



## MILL CREEK PROFESSIONAL COMPLEX

Property For Lease

1005 N Demaree Street  
Visalia, California 93291  
O | 559.754.3020  
F | 559.429.4016  
[www.mdgre.com](http://www.mdgre.com)

**GRAHAM** | **& ASSOCIATES**

Matt Graham  
Lic# 01804235  
[www.mdgre.com](http://www.mdgre.com)

to learn more, visit: [www.mdgre.com](http://www.mdgre.com)

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## PROPERTY DETAILS

**Address:** 3120 W Main Street - Suite 201 | Visalia, CA

**APN:** 089-25-049

**Square Feet Available:** 2,426 +/- Sq. Ft.

**Zoning:** PA

**Lease Rate:** \$1.75 | NNN

**Additional Comments:**

Professional office space available for lease in the highly desirable Mill Creek Professional Complex. This office park is professionally maintained, secured and incredibly well located off of Mineral King Ave, Demaree Street and Highway 198 - all main thoroughfares in Visalia. The second story office offers private offices, reception area, with common area restrooms. Please call for further details.



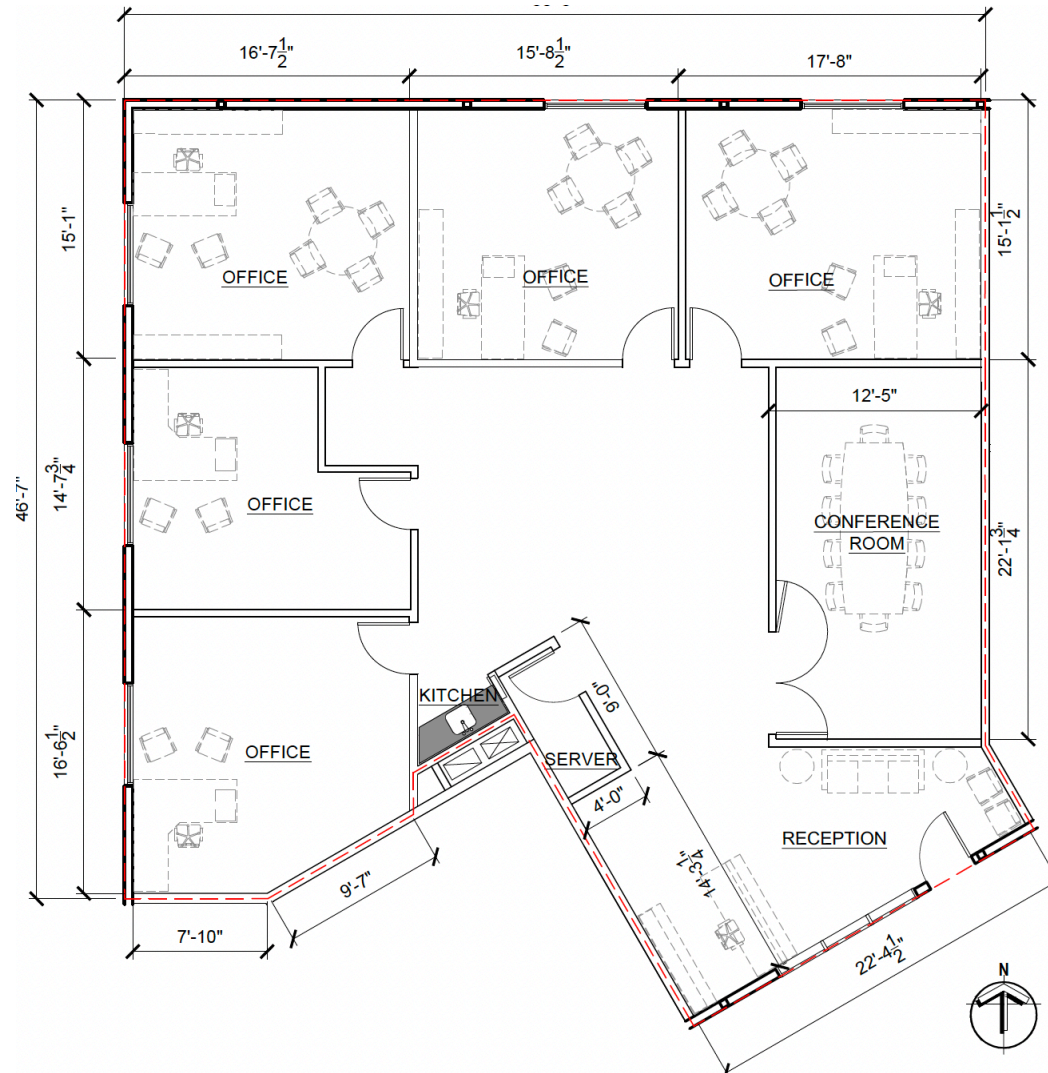
**Contact Broker:**  
Matt Graham  
Lic# 01804235

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PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

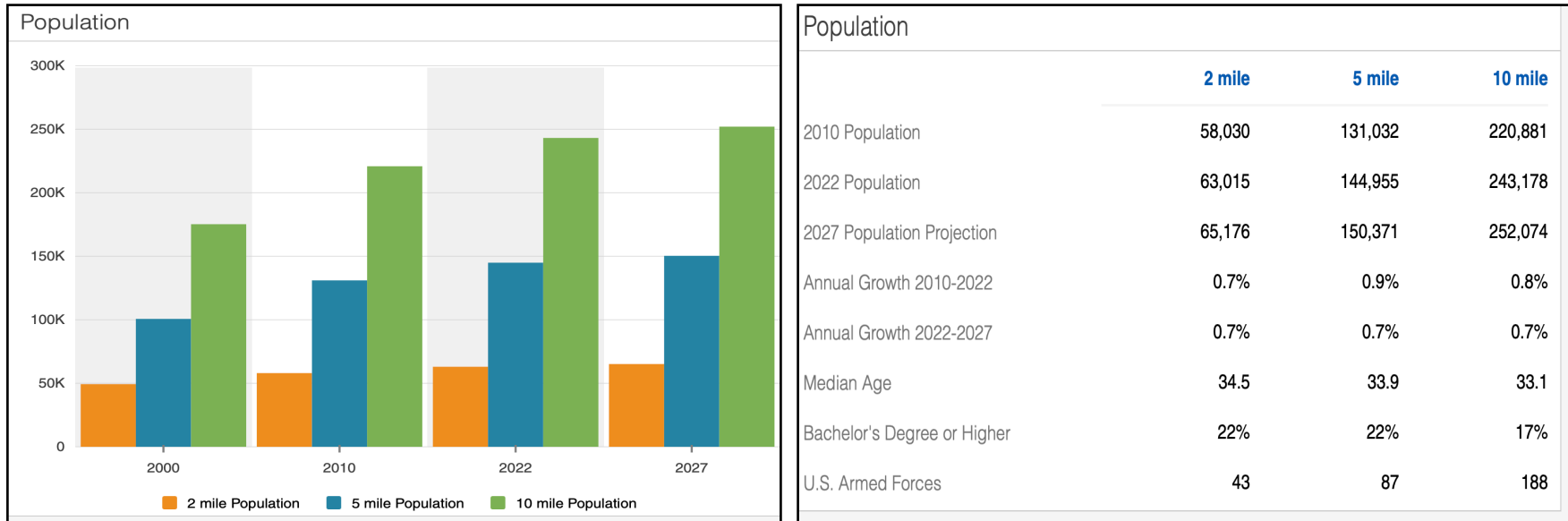
# FLOOR PLAN



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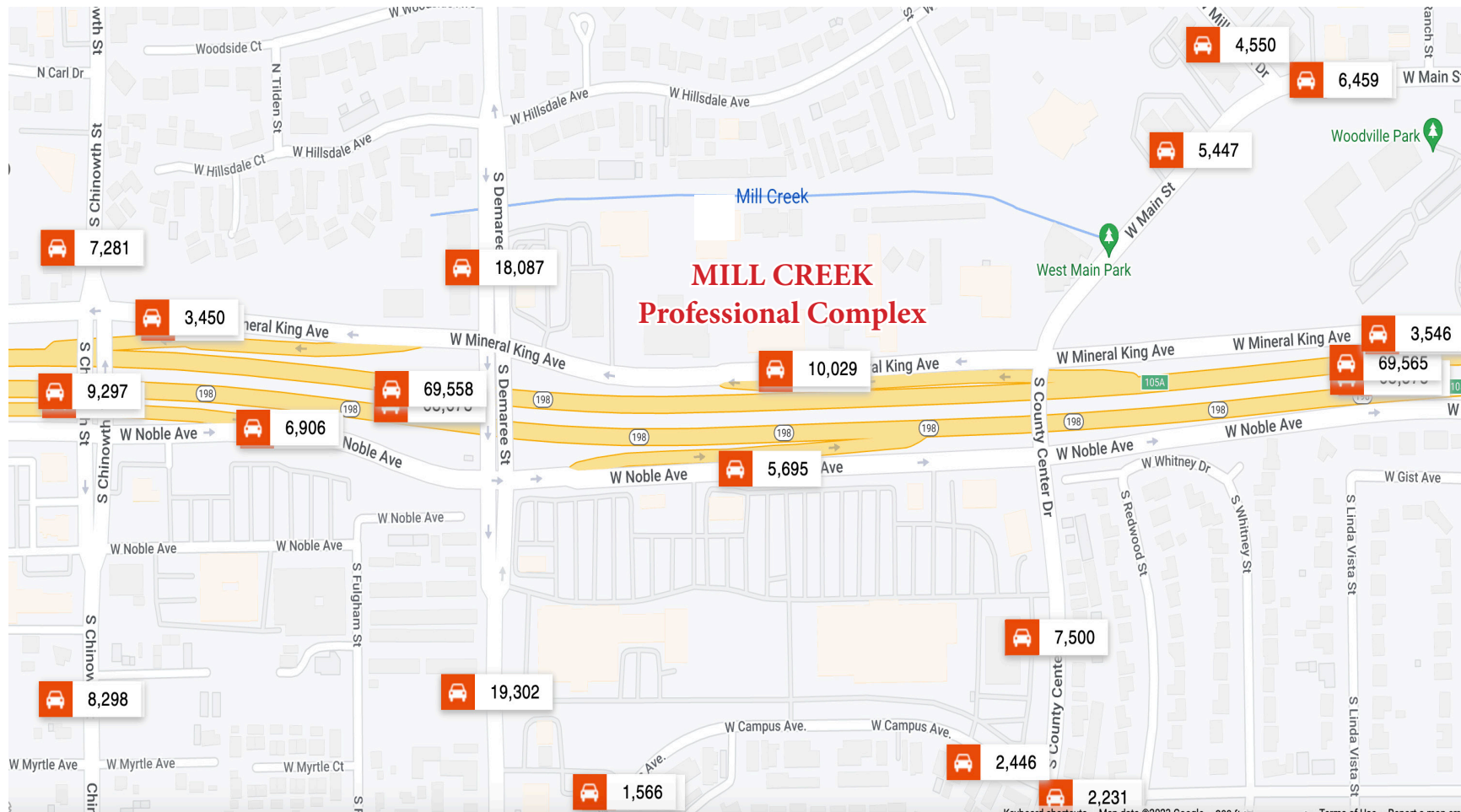
## DEMOGRAPHICS



Radius	2 mile			5 mile			10 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>Service-Producing Industries</b>	<b>24,597</b>	<b>3,020</b>	<b>8</b>	<b>52,018</b>	<b>6,172</b>	<b>8</b>	<b>72,659</b>	<b>8,533</b>	<b>9</b>
Trade Transportation & Utilit...	2,871	354	8	10,519	1,035	10	15,251	1,609	9
Information	687	45	15	1,141	99	12	1,408	134	11
Financial Activities	2,606	405	6	4,515	749	6	5,813	1,068	5
Professional & Business Se...	2,240	430	5	4,860	874	6	6,995	1,153	6
Education & Health Services	10,224	1,230	8	15,658	2,040	8	21,069	2,577	8
Leisure & Hospitality	3,214	221	15	7,313	507	14	10,585	740	14
Other Services	1,336	272	5	4,044	726	6	5,517	1,049	5
Public Administration	1,419	63	23	3,968	142	28	6,021	203	30
<b>Goods-Producing Industries</b>	<b>733</b>	<b>172</b>	<b>4</b>	<b>4,606</b>	<b>602</b>	<b>8</b>	<b>8,784</b>	<b>956</b>	<b>9</b>
Natural Resources & Mining	104	30	3	574	81	7	1,291	177	7
Construction	448	117	4	1,818	374	5	3,373	548	6
Manufacturing	181	25	7	2,214	147	15	4,120	231	18
<b>Total</b>	<b>25,330</b>	<b>3,192</b>	<b>8</b>	<b>56,624</b>	<b>6,774</b>	<b>8</b>	<b>81,443</b>	<b>9,489</b>	<b>9</b>

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### LOCATION MAP w/ TRAFFIC

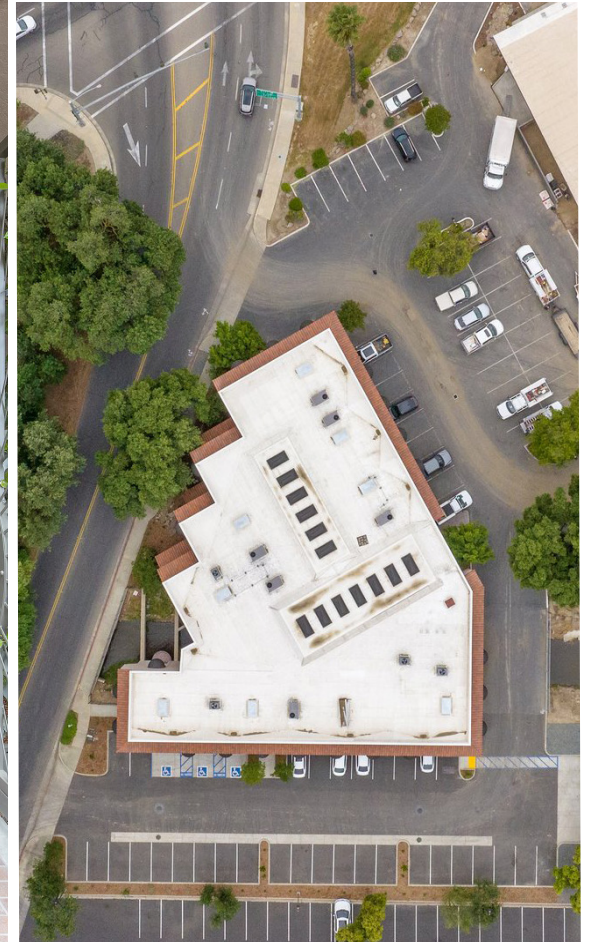


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## PROPERTY LAYOUT



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