



GRAHAM | & ASSOCIATES

NEVADA INDUSTRIAL CENTER

VISALIA, CA

OFFERING MEMORANDUM



LISTED BY

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1315 N Nevada St | Visalia, CA 93291

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EXECUTIVE SUMMARY

Investment Highlights

- » **List Price:** \$5,265,000
- » **APN:** 081-100-080
- » **Building Size:** ±39,000 Sq. Ft.
- » **Lot Size:** 2.24 Acres
- » Brand new industrial center includes 5 shop buildings with square footages ranging from 6,000 - 9,600± sq. ft.



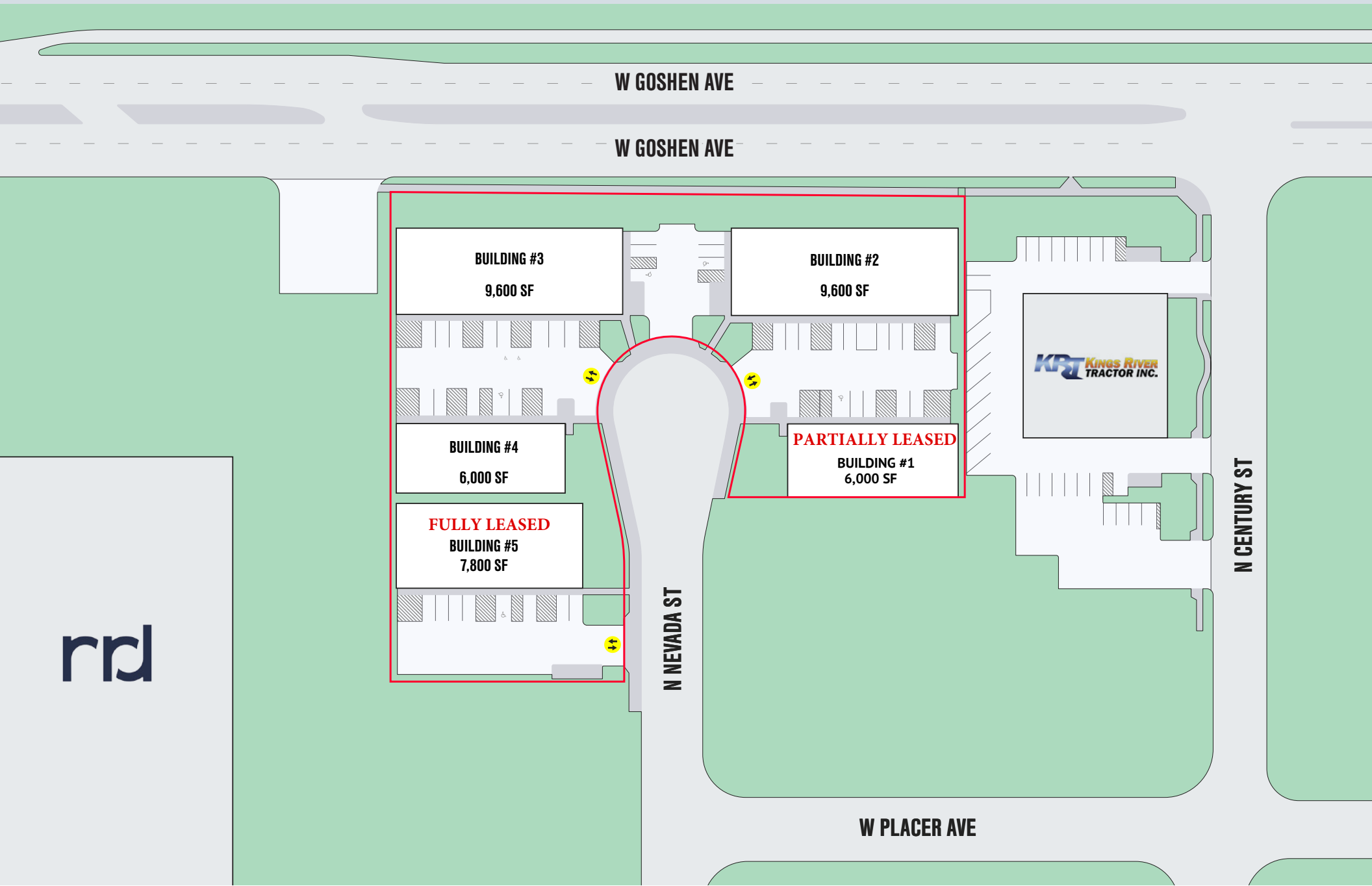
MARKET AERIAL



DRONE AERIAL



SITE PLAN



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.

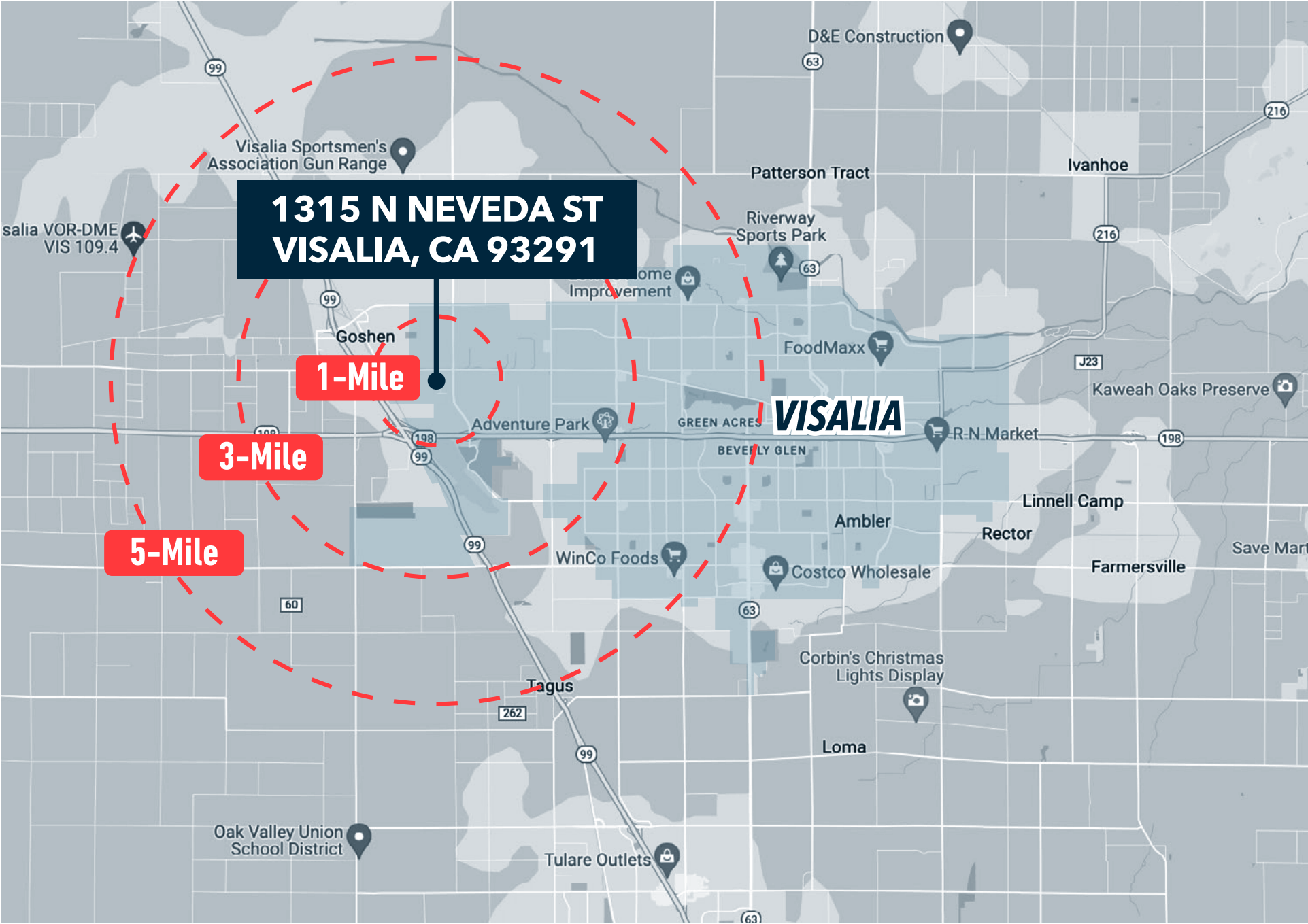
As the regional hub of the greater Tulare/Kings County region, Visalia has seen a robust and growing economy. It is part of Tulare County, which is the more populated of the two, with 442,179 people and a median age of just 28.5 years old - one of the youngest regional populations in California. Tulare 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.



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)



AREA MAP & DEMOGRAPHICS





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