



# FOR SALE

711 N Court Street  
Visalia, CA 93291

*Leased Investment*

+/-25,319 SF



Z VILLAGES  
REAL ESTATE

DRE #01997012

[zvillages.com](http://zvillages.com)

6100 El Camino Real Suite B Atascadero, CA 93422



PROPERTY SUMMARY

711 N Court Street Visalia, CA 93291	
Rentable Area	+/- 25,319 SF
Land SF	+/- 69,913 SF (1.60 Acres)
Property Type	Office (Three-Story)
Year Built	1924
Power	1,200 amp, 480/277 volt, 3 phase, 4 wire
Zoning	C-MU (Commercial Mixed Use)
Parking Spaces	74
Parcel # (4 parcels)	094-015-014-000, 094-015-009-000, 094-015-017-000, 094-015-001-000
Occupancy	100% - Two Tenants
CAP Rate	8.43%
Sale Price	\$3,800,000.00 (\$150/SF)



## TENANT SUMMARY



Turning Point of Central California, Inc. (TPOCC) provides exceptional services to clients across the central state of California in the areas of behavioral/mental health, substance use disorders, co-occurring disorders, recovery services, employment, housing assistance, community corrections and forensic mental health, residential treatment, and a host of related areas. Services are provided for clients of all ages in a variety of locations throughout the state in both rural and urban locales. TPOCC has successfully contracted with Federal, State, Regional, and County entities since 1970 and has a sustained growth rate of 9%. Currently, TPOCC operates over 50 programs, has over 700 employees and contracted staff members, and has a presence in 10 California counties. Turning Point of Central California's headquarters is located in Visalia, California at 711 N Court Street.

[tpocc.org](http://tpocc.org)

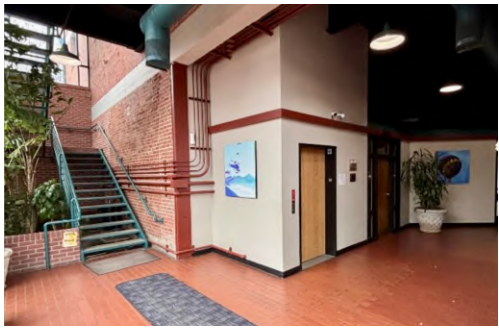
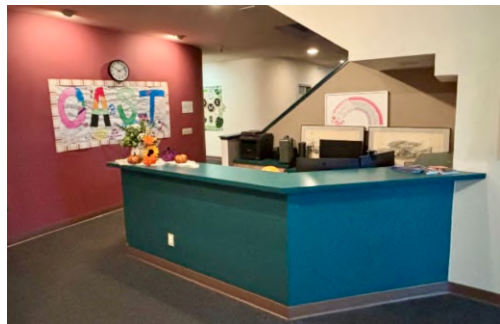
## Sierra Range Construction

Sierra Range Construction is a local contractor who leased suite C in September 2021 for a one year term. They have continued occupancy on a month-to-month basis since then. Sierra range occupies approximately 800 ft.<sup>2</sup>.



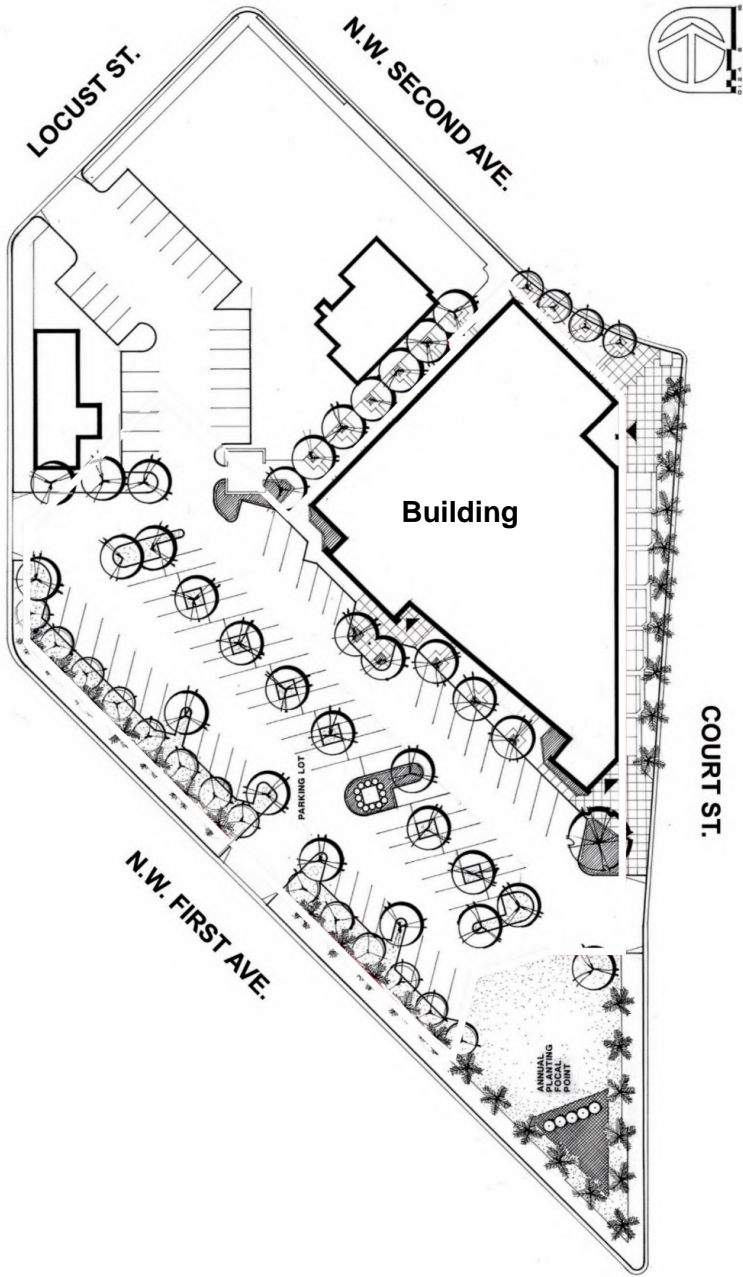








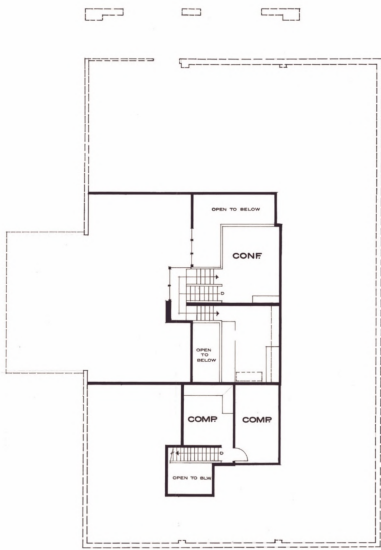
SITE PLAN



OFFICE GROUND FLOOR PLAN

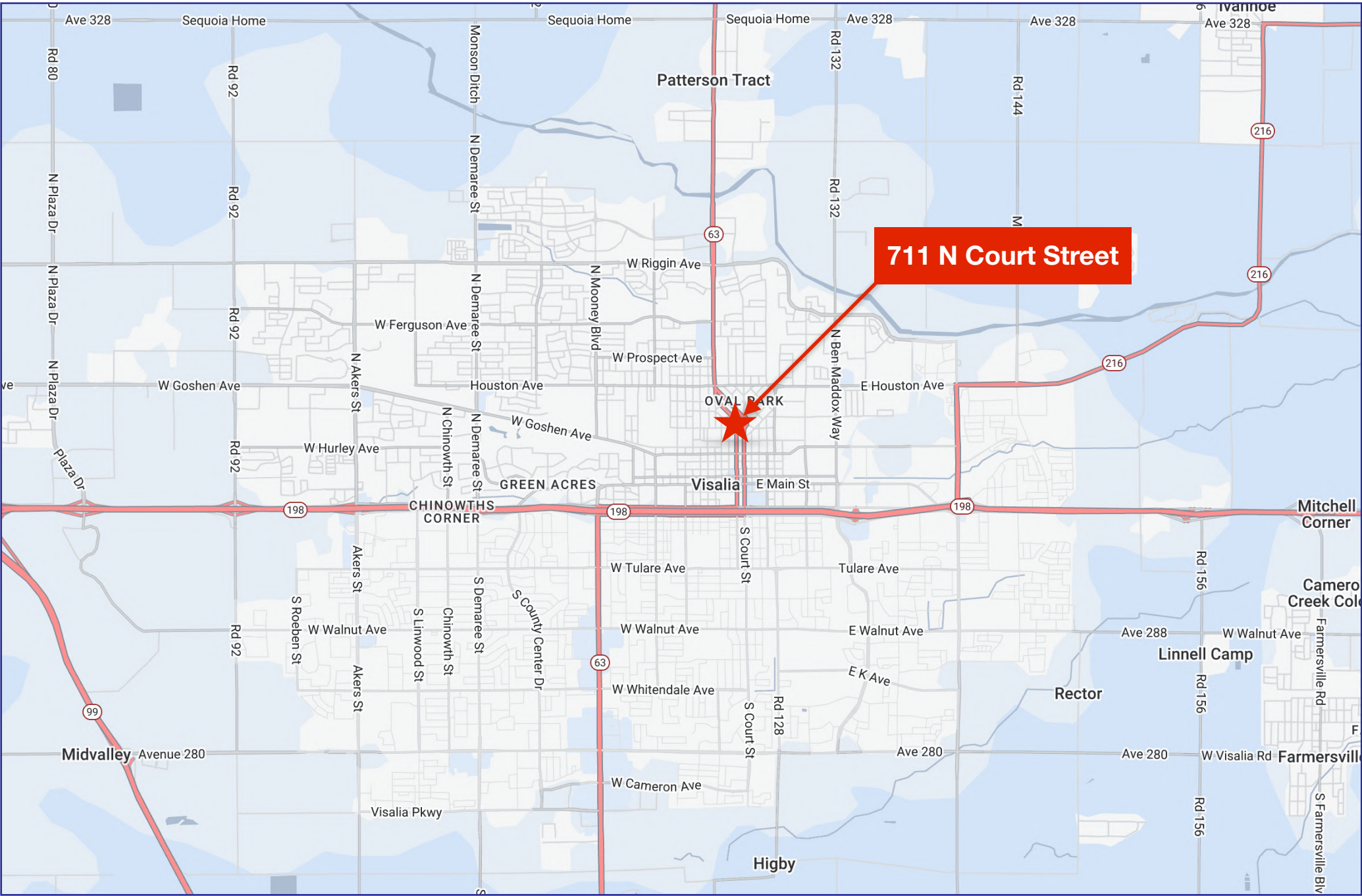


SECOND FLOOR



THIRD FLOOR









# LEASE ABSTRACT/PRO FORMA

Effective Date	11/1/2024
Expiration Date	6/30/2029

Tenant #1  
Turning Point of California, Inc.  
(Occupy approx. 96% of property)

	Total Monthly Rent	Total Annual Rent
Current	\$34,453.32	
11/1/2025 - 10/31/2026	\$35,117.23	\$421,406.76
11/1/2026 - 10/31/2027	\$35,794.42	\$429,533.04
11/1/2027 - 10/31/2028	\$36,485.12	\$437,821.44
11/1/2028 - 6/30/2029	\$37,189.66	\$446,275.92

Landlord Responsibilities:  
Property Taxes, Roof, foundation, exterior walls, heating, air conditioning, electric, plumbing, and water systems.

Tenant Responsibilities: All utilities, repair and maintenance of premises, and CAM fees.

Tenant #2  
Sierra Range Construction  
(Occupy 800 SF, approx. 4% of property)

	Total Monthly Rent	Total Annual Rent
Month-to-Month	\$1,500.00	\$18,000.00

Total Gross Monthly Income	\$35,953.32
LL Monthly Expenses (Approx.)	\$500.13
*** After Sale Property Taxes (1.069% @\$3.8M Sale Price)	\$3,385.16
Net Income***	\$32,068.06
Sale Price	\$3,800,000.00 (\$150/sf)
CAP Rate	8.43%

Insurance (\$6,001.67 annually)  
\*\*\*\$40,622 annually



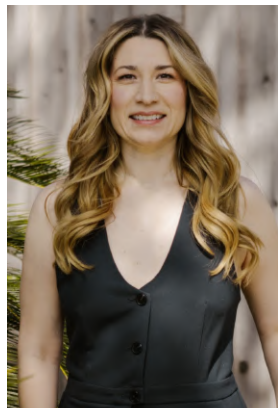


Contact us for more information



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