



137 S Aspen Ct. | Visalia, CA

Property For Sale

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | **& ASSOCIATES**

Matt Graham
Lic# 01804235
www.mdgre.com

to learn more, visit: www.mdgre.com

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PROPERTY DETAILS

Address: 137 S Aspen Court | Visalia, CA

APN: 085-240-009

Square Feet Available: 14,929 +/- Sq. Ft.

Zoning: PA

Sales Price: \$4,500,000.00



Additional Comments:

FULLY LEASED turnkey medical building for sale in Visalia, California. Located off of Hillsdale Ave, across from Visalia Medical Clinic, operated by Adventist Healthcare. This well maintained property is currently built out as a fully functional medical offices and medical counseling center. Large private parking lot. Easy access to both Highway 198 and Highway 99 - minutes away from Kaweah Delta Healthcare District Hospital. Please call for further details.



Contact Broker:

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PRO-FORMA

RENT ROLL						
Suite	Tenant	Expiration	SF	Monthly Rent	PSF/MO	PRO FORMA
A	Algos Inc.	11/30/25	4,780	\$9,952.88	\$2.08	\$2.15
B	BH-TC OPCO Visalia	05/31/28	4,754	\$4,754.00	\$1.00	\$2.15
C	Exam Works	08/31/27	2,172	\$3,258.00	\$1.50	\$2.15
	Common Area		3,223			
		WALT 2.16	14,929	\$17,964.88	\$1.53	\$2.15
REVENUE						
		In Place	PSF	Pro Forma	Comments	
Rental Revenue						
	Base Rent	215,579	14.44	385,168	\$2.15/sf/mo	
	CAM Income	63,365	4.24	80,000	\$0.45/sf/mo	
	Less: General Vacancy	(8,368)	(0.56)	(13,955)	3% of total rent	
	Effective Gross Revenue	270,575	18.12	451,213		
Operating Expenses						
		<u>Recoverable?</u>				
	Property Taxes	Yes	43,082	2.89	57,200	1.08% of valuation
	Insurance	Yes	3,400	0.23	3,400	\$0.23/sf/year
	Utilities	Yes	4,500	0.30	4,500	\$0.30/sf/year
	Repairs & Maintenance	Yes	12,383	0.83	14,900	\$1.00/sf/year
	Administrative	No	-	-	-	
	Total Operating Expenses		63,365	4.24	80,000	23% of EGR
	NET OPERATING INCOME		207,210	13.88	371,213	

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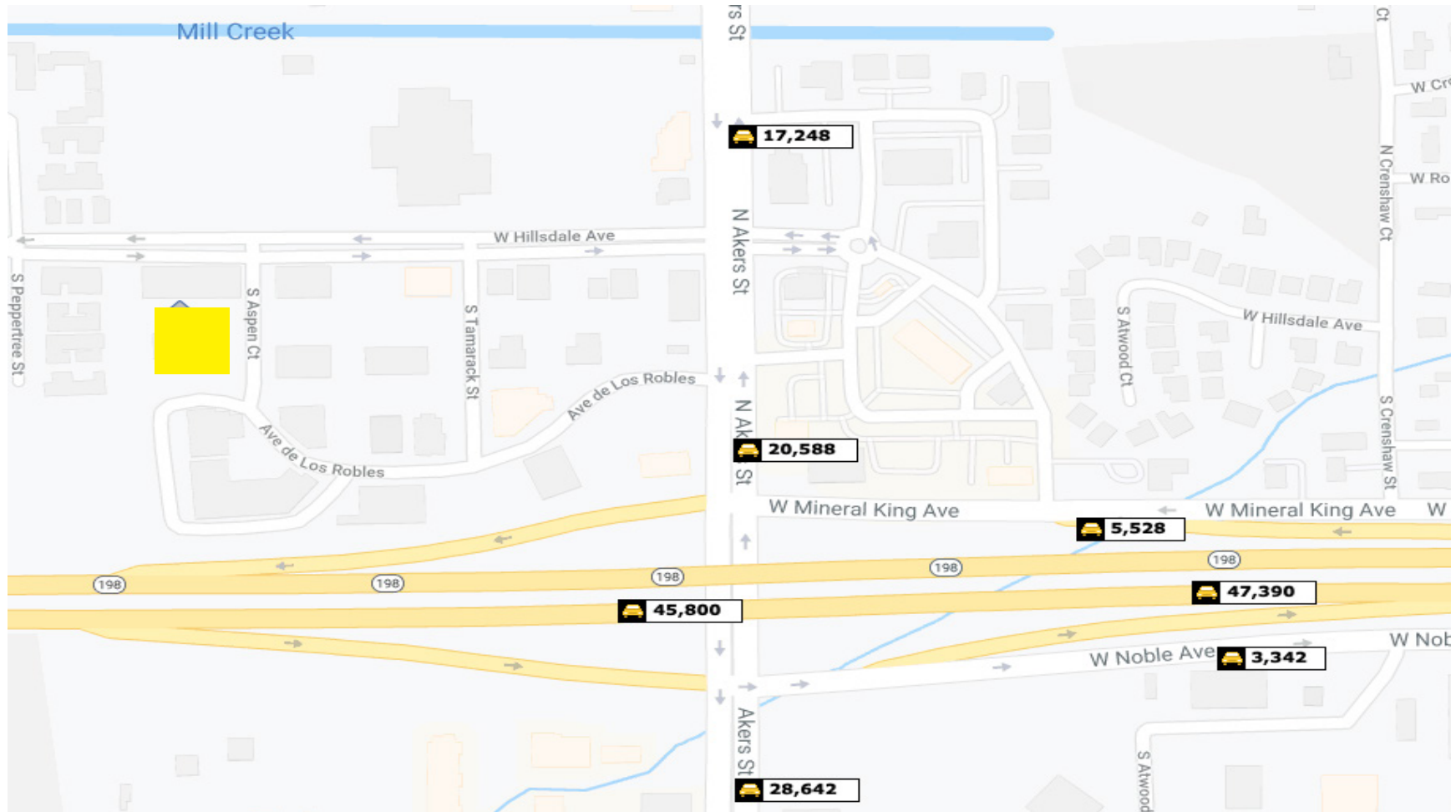
DEMOGRAPHICS & TRAFFIC COUNTS

Population		1 Mile	3 Mile	5 Mile
2019 Total Population:		12,082	77,891	131,197
2024 Population:		12,358	80,609	135,125
Pop Growth 2019-2024:		2.28%	3.49%	2.99%
Average Age:		37.90	35.20	34.70
Households				
2019 Total Households:		4,590	26,558	43,088
HH Growth 2019-2024:		2.05%	3.34%	2.88%
Median Household Inc:		\$53,956	\$58,904	\$53,912
Avg Household Size:		2.60	2.90	3.00
2019 Avg HH Vehicles:		2.00	2.00	2.00
Housing				
Median Home Value:		\$220,209	\$230,676	\$207,355
Median Year Built:		1986	1986	1984

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject
W Mineral King Ave	State Hwy 198	0.04 E	45,800	2018	0.20
N Akers St	Ave de Los Robles	0.02 N	20,588	2018	0.21
N Akers St	Rd 100	0.03 N	17,248	2018	0.23
S Akers St	W Noble Ave	0.04 N	28,642	2018	0.29
W Mineral King Ave	S Crenshaw St	0.12 E	5,528	2018	0.35
W Cypress Ave	S Akers St	0.04 E	6,135	2018	0.35
State Hwy 198	S Crenshaw Rd	0.08 E	49,591	2012	0.40
State Rte 198		0.00	47,390	2018	0.40
W Noble Ave	S Atwood St	0.04 SW	3,342	2018	0.41
W Hurley Ave	Rd 100	0.04 E	2,138	2018	0.42

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TRAFFIC MAP



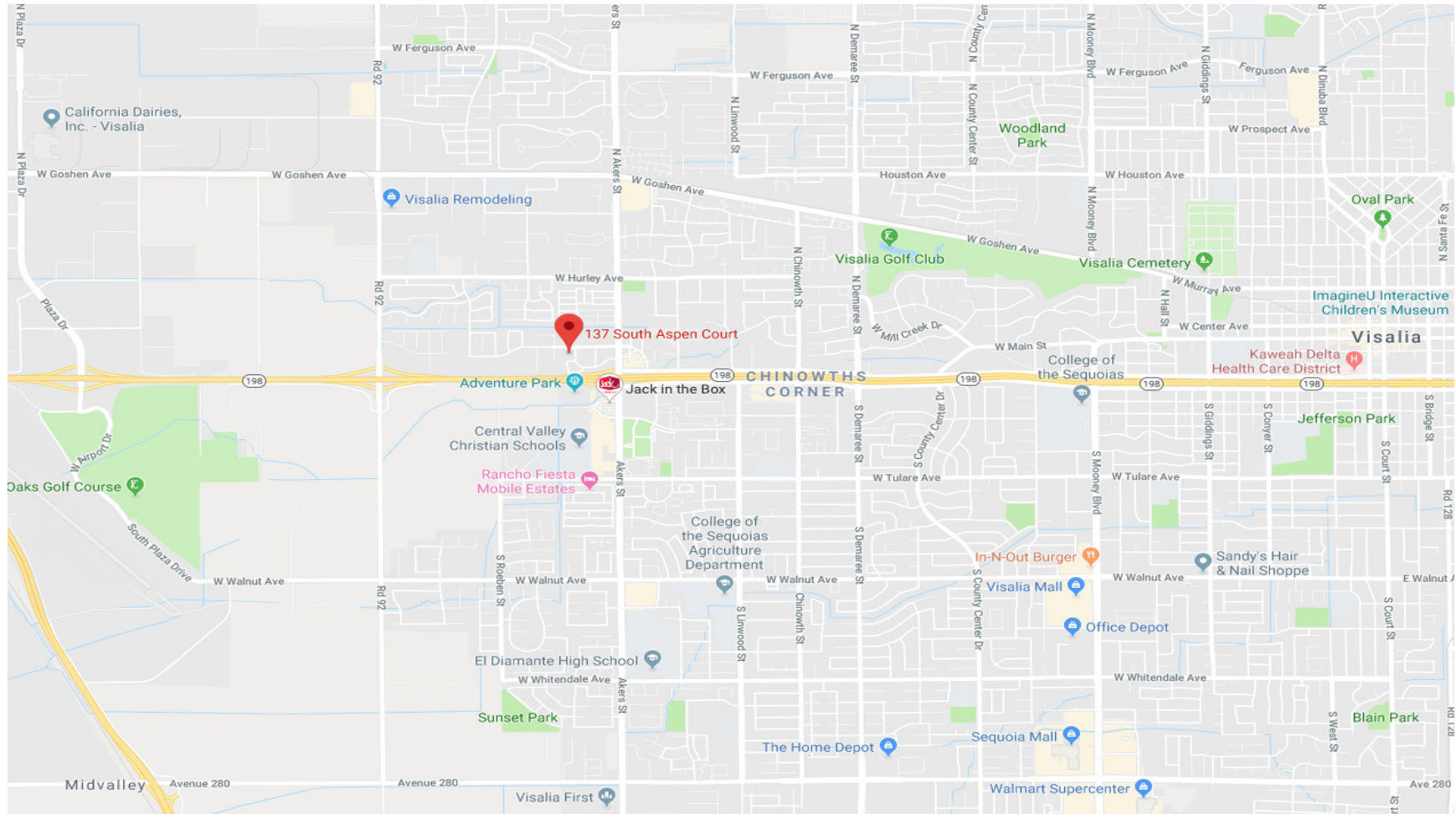
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LOCATION MAP



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PROPERTY LAYOUT



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PROPERTY PHOTOS



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