

FOR LEASE



4004 S Demaree St, B, Visalia, CA 93277

\$1.60/SQFT

OFFERING MEMORANDUM

Prepared by:

Adrian Herrera

Broker | Owner | CCIM

(559) 684-2728

520 E King Ave Tulare, CA 93274

Date:

6/17/2026



A.HERRERA REAL ESTATE

Sales | Management | Investments

M: (559) 684-2728 | O: (559) 991-2018



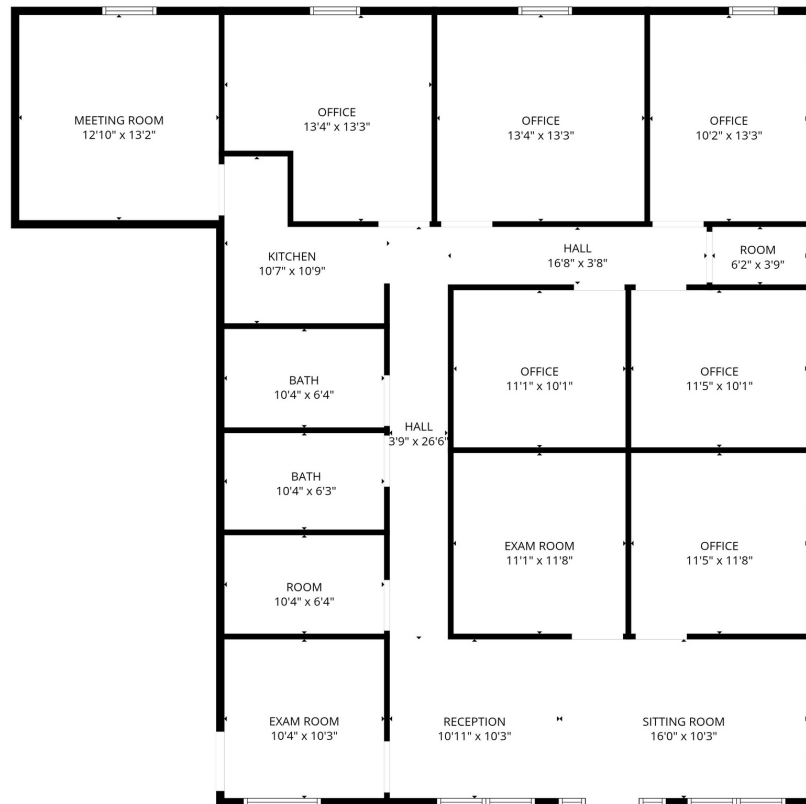
PROPERTY DETAILS

ADDRESS:	4004 S Demaree St, B, Visalia, CA 93277
APN:	APN 121-550-058-000
YEAR BUILT:	2006
AVAILABLE SQFT:	2,163 sqft
PARKING SPACES:	8
ZONING:	OG
LEASE TYPE:	Modified Gross
PRICE PER SQFT	\$1.60
MONTHLY RENT:	\$3,460
ANNUAL RENT:	\$41,529
ANNUAL INCREASES:	3%

PROPERTY REMARKS:

Prime medical/office suite available at Carmel Plaza, 4004 S. Demaree Suite B, Visalia — a well-established medical and professional center. Suite B features over 2100 sq.ft, 9 private offices, a welcoming reception area, and a break room — move-in ready for a medical practice or professional group. Surrounded by complementary medical tenants, the center offers a built-in patient/client referral environment. Conveniently located on the Demaree corridor connecting Visalia and Tulare, with excellent visibility, easy access, and ample parking. Remarks:

FLOOR PLAN





LOCATION DETAILS

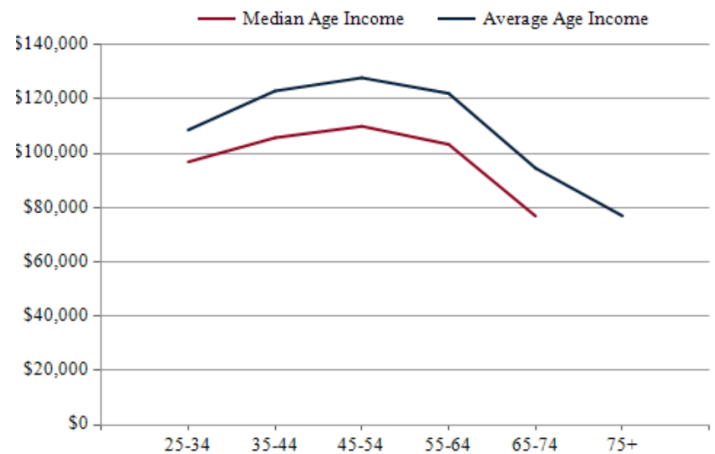
POPULATION (5 MILES): 153,359

MEDIAN HOUSEHOLD INCOME (5 MILES): \$86,475

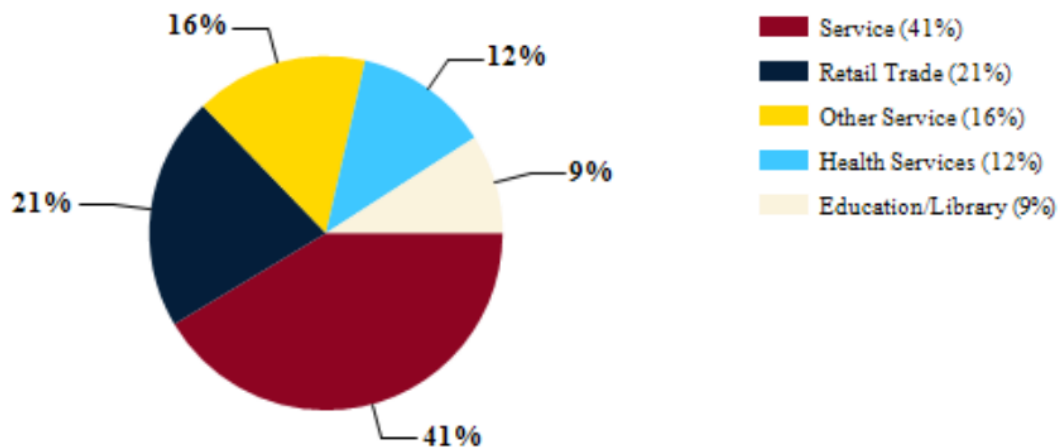
LOCATION ADVANTAGES: Prime medical/office suite available at Carmel Plaza, 4004 S. Demaree Suite B, Visalia – a well-established medical and professional center.

MAJOR EMPLOYERS:

1. Kaweah Delta Medical Center
2. Tulare County
3. Visalia Unified School District
4. Visalia Mall
5. VF Outdoor
6. Walmart
7. Graphic Packaging
8. College of the Sequoias



Major Industries by Employee Count



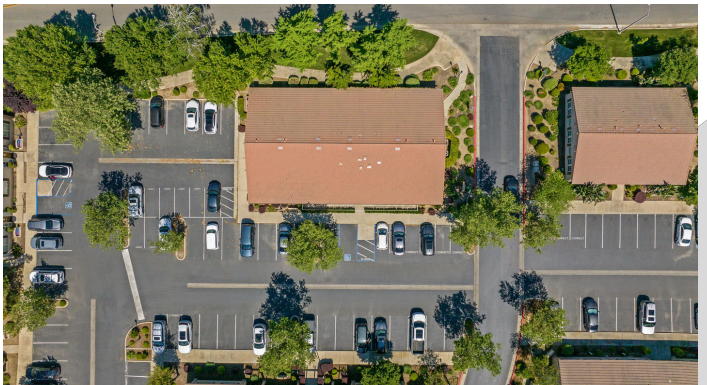


PROPERTY PHOTOS





PROPERTY PHOTOS





A HERRERA REAL ESTATE

— ADRIAN HERRERA —



Born and raised in Tulare, California, I have been involved in real estate since 2014, completing more than 800 transactions across residential, commercial, agricultural, and investment properties. My passion lies in commercial real estate, where I help investors and business owners identify opportunities, analyze risk, and build long-term wealth through strategic acquisitions, leasing, development, and redevelopment projects.

As a CCIM designee, I bring advanced expertise in commercial real estate, investment analysis, and strategic planning to every client relationship. The CCIM designation represents one of the industry's highest levels of education and experience, allowing me to provide informed guidance backed by both market knowledge and real-world ownership experience. My experience spans hospitality, mobile home parks, multifamily housing, mixed-use developments, retail centers, and agricultural properties, giving me a broad perspective on investment opportunities throughout the Central Valley.

Beyond brokerage, I am actively involved in commercial investing, redevelopment, business ownership, and long-term property ownership. Notable projects include the successful syndication and acquisition of a motel and mobile home park, as well as the redevelopment of a mixed-use property in downtown Tulare. I am married and the proud father of five children, and I enjoy golfing, traveling, and spending time with my family. As an active member of the Rotary Club and various community organizations, I remain engaged in local economic development efforts and regularly monitor growth initiatives that create opportunities for investors.

My goal is not simply to help clients buy, sell, or invest, but to contribute to the long-term growth of Tulare while helping investors build and strengthen their commercial real estate portfolios.