

# OFFICE FOR LEASE

FREESTANDING HISTORIC OFFICE BUILDING IN DOWNTOWN VISALIA

311 W Murray Avenue, Visalia, CA 93291



AVAILABLE SF:	1,871 SF
LEASE RATE:	\$1.25 SF/Month (MG)
LOT SIZE:	0.19 Acres
BUILDING SIZE:	1,873 SF
BUILDING CLASS:	B
ZONING:	CDT
MARKET:	Central Visalia
SUB MARKET:	Downtown Submarket
CROSS STREETS:	N Floral Street

## PROPERTY FEATURES

- Historic Office Building in Downtown Visalia
- 4 Private Offices, Reception, Kitchenette, Conference & Break Room
- Ample Private Parking
- Basement Storage Room
- Great Exposure & Ample Signage
- Front Parking Spaces
- Newly Remodeled w/Fresh Paint, Carpet & More
- Walking Distance to Retail, Restaurants & Banks

KW COMMERCIAL  
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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### PROPERTY OVERVIEW

Freestanding historic office building with parking located in downtown Visalia. Four private offices, open reception/waiting area, kitchenette area, conference room, and break room. Property has ample private rear parking, and bonus basement storage room. Building has great exposure from the front with signage, and front parking spaces. Interior has fresh paint, fresh carpet, and other recent remodeled features. Walking distance to retail, restaurants, and banks.

### LOCATION OVERVIEW

This building is located north of W School Avenue, east of N Floral Street, south of W Murray Avenue and west of N Encina Street in downtown Visalia.



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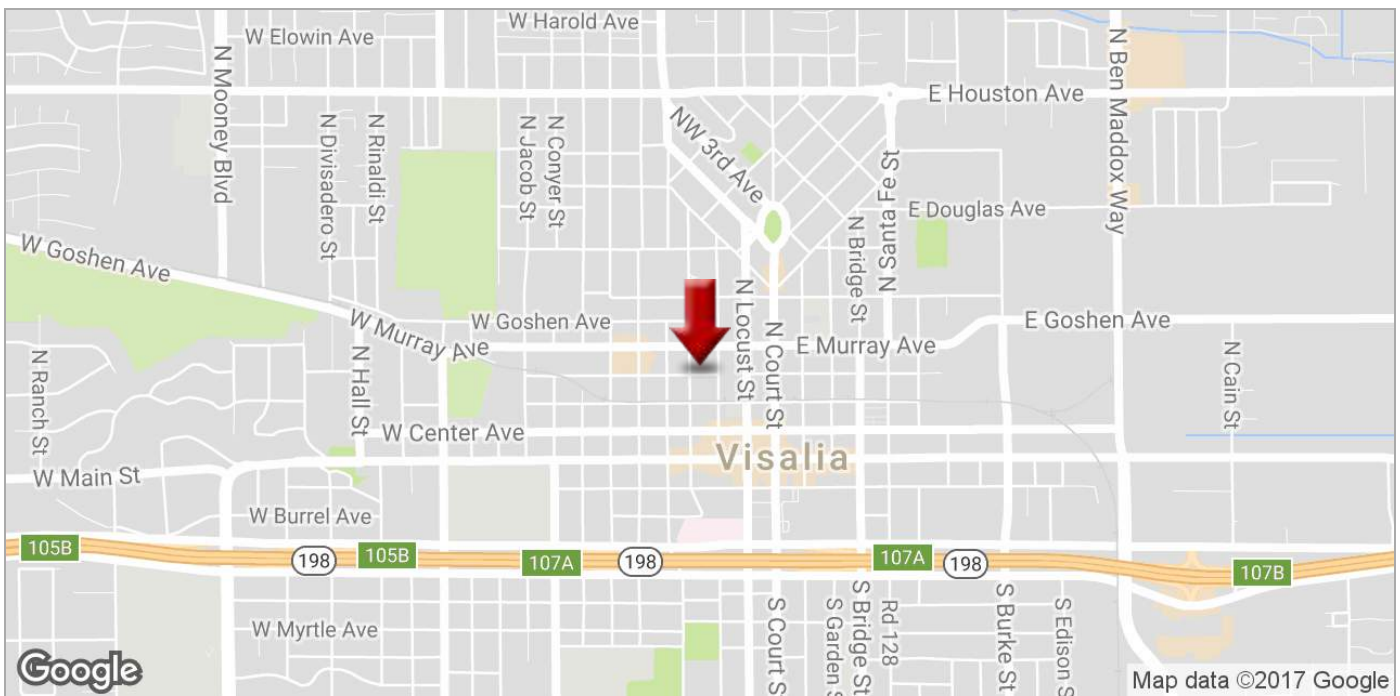
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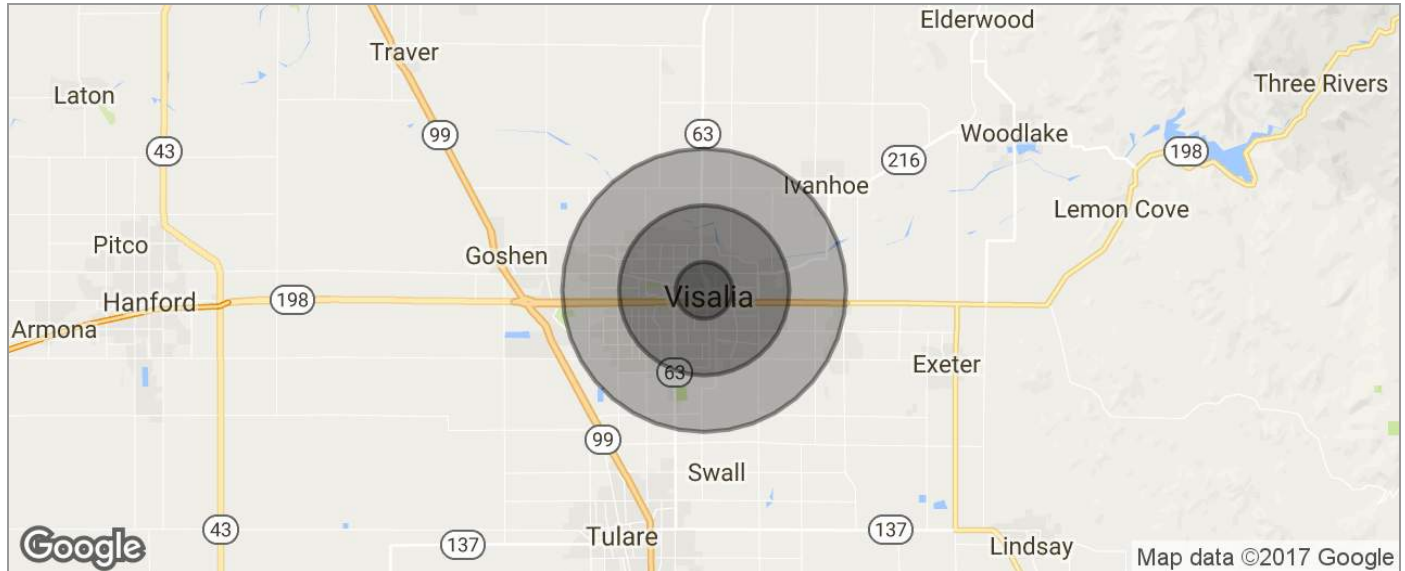


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,726	81,352	134,635
MEDIAN AGE	26.8	31.8	31.9
MEDIAN AGE (MALE)	26.2	31.1	31.1
MEDIAN AGE (FEMALE)	28.0	33.3	33.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,855	26,466	44,651
# OF PERSONS PER HH	3.4	3.1	3.0
AVERAGE HH INCOME	\$46,005	\$65,417	\$67,763
AVERAGE HOUSE VALUE	\$196,712	\$274,123	\$277,768
RACE	1 MILE	3 MILES	5 MILES
% WHITE	81.8%	80.8%	81.2%
% BLACK	0.7%	1.4%	1.8%
% ASIAN	4.8%	5.1%	4.9%
% HAWAIIAN	0.2%	0.1%	0.1%
% INDIAN	0.4%	0.8%	0.9%
% OTHER	9.2%	8.6%	7.9%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	64.3%	47.6%	44.1%

\* Demographic data derived from 2010 US Census

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