

VISALIA MEDICAL CLINIC

Luke Tessman

Senior Vice President

t 559-447-6243

ltessman@pearsonrealty.com

CA RE Lic. #02008140

Phil Souza

Senior Vice President

t 559-447-6283

psouza@pearsonrealty.com

CA RE Lic. #00853867

OFFERING MEMORANDUM



TABLE OF CONTENTS

03.

PROPERTY
OVERVIEW

10.

ABOUT
VISALIA

05.

INTERIOR
PHOTOS

11.

MARKET
OVERVIEW

06.

FLOOR
PLANS

13.

DEMOGRAPHICS

09.

TENANT
PROFILE

14.

MAPS

VISALIA MEDICAL CLINIC



5333

W. Hillsdale Avenue

1,200± SF

The subject building contains approximately 1,200± rentable square feet and houses a sleep lab and other specialty medical uses. The property is located adjacent to the main medical campus and enjoys the same easy access to Highway 198. The building was constructed in 1978.



PROPERTY OVERVIEW

5400

W. Hillsdale Avenue

95,590± SF

The subject building contains approximately 95,590± rentable square feet originally constructed in 1974, expanding several times to accumulate to what exists today. Interior improvements have been remodeled and upgraded over the past several years. The property is located just north of Highway 198, which connects to Freeway 99 to the west. There is an abundance of surface parking on three sides of the building.



Vacant Land

1.005± ACRES

The vacant parcel contains approximately 1.005± acres and is located to the west of the main medical campus. The parcel is zoned O-PA, R-1-S and can be used for future expansion, development, or separate monetization potential.

VISALIA MEDICAL CLINIC

PROPERTY OVERVIEW



Visalia Medical Clinic is a core outpatient facility in Visalia's Hillsdale medical corridor, anchored by long-term Adventist Health tenancy and supported by strong visibility, ample parking, and sustained regional demand—positioning it as a premier medical office investment in California's Central Valley.

Mission-Critical Medical Facility

Strategic Central Valley Location

Institutional-Quality Medical Office Asset

Part of a Multi-Building Healthcare Campus

Long-Term Lease to Adventist Health — Investment-Grade BBB+

VISALIA MEDICAL CLINIC

INTERIOR PHOTOS



FIRST FLOOR



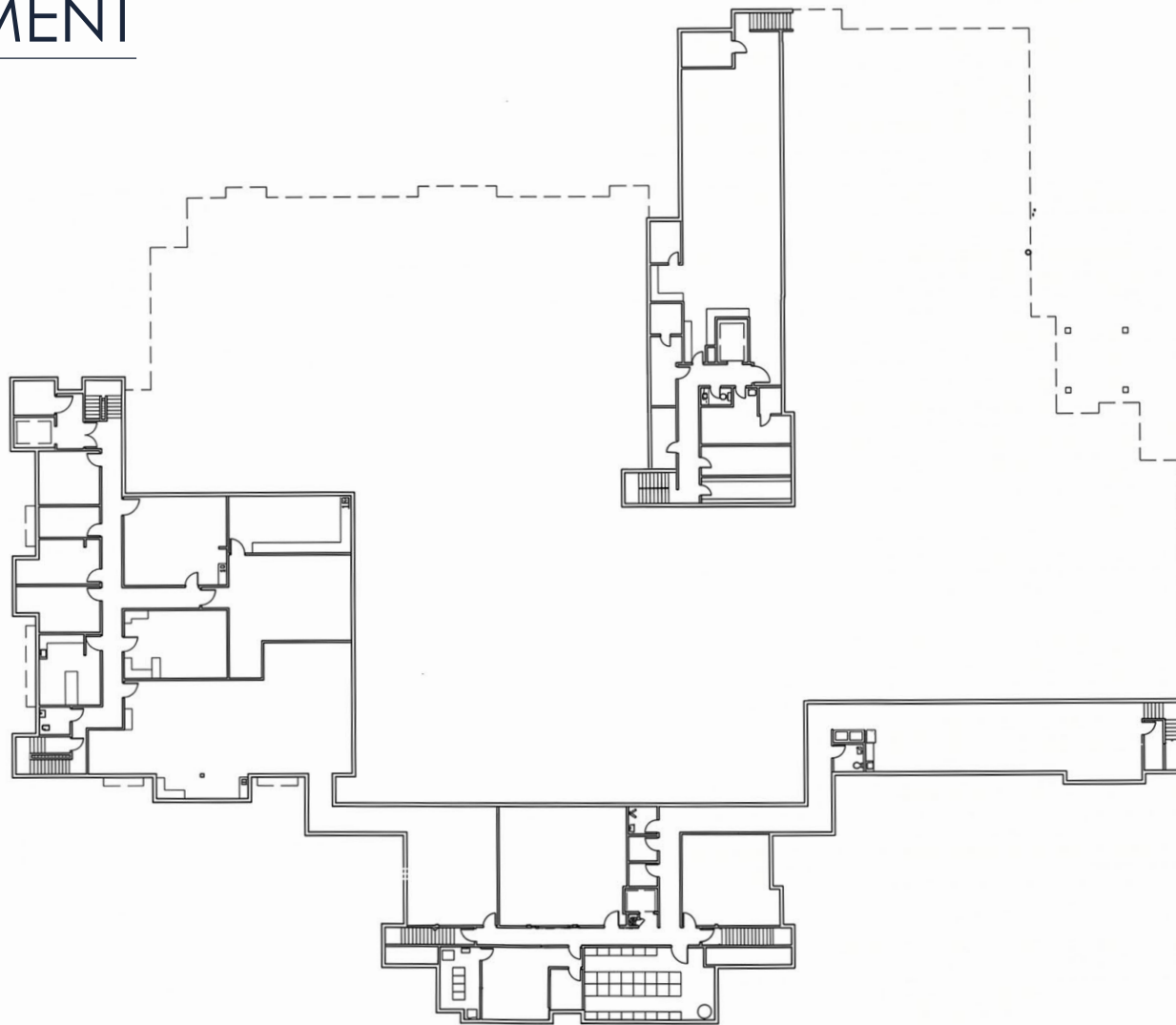
*All floor plans are estimates and may vary from actual property conditions. Buyer is advised to verify all measurements, configurations, and square footage prior to closing.

SECOND FLOOR



*All floor plans are estimates and may vary from actual property conditions. Buyer is advised to verify all measurements, configurations, and square footage prior to closing.

BASEMENT



*All floor plans are estimates and may vary from actual property conditions. Buyer is advised to verify all measurements, configurations, and square footage prior to closing.



Adventist Health is one of the largest nonprofit integrated healthcare systems in the western United States and serves as one of the dominant providers of healthcare services throughout California's Central Valley. Headquartered in Roseville, California, the organization operates an extensive network of hospitals, medical office buildings, ambulatory care centers, image facilities, physician practices, home health, hospice, and other healthcare services across California, Oregon, and Hawaii.

With approximately 30,000 employees, physicians, and caregivers, Adventist Health provides comprehensive healthcare services to millions of patients annually through a vertically integrated delivery platform designed to coordinate care across primary, specialty, outpatient, and acute care settings.

Adventist Health has established one of the largest healthcare delivery networks in the San Joaquin Valley, serving a broad geographic area that includes:

- Tulare County
- Kings County
- Fresno County
- Kern County
- Madera County

Its regional platform includes acute care hospitals, specialty centers, urgent care facilities, and dozens of physician offices strategically positioned throughout the Central Valley to create a comprehensive referral network.

Patients needing specialty care can be referred across Adventist Health facilities in multiple counties, ensuring continuity of care and stable patient volumes.

The regional platform creates significant operational advantages through:

- Coordinated specialty care
- Greater economies of scale
- Expanded outpatient services
- Shared physician recruitment
- System-wide referral relationships
- Integrated electronic medical records

VISALIA MEDICAL CLINIC



Located along Highway 198 with direct access to Highway 99, Visalia offers strong regional connectivity and a diverse economy anchored by agriculture, healthcare, logistics, and education. As a gateway to the Sierra Nevada and a key hub in the Central Valley, the city continues to attract residents, employers, and visitors seeking opportunity and quality of life.

ABOUT VISALIA

Visalia is the economic and cultural hub of California's Central Valley, serving as the county seat of Tulare County and anchoring one of the most productive agricultural regions in the nation. With a population of more than 141,000, the city blends small-town approachability with the amenities of a growing metropolitan area. Its historic downtown, vibrant local businesses, and strong civic infrastructure make Visalia a stable and attractive market for investment and long-term growth.



HEALTHCARE MARKET OVERVIEW

The Central San Joaquin Valley represents one of California's strongest long-term healthcare growth markets.

Key demographic drivers include:

- Rapid population growth
- Aging population
- Increasing demand for outpatient medical services
- Continued physician shortages
- Growing need for specialty care
- Expansion of Medicare-eligible residents
- Increasing prevalence of chronic disease management

These demographic trends continue to shift healthcare delivery toward outpatient medical office facilities, creating sustained demand for strategically located health care real estate.

Healthcare real estate leased to major regional health systems stays highly occupied because medical services are essential and relocating them is costly.

Medical office facilities occupied by Adventist Health providers benefit from:

- Essential healthcare uses
- Strong community ties
- Stable patient demand
- Limited relocation incentives
- Long-term physician presence
- Integrated referral relationships
- High tenant investment in medical improvements

These factors generally contribute to lower tenant turnover relative to traditional office properties and support durable long-term cash flow.

VISALIA MEDICAL CLINIC

DEMOGRAPHICS

POPULATION

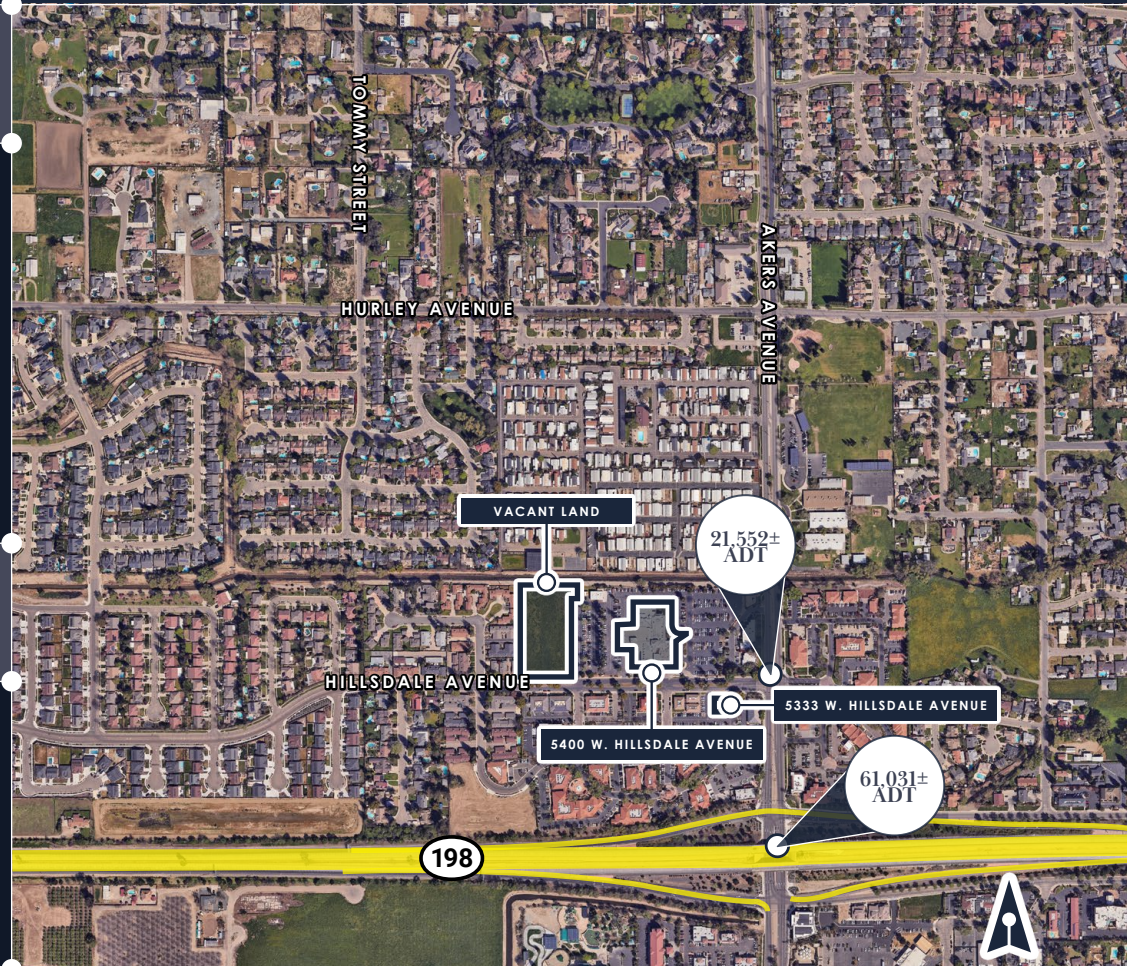
	1 mile	3 miles	5 miles
2031 Projection	10,973	86,184	145,345
2026 Estimate	10,966	83,805	141,341
Median Age	38.89	35.48	34.89

HOUSEHOLDS

	1 mile	3 miles	5 miles
2031 Projection	4,138	28,413	47,414
2026 Estimate	4,101	27,714	46,184

AVERAGE HOUSEHOLD INCOME

	1 mile	3 miles	5 miles
2026 Average	\$131,796	\$129,155	\$119,290



AVERAGE DAILY TRAFFIC

61,031± ADT	HWY 198 @ Akers Ave. (westbound)
21,552± ADT	Hillsdale Ave. @ Akers Ave. (northbound)

VISALIA MEDICAL CLINIC

AERIAL MAP



5333 W. HILLSDALE AVENUE

5400 W. HILLSDALE AVENUE

VACANT LAND

VISALIA MEDICAL CLINIC

AMENITIES MAP



VISALIA MEDICAL CLINIC

FOR INFORMATION, PLEASE CONTACT:

Luke Tessman

Senior Vice President

t 559-447-6243

ltessman@pearsonrealty.com

CA RE Lic. #02008140

Phil Souza

Senior Vice President

t 559-447-6283

psouza@pearsonrealty.com

CA RE Lic. #00853867

NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated
Corporate License #00020875
newmarkpearson.com

FRESNO OFFICE
7480 N. Palm Ave. #101
Fresno, CA 93711
t 559-432-6200

VISALIA OFFICE
3447 S. Demaree St.
Visalia, CA 93277
t 559-732-7300

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.