

# OFFICE FOR LEASE

OFFICE SPACES AVAILABLE OFF MOONEY IN VISALIA, CA

3200 S Fairway St, Visalia, CA 93277



Lease Rate

**\$1.30  
SF/MONTH**

## OFFERING SUMMARY

Building Size:	6,160 SF
Available SF:	610 SF
Lot Size:	0.523 Acres
Number of Available Units:	1
Year Built:	1980
Renovated:	2019
Zoning:	C-MU (Mixed Use Commercial)
Market:	Mooney/Ashland
Submarket:	Heritage Plaza

## PROPERTY HIGHLIGHTS

- Economical Space Available - Move-In Ready
- 1 Block off Mooney Blvd, North of Caldwell Ave
- Well-Known Freestanding Office Building
- Excellent Existing Corner Signage/Visibility
- Great Visibility | Easy Access to CA-198 CA-99
- Private Parking Lot + Street Parking + Signage
- Busy & Established Corridor w/ Retail Growth
- Easy Access | Separate Suites | Multiple Configurations
- Building Equipped w/ Separate HVAC's & Meters
- Close Proximity to Traffic Generators
- Private Restrooms | Private Entrances
- Move-In Ready: Fresh Paint & Carpet
- Excellent Mooney Presence Surrounded with Quality Tenants
- Ample Parking, Quality Tenants, & Great Exposure
- Well-Known Freestanding Office Building Off Corner Location

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### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

### KEVIN LAND

Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

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#### PROPERTY DESCRIPTION

±610 SF of General, Professional, and/or Medical Office space available for lease one block off Mooney Blvd! Clean office spaces with fresh paint, newer flooring, and move-in ready! Each unit has access to high speed Internet, is separately metered, has private restrooms, private entrances, and consists of demising walls (can be combined). Brand new asphalt slurry coat, HVAC's and foam roof are less than 10 years old, full exterior lit private parking (24 spaces plus street), excellent existing corner signage, great visibility and easy access to CA-198 and CA-99 on/off ramps.

#### LOCATION DESCRIPTION

Prime location just northeast of Visalia's main retail corridors, Mooney Boulevard and W Dorothea Avenue, which is one of the busiest intersection in Visalia. Positioned at a highly visible, easily accessible, and major recognizable corridor in the heart of Visalia. Easy access from surrounding major corridors. Within 1 mile there is approximately 2 million square feet of retail and office space, making this the regional office and retail destination for residents in Tulare County. Subject is South of CA-198 and Whitendale, East of Highway 99 and Mooney Blvd, West of S Court St, and North of Caldwell Ave.



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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
#A	Available	610 SF	Modified Gross	\$1.30 SF/month	Open Area w/ (3) private offices/rooms.

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Suite #A



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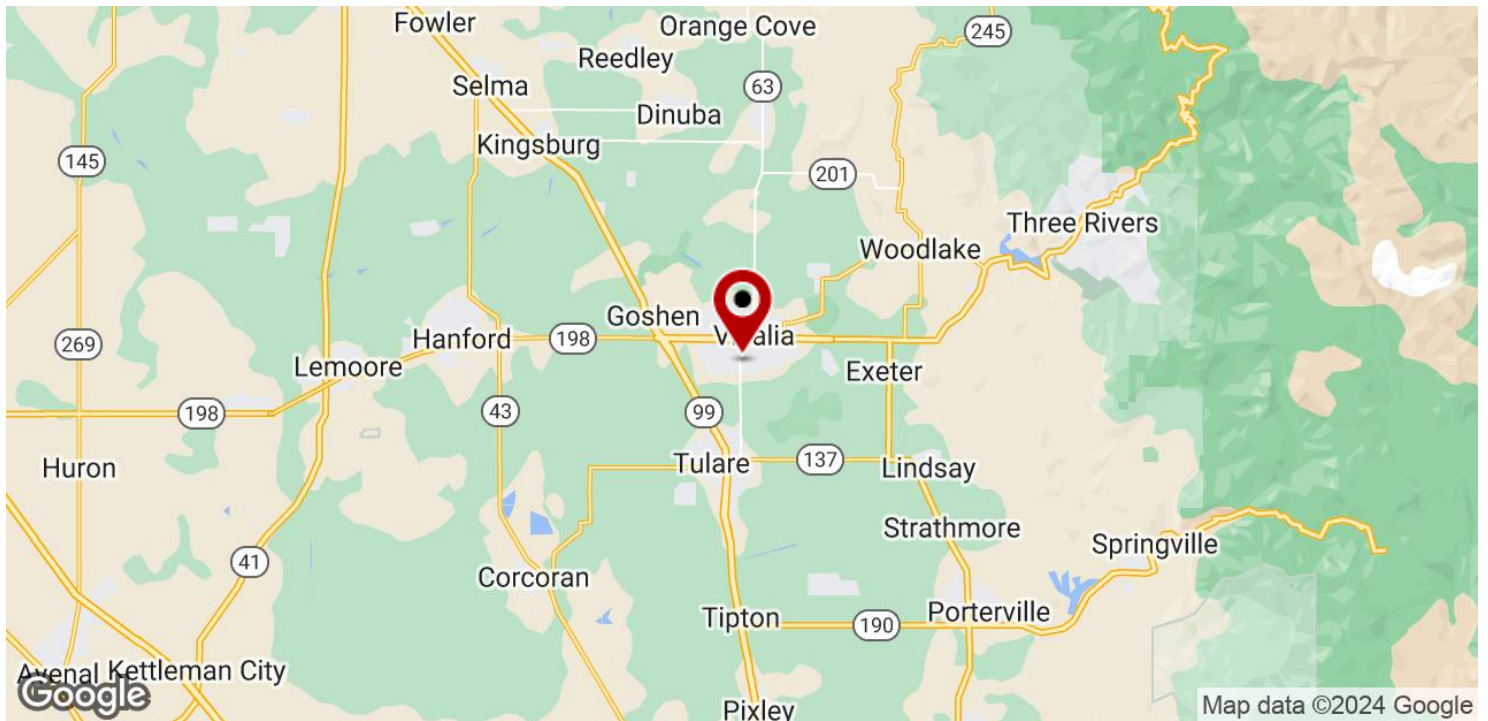
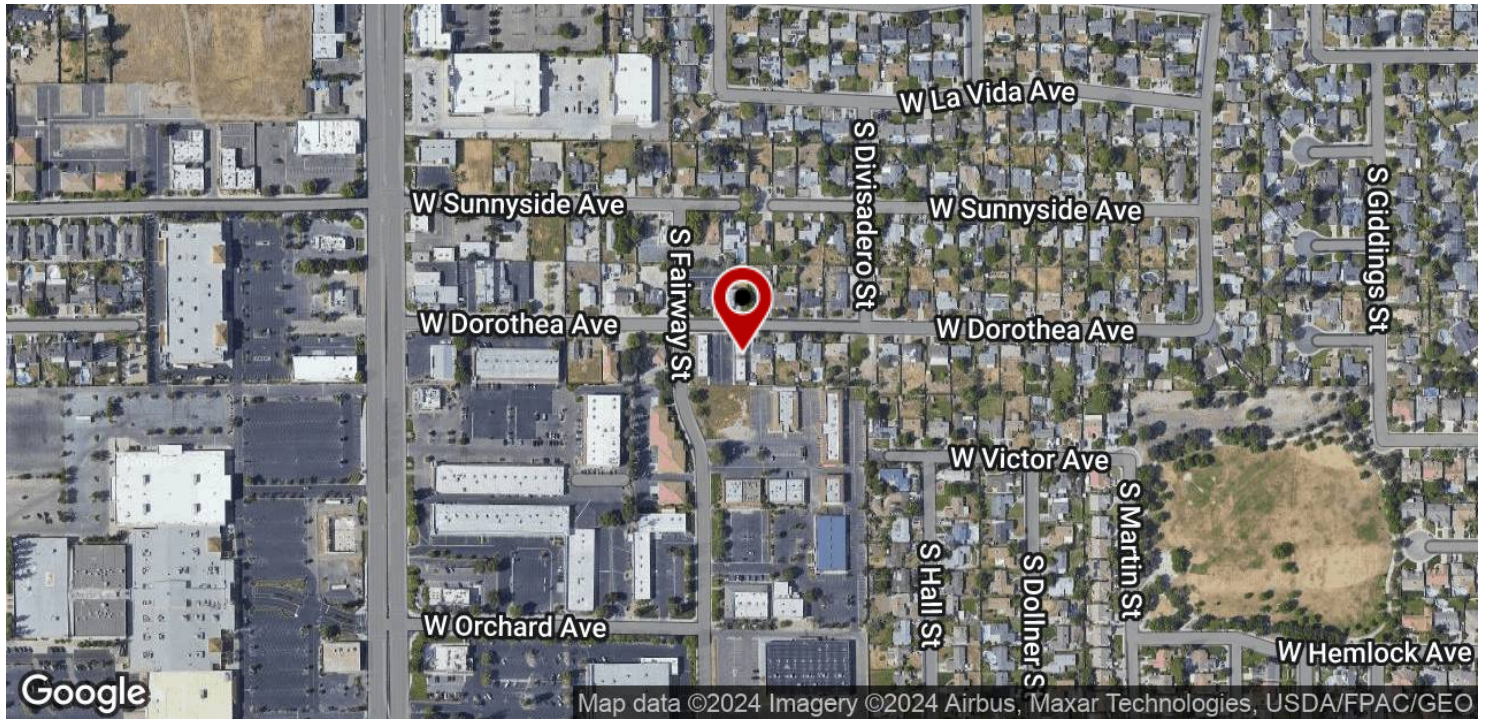
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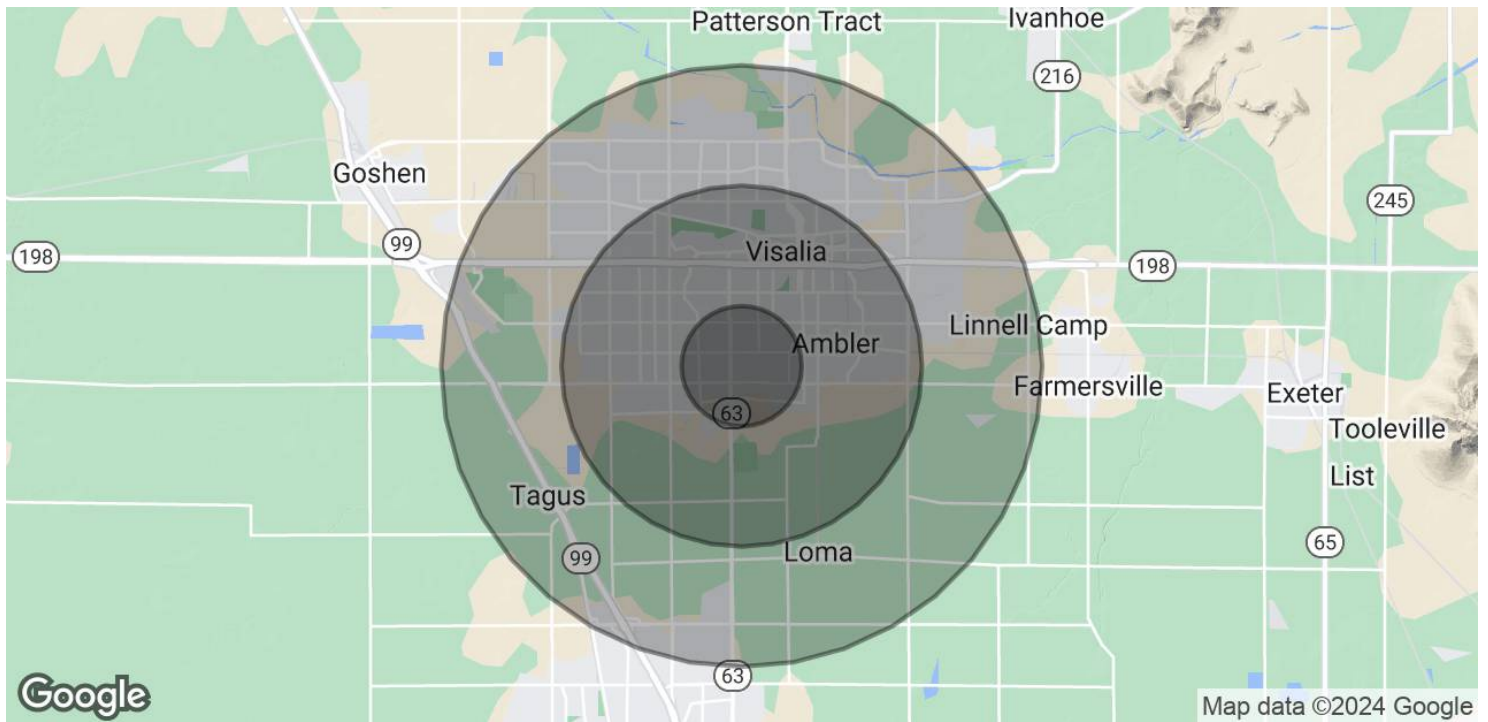
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	14,248	82,554	128,322
Average Age	37.5	33.0	32.0
Average Age (Male)	37.5	32.1	31.2
Average Age (Female)	38.4	34.6	33.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	5,242	28,453	42,512
# of Persons per HH	2.7	2.9	3.0
Average HH Income	\$74,066	\$63,423	\$68,322
Average House Value	\$286,677	\$276,853	\$277,806
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	35.0%	42.4%	43.4%

\* Demographic data derived from 2020 ACS - US Census

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