

OFFERING MEMORANDUM

INDUSTRIAL OWNER-USER OPPORTUNITY

1334 W GOSHEN AVENUE
VISALIA, CALIFORNIA 93291

\$435,000 | 2,614 SF BUILDING | 18,632 SF SITE



THE OPPORTUNITY

Acquire a flexible industrial-service property in central Visalia with a rare combination of office, shop, loading access, secure concrete yard and additional open land.

The property is positioned for an owner-user seeking operational flexibility, vehicle and equipment storage, and immediate occupancy potential. Its configuration may suit contractors, service companies, light fabrication, agricultural support, fleet operations or other commercial uses subject to zoning and agency approvals.

\$435,000

PRICE

2,614 SF

BUILDING

18,632 SF

SITE

0.43 AC

LOT

INVESTMENT / OCCUPANCY PROFILE

- Owner-user commercial property
- Functional mix of office, shop and yard
- Secure gated access
- Potential expansion or reconfiguration opportunities
- Pricing positioned below replacement cost of comparable improvements

**SECURE ACCESS**

Fully fenced and gated perimeter with controlled entry.

CONCRETE YARD

Large paved operational area for parking, loading and storage.

**SHOP /
WAREHOUSE**

Enclosed work area with large sliding access and restroom.

UPDATED OFFICE

Professional office area with exposed brick character and refreshed finishes.

**LOADING
FUNCTION**

Raised loading platform, ramp access and covered work/storage areas.

**ADDITIONAL
LAND**

Open rear yard provides further storage or operational flexibility.

ADDRESS	1334 W Goshen Avenue, Visalia, CA 93291
OFFERING PRICE	\$435,000
BUILDING AREA	Approximately 2,614 square feet
SITE AREA	Approximately 18,632 square feet / 0.43 acres
APN	093-083-034-000
REPORTED ZONING	CSO (verify with City of Visalia)
PROPERTY TYPE	Industrial / service commercial owner-user
IMPROVEMENTS	Office, enclosed shop/warehouse, restrooms, loading platform, covered storage
SITE FEATURES	Fenced and gated; concrete yard; open rear yard
OCCUPANCY	Available for owner-user subject to transaction terms

All measurements and property details are approximate and should be independently verified by Buyer.



SITE FUNCTION

- Front concrete yard
- Office / shop improvements
- Rear open storage land
- Gated street access











LOCATION ADVANTAGES

- Positioned along the W Goshen Avenue corridor
- Central access to Visalia's commercial and employment base
- Convenient regional connection via Highway 99
- Located within Tulare County's primary commercial hub
- Suitable for businesses serving the greater Visalia trade area

Visalia is the Tulare County seat and serves as a regional commercial center for an estimated trade area of approximately 630,000 people.

Source: City of Visalia Economic Development.

CITY OF VISALIA

146,541

2025 POPULATION

47,089

HOUSEHOLDS

64.2%

LABOR FORCE

~630K

TRADE AREA

LOCAL AREA DEMOGRAPHICS

RADIUS	2025 POPULATION	HOUSEHOLDS	MEDIAN HH INCOME
1 Mile	17,962	5,517	\$64,161
3 Miles	125,396	41,178	\$82,473
5 Miles	157,446	51,671	\$87,004

Demographic figures are estimates and are provided for general marketing purposes only.

REPORTED ZONING

CSO

Potential uses may include contractor, service, office, storage, light industrial or similar activities, subject to zoning, permits, legal nonconforming status and City approval.

BUYER SHOULD VERIFY

- Current zoning designation and any overlay districts
- Permitted and conditional uses
- Outdoor storage, parking and screening requirements
- Building permits and legal status of existing improvements
- Fire, access, ADA and environmental requirements
- Potential redevelopment or expansion limitations

CITY OF VISALIA PLANNING

Planning Hotline: 559-713-4359
315 E Acequia Avenue, Visalia
Interactive zoning information is available through the City's GIS resources.

*No representation or warranty is made regarding permitted use.
Buyer must conduct independent due diligence.*

GENERAL CONTRACTOR

Office, equipment, fleet and material storage

HVAC / PLUMBING / ELECTRICAL

Dispatch, shop, vehicle parking and inventory

LANDSCAPE / IRRIGATION

Yard storage, trailers, equipment and office

AGRICULTURAL SERVICES

Parts, service, field equipment and staging

FABRICATION / REPAIR

Flexible shop area and outdoor work capacity

DISTRIBUTION / SERVICE

Central dispatch and regional coverage

AUTOMOTIVE / FLEET

Vehicle staging and maintenance potential

BUILDING MATERIALS

Secure yard, loading and covered storage

Illustrative uses only. Buyer must verify zoning, licensing, environmental and operational requirements.

FOR ADDITIONAL INFORMATION

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This Offering Memorandum is for informational purposes only. No representation or warranty is made as to the accuracy or completeness of the information. Prospective purchasers should conduct independent investigations of all matters relating to the property.