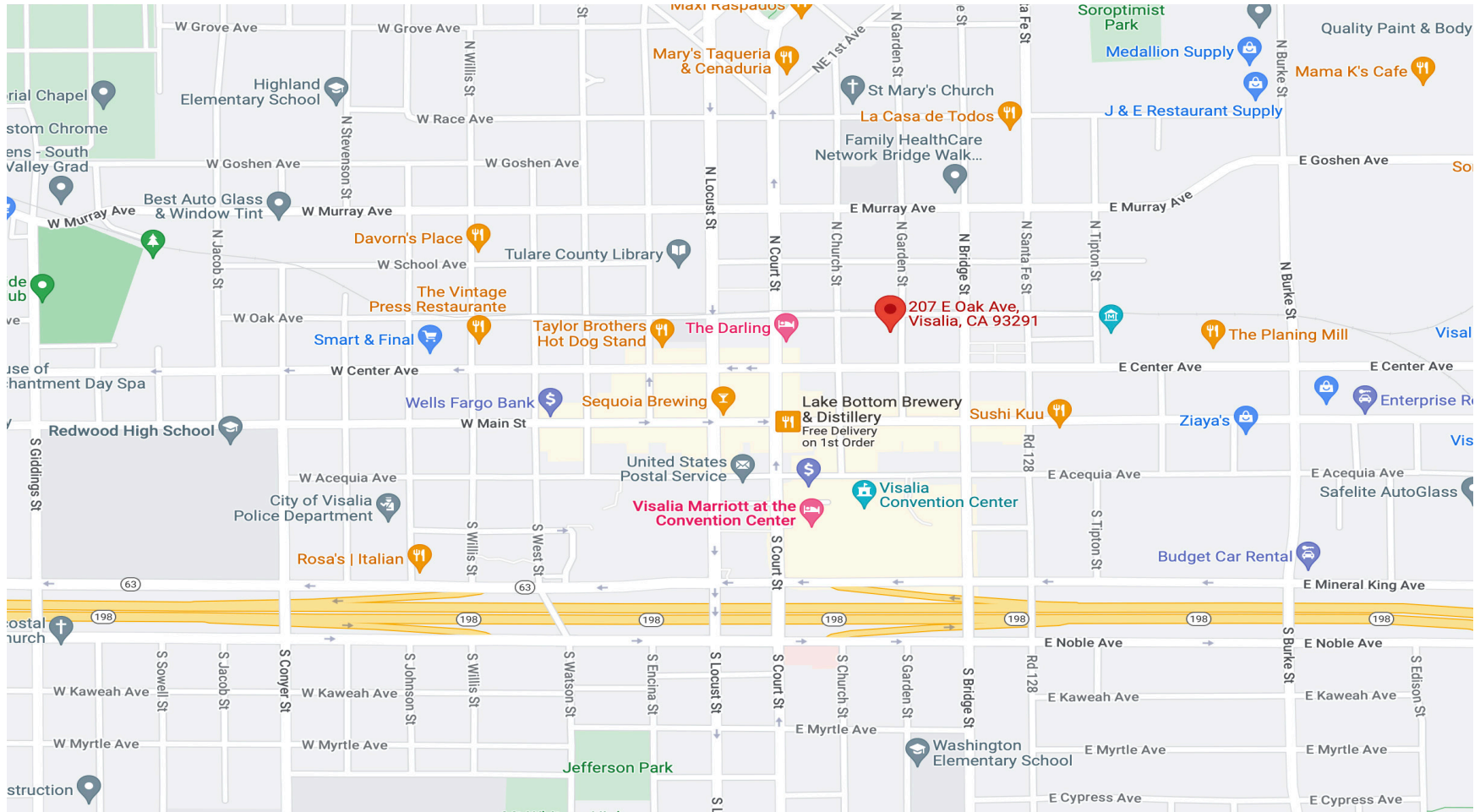
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# SITE PLAN



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# LOCATION MAP



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## PROPERTY LAYOUT



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## PROPERTY PHOTOS



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## PROPERTY PHOTOS



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