

GRAHAM & ASSOCIATES



PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

BUILDING L (PROPOSED) | FOR SALE & FOR LEASE
OFFERING MEMORANDUM

LISTED BY

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The images contained in this brochure are for illustrative purposes only and depict a completed neighboring building representative of the proposed development. They do not depict the actual property being offered for lease. Prospective tenants should verify all information independently.

5625 Avenida de Los Robles, Visalia, CA

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EXECUTIVE SUMMARY

Building L presents a rare opportunity to purchase or lease a proposed commercial building within a growing retail and commercial corridor in Visalia, California. Offering approximately 11,517± SF, this planned development is designed to accommodate a variety of retail, medical, office, or service-oriented uses. Positioned in an established trade area with excellent accessibility and surrounding residential growth, the property offers flexibility for owner-users, investors, and tenants seeking a high-visibility location.

Investment Highlights

- **Proposed Building Size: 11,517± SF**
- **Available: For Sale or For Lease**
- **Sale Price: Please Inquire**
- **Lease Rate: \$2.50/SF NNN**
- **Prime commercial development opportunity**
- **Flexible floor plan suitable for retail, medical, office, or service users**
- **Located in a growing commercial corridor in Visalia**
- **Excellent visibility and accessibility**
- **APN: 085-250-061**
- **Proposed new construction with modern design and quality finishes**



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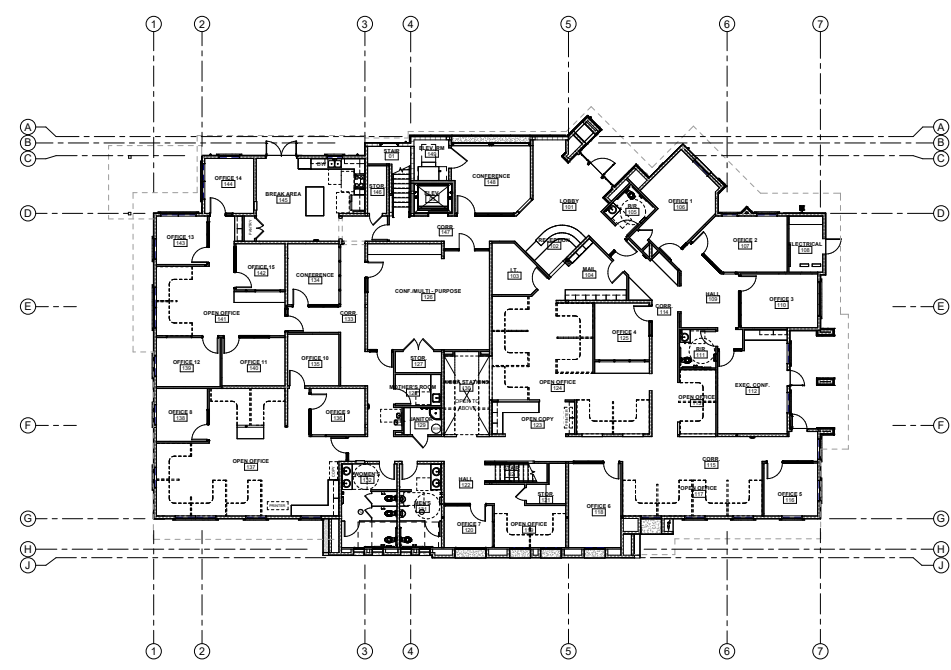
SITE PLAN



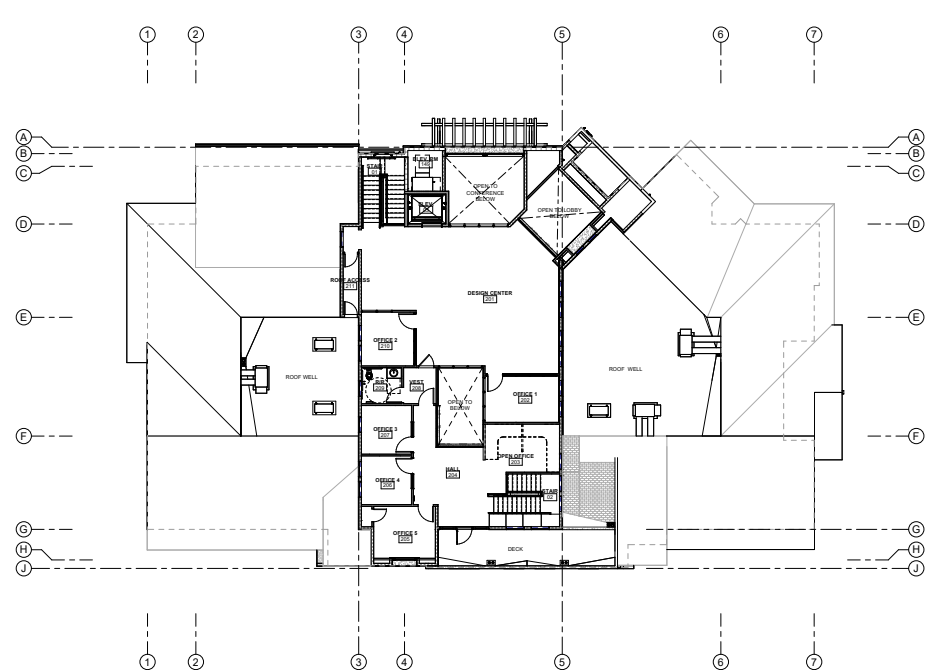
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FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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ISOMETRICS



NORTH / WEST



SOUTH / WEST



SOUTH / EAST

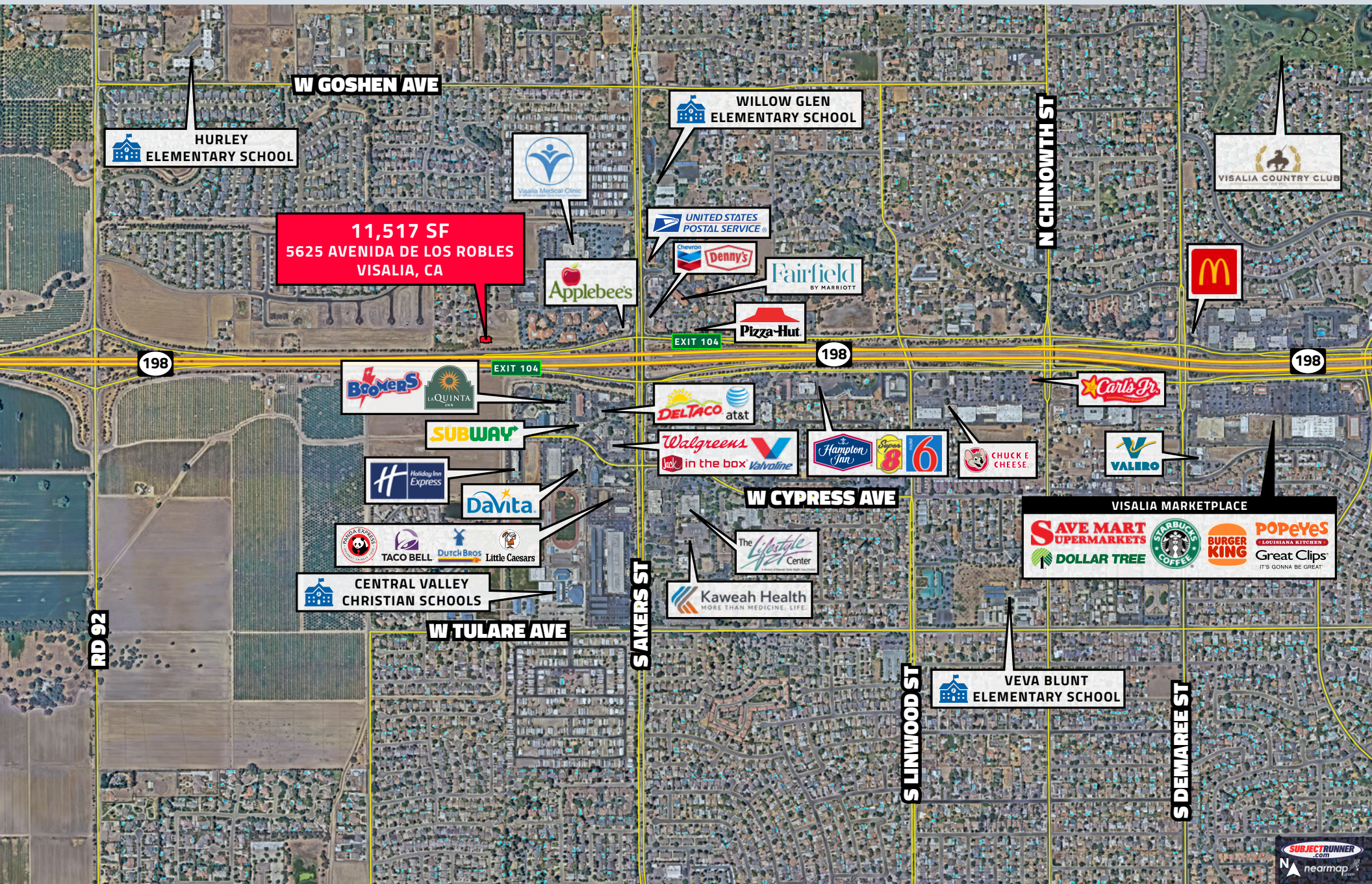


NORTH / EAST

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CLOSE-UP AERIAL

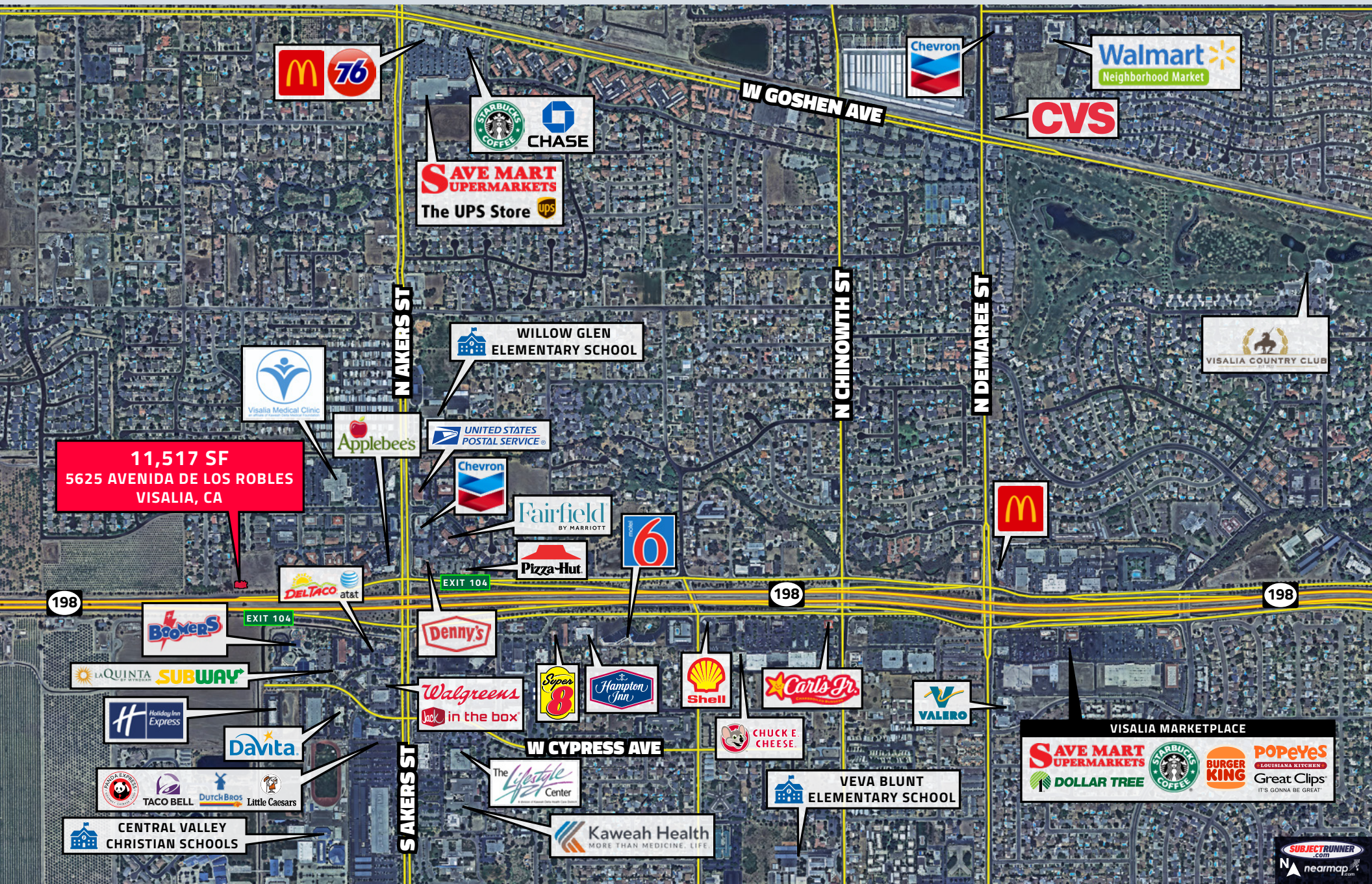


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MARKET AERIAL



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MARKET OVERVIEW

Visalia is a city of 136,000 people located in the San Joaquin Valley of Central California, equidistant from the Ports of Los Angeles/Long Beach and Oakland. It is home to one of the finest downtown areas between Stockton and Bakersfield with a variety of restaurants, shops, boutiques, entertainment and event centers, many professional office tenants as well as the area's largest hospital Kaweah Delta Healthcare District. Visalia is also the County Seat for Tulare County, which is reflective of its position as the economic and cultural hub of the county.

As the regional hub of the greater Tulare/Kings County region, Visalia has seen a robust and growing economy. It is part of Tulare County, which is the more populated of the two, with 442,179 people and a median age of just 28.5 years old - one of the youngest regional populations in California. Tulare County is also within an Enterprise Zone which offers a number of economically-favorable incentives such as 21-Day permit fast-tracking, 5-year, no interest, development fee deferral, state tax credits for hiring and purchasing qualified equipment, accelerated expense deductions, net interest deduction and preference points on state contracts.

- **Economic Hub:** Visalia serves as the economic and cultural hub of Tulare County, reflecting its importance in the region.
- **Young, Growing Population:** Tulare County, where Visalia is located, has a median age of just 28.5 years, making it one of the youngest populations in California.
- **Enterprise Zone Benefits:** Tulare County is within an Enterprise Zone offering favorable economic incentives, including fast-tracked permits, tax credits, and development fee deferrals, enhancing the business environment.



image Clockwise from top:
1. Fox Theatre (±0.7 miles from subject)
2. Vintage Press Restaurant (±0.7 miles from subject)
3. Lake Kaweah Marina (±20 miles from subject)



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