



132 S Valencia Blvd | Woodlake, 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  
Lic# 01804235  
[www.mdgre.com](http://www.mdgre.com)

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



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## PROPERTY DETAILS

**Address:** 132 S Valencia Blvd | Woodlake, CA

**APN:** 061-170-016

**Lot Size:** 21,000 +/- Sq. Ft.

**Building Size:** 6,238 +/- Sq. Ft.

**Zoning:** C-2

**Sales Price:** \$4,100,000.00

**CAP Rate:** 6.4%



### Additional Comments:

Brand new construction - leased investment for sale in Woodlake, California. The new state of the art medical building is fully leased to a strong regional medical tenant, Kaweah Health, with a 10 year lease in place. This location is mission critical for Kaweah Health. Please call for further details.



### Contact Broker:

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Lic# 01804235

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## TENANT INFORMATION



This medical office is currently leased by Kaweah Health, a well-established healthcare provider serving communities throughout Tulare County. As part of Kaweah Health's broader clinic network, this location plays a role in extending primary care and outpatient services to a growing region, with an emphasis on accessibility and continuity of care.

Strategically situated in a residential area, the building is designed to support primary and some specialty care services. Its location allows for convenient access for families and individuals in the surrounding community.

Occupied by Kaweah Health, a respected regional healthcare system, this property offers a stable investment opportunity and satisfies the need for accessible health services.



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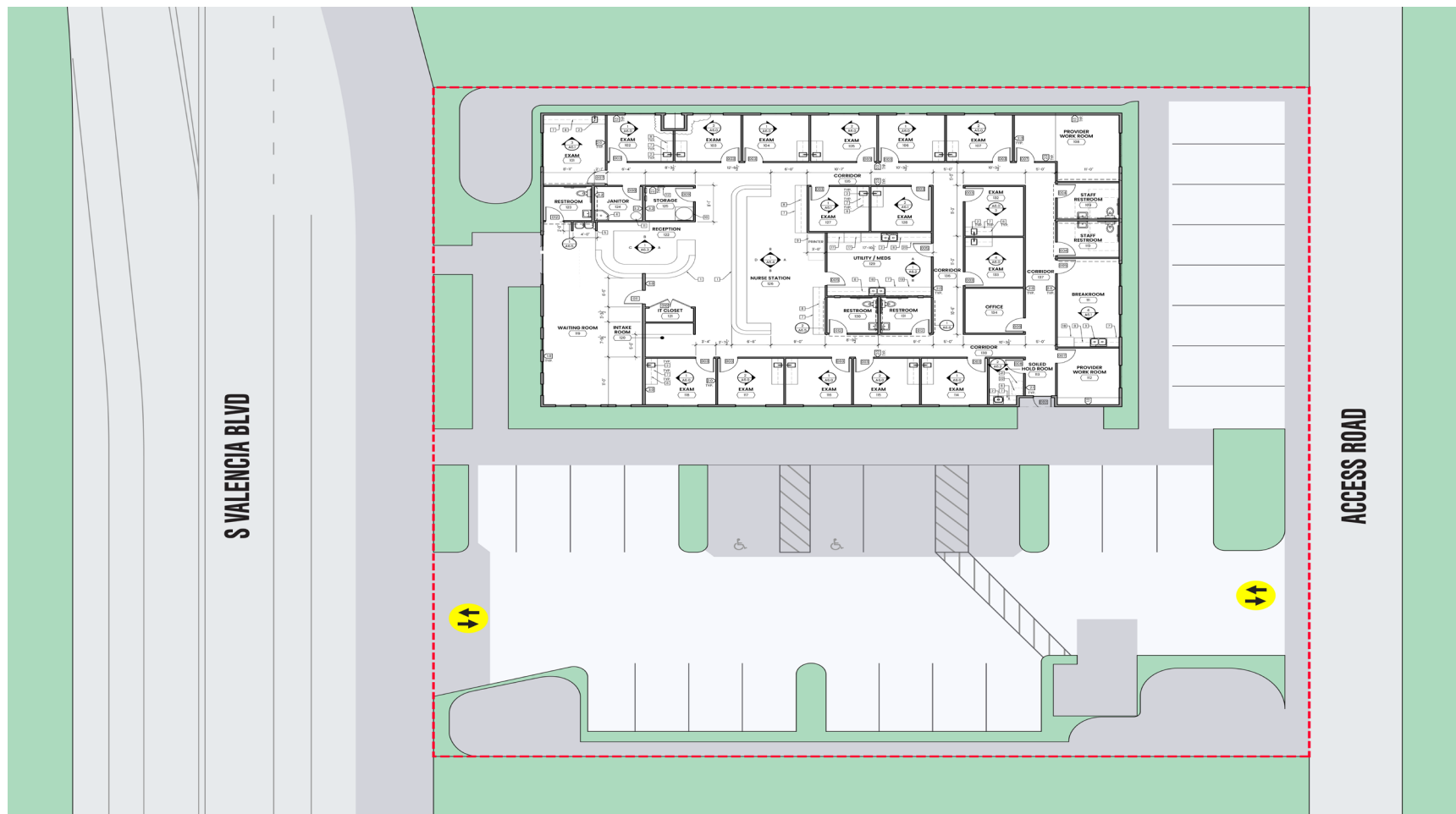
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**RENTAL SCHEDULE**

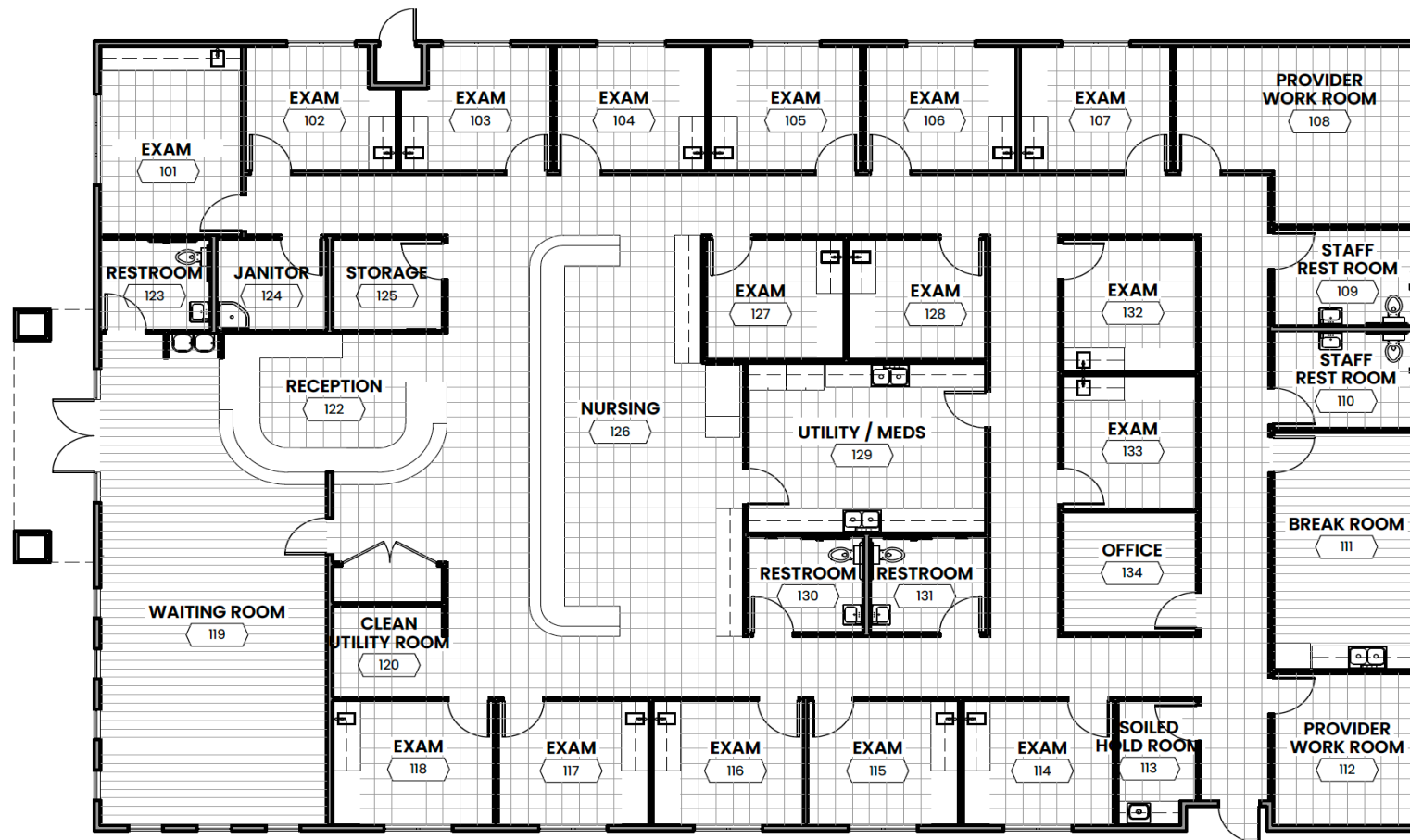
	<u>From</u>	<u>To</u>	<u>/SF</u>	<u>/Month</u>	<u>/Year</u>
Year 1	03/01/25	02/28/26	3.50	21,833	261,996
Year 2	03/01/26	02/28/27	3.59	22,379	268,546
Year 3	03/01/27	02/29/28	3.68	22,938	275,260
Year 4	03/01/28	02/28/29	3.77	23,512	282,141
Year 5	03/01/29	02/28/30	3.86	24,100	289,195
Year 6	03/01/30	02/28/31	3.96	24,702	296,424
Year 7	03/01/31	02/29/32	4.06	25,320	303,835
Year 8	03/01/32	02/28/33	4.16	25,953	311,431
Year 9	03/01/33	02/28/34	4.26	26,601	319,217
Year 10	03/01/34	02/28/35	4.37	27,266	327,197
Year 11	03/01/35	02/29/36	4.48	27,948	335,377
Year 12	03/01/36	02/28/37	4.59	28,647	343,761
Year 13	03/01/37	02/28/38	4.71	29,363	352,355
Year 14	03/01/38	02/28/39	4.82	30,097	361,164
Year 15	03/01/39	02/29/40	4.95	30,849	370,193

## SITE PLAN

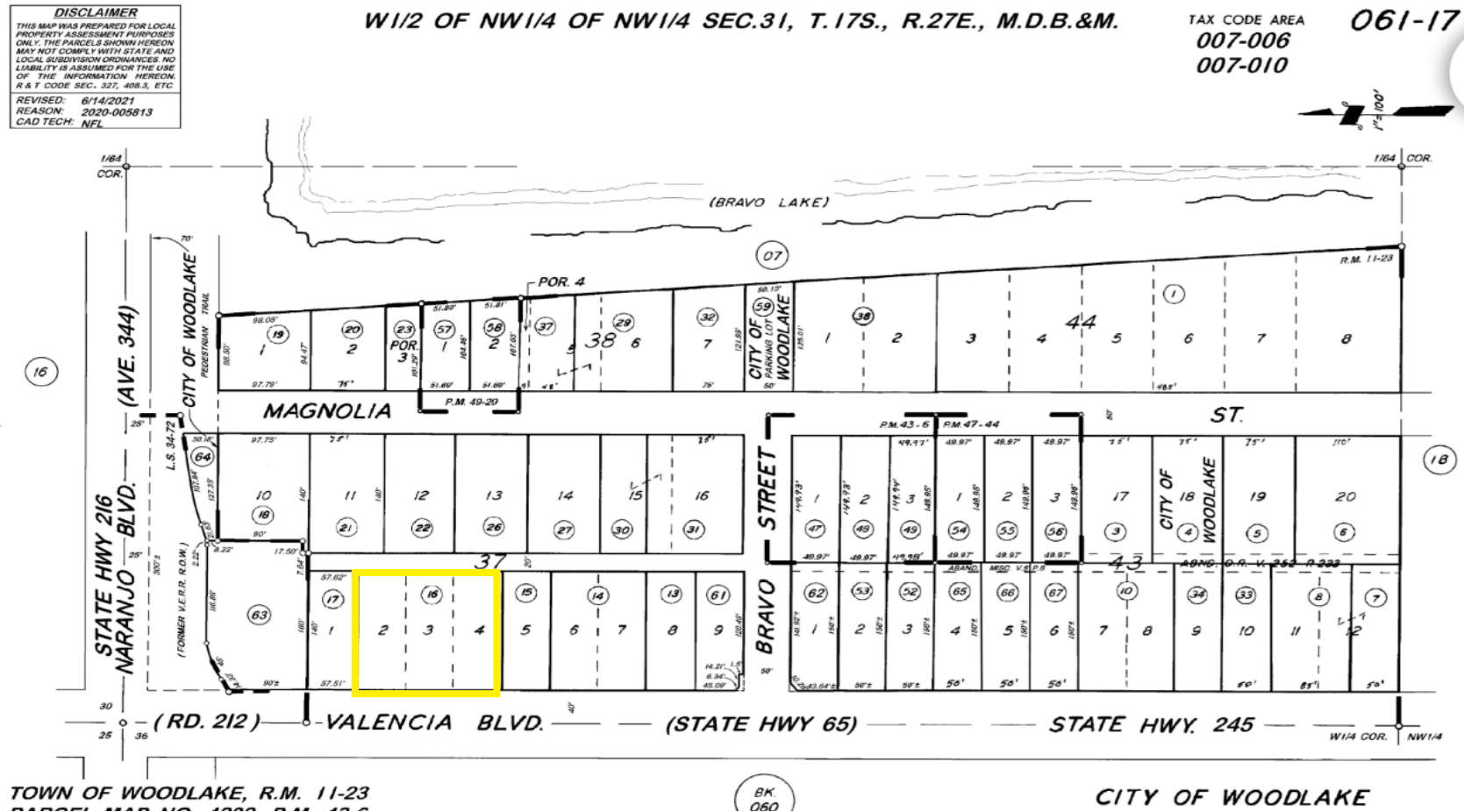


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## FLOOR PLAN



## TAX MAP



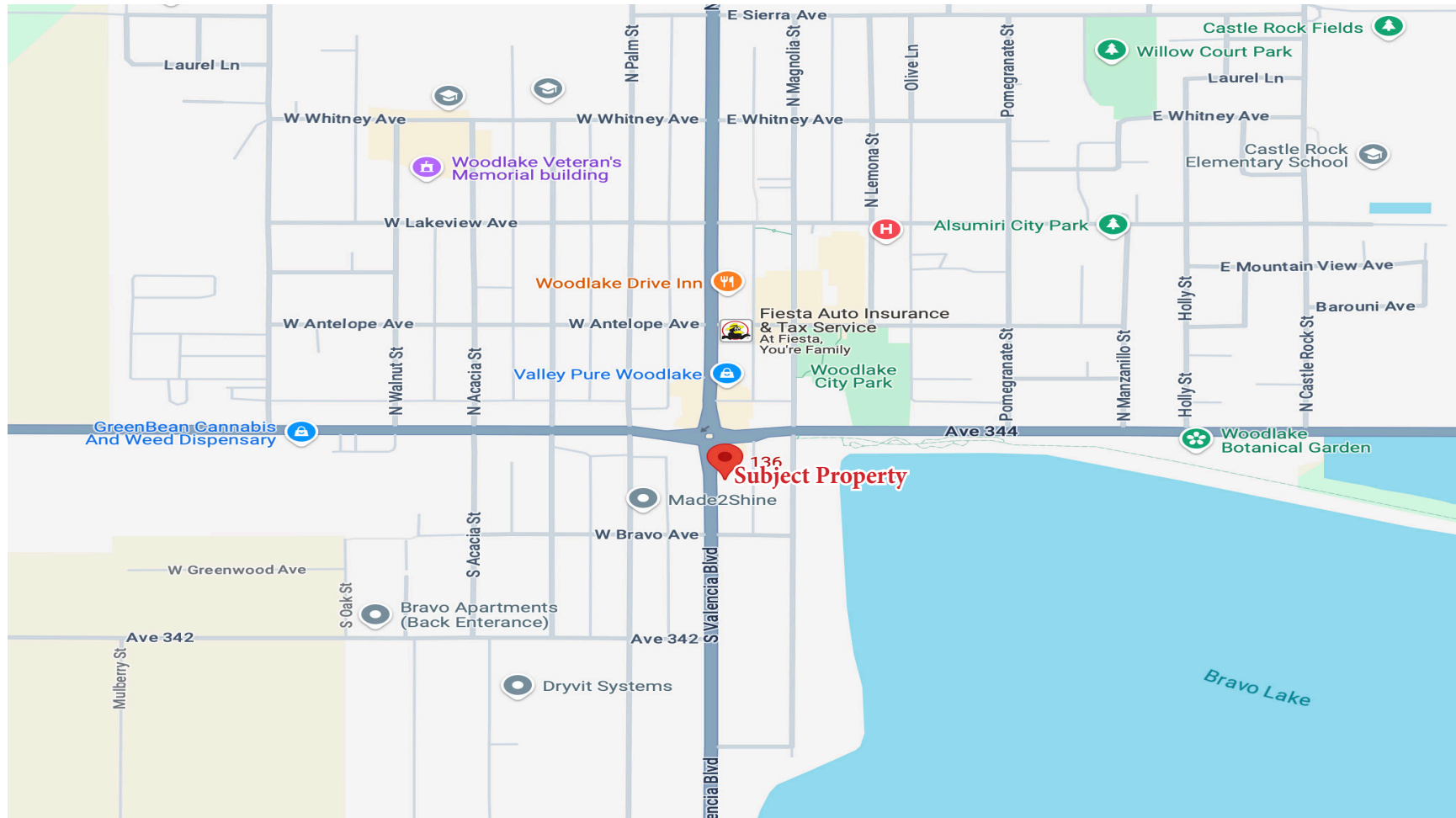
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## LOCATION MAP



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## PROPERTY LAYOUT



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## PROPERTY PHOTOS



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