

# FOR SALE

711 N Court Street  
Visalia, CA 93291

*Leased Investment*

$+\text{-}25,319$  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>.

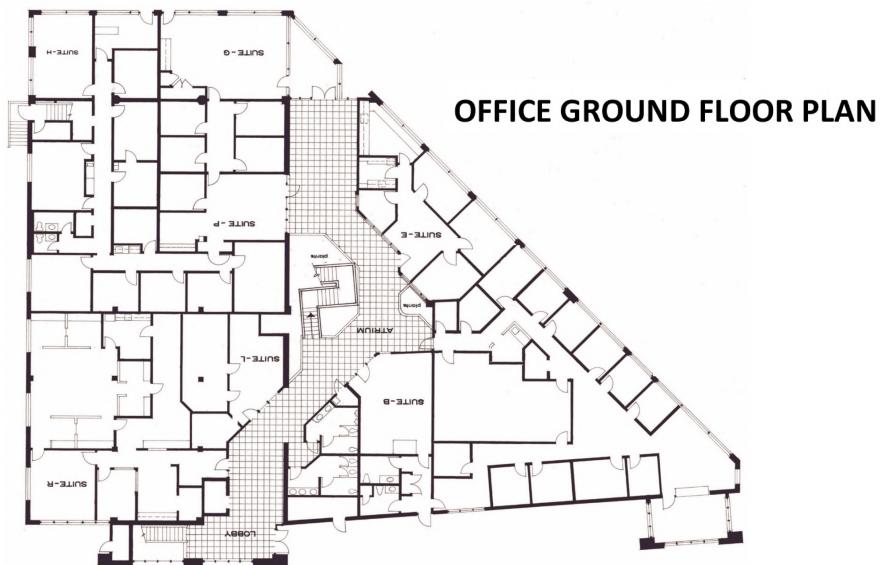
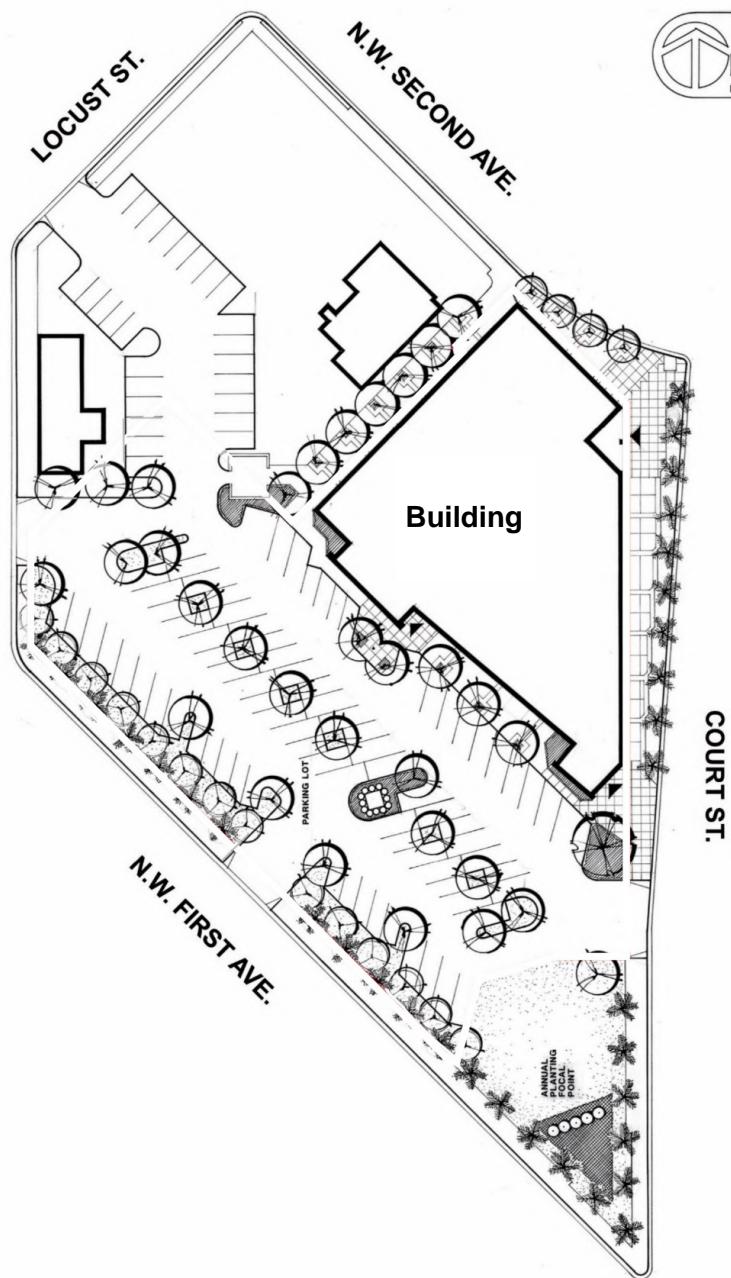
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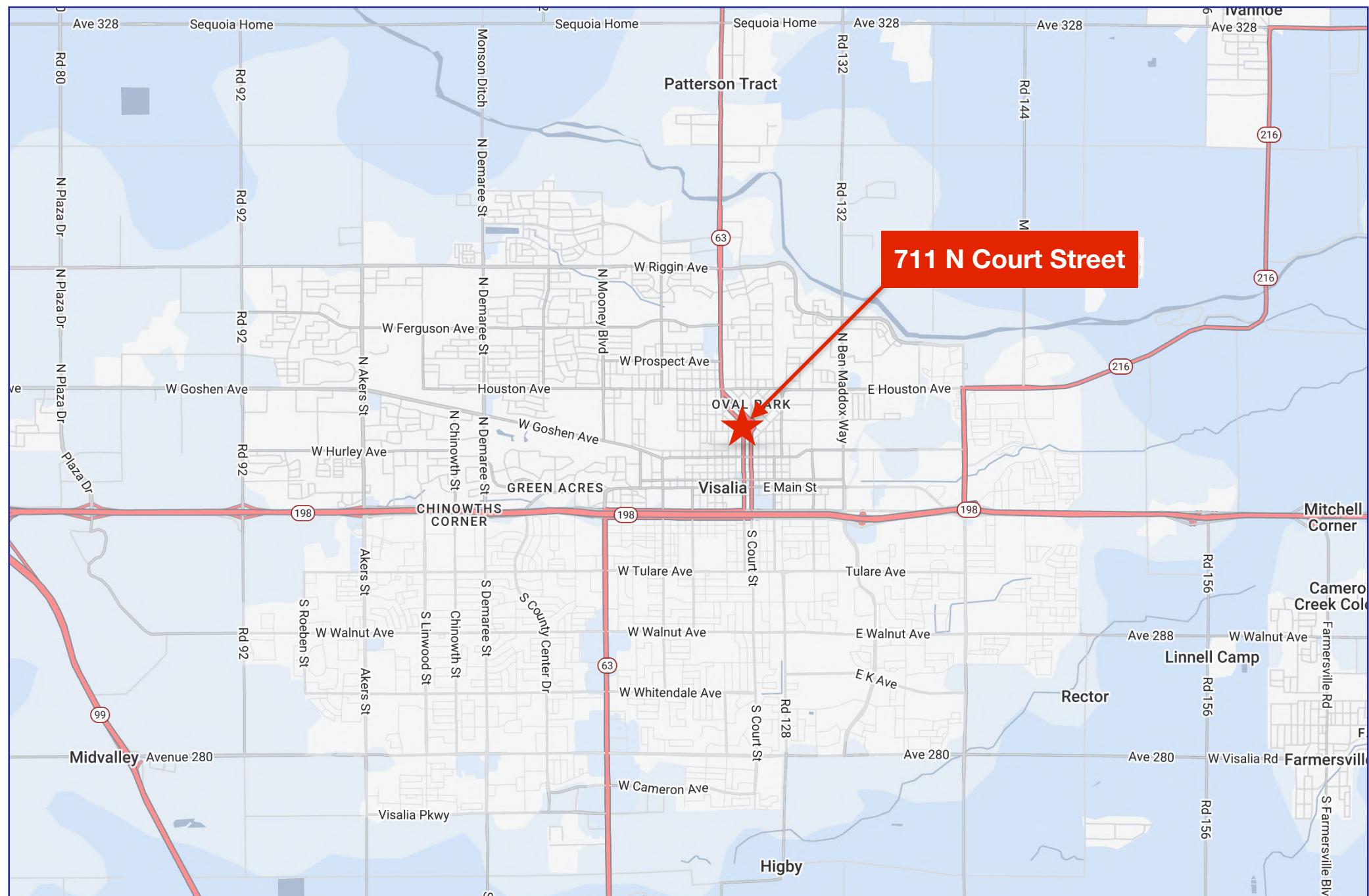


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# SITE PLAN





# 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

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

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

**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.

Insurance (\$6,001.67 annually)

\*\*\*\$40,622 annually



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Contact us for more information



**MAX ZAPPAS**

[max@zvillages.com](mailto:max@zvillages.com)  
Direct: (805) 674-4743  
DRE: #01997012



**NICHOLE HARRIS**

[nichole@zvillages.com](mailto:nichole@zvillages.com)  
Direct: (805) 305-7605  
DRE: #02150984

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