



CLINICS 3D VIEW



① WEST ELEVATION



② SOUTH ELEVATION

Shannon Village - Office | Visalia CA

Property For Lease

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](http://www.mdgre.com)

## PROPERTY DETAILS

**Address** NWC Riggin and Mooney Blvd | Visalia, CA

**Square Feet Available** 8,040 +/- Sq. Ft. - TOTAL  
4,020 +/- Sq. Ft. - Two Spaces

**Zoning** C-MU

**Parking** 40 Spaces

**Lease Rate** \$3.00 Per Sq. Ft.

**Lease Type** NNN

### Additional Comments:

Build to Suit Medical or Professional office opportunity in desirable North Visalia at the Shannon Village development. Two (2) 4,020 +/- Sq. Ft. spaces in shell condition spaces available. Well located on Riggin Road and Mooney - surrounded by growing neighborhoods, schools and shopping centers. Please call for further details.



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

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

1005 N Demaree Street  
Visalia, California 93291  
O | 559.754.3020

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.

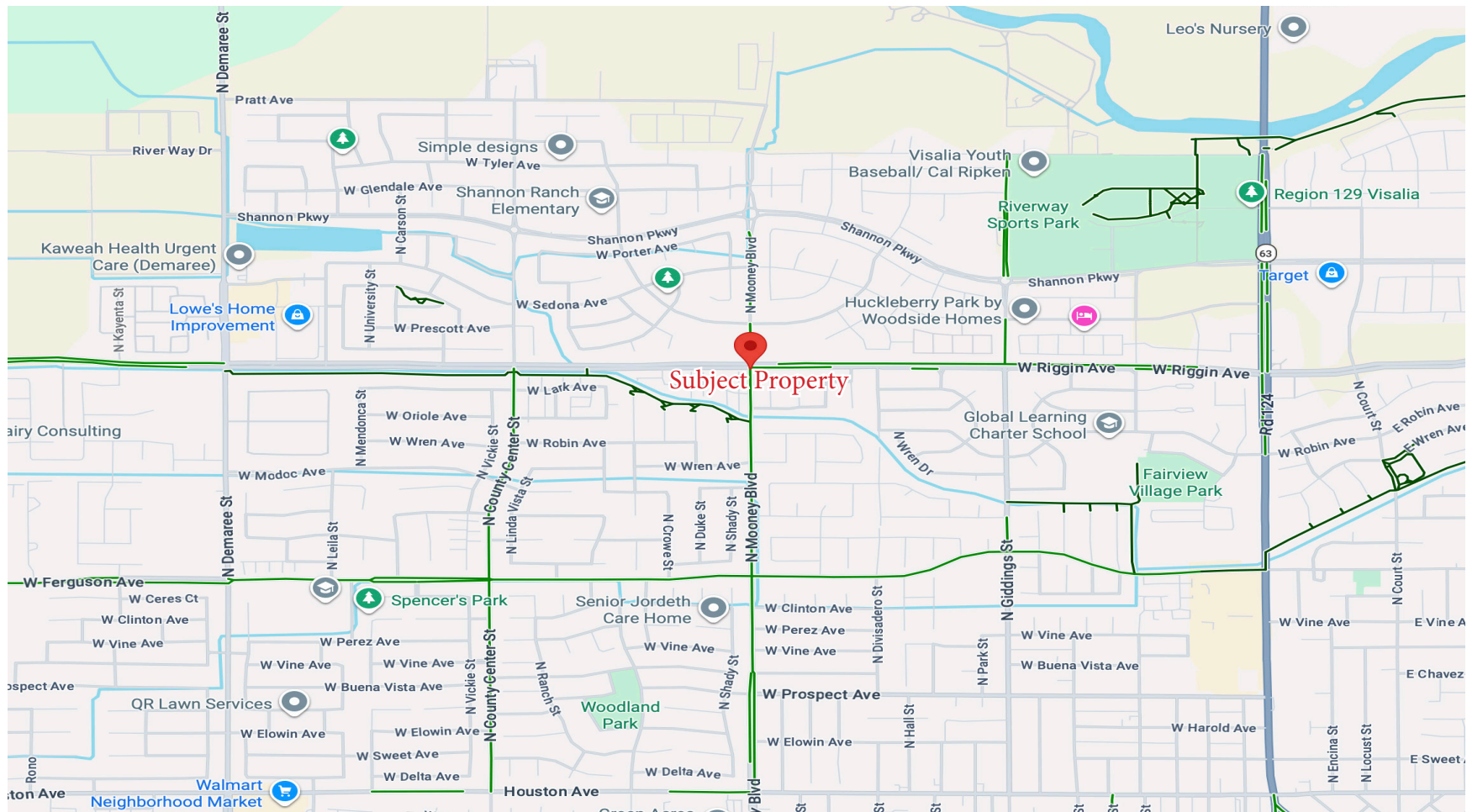


# SITE PLAN



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.

# LOCATION MAP



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.



## PROPERTY PHOTOS



CLINICS 3D VIEW



③ WEST ELEVATION



④ NORTH ELEVATION