



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

GRAHAM | **& ASSOCIATES**

Matt Graham
Lic# 01804235
www.mdgre.com

to learn more, visit: www.mdgre.com

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PROPERTY DETAILS

Address: 3120 W Main Street - Suite 206 | Visalia, CA

APN: 089-25-049

Square Feet Available: 1,932 +/- 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, conference room and restrooms are common. Please call for further details.



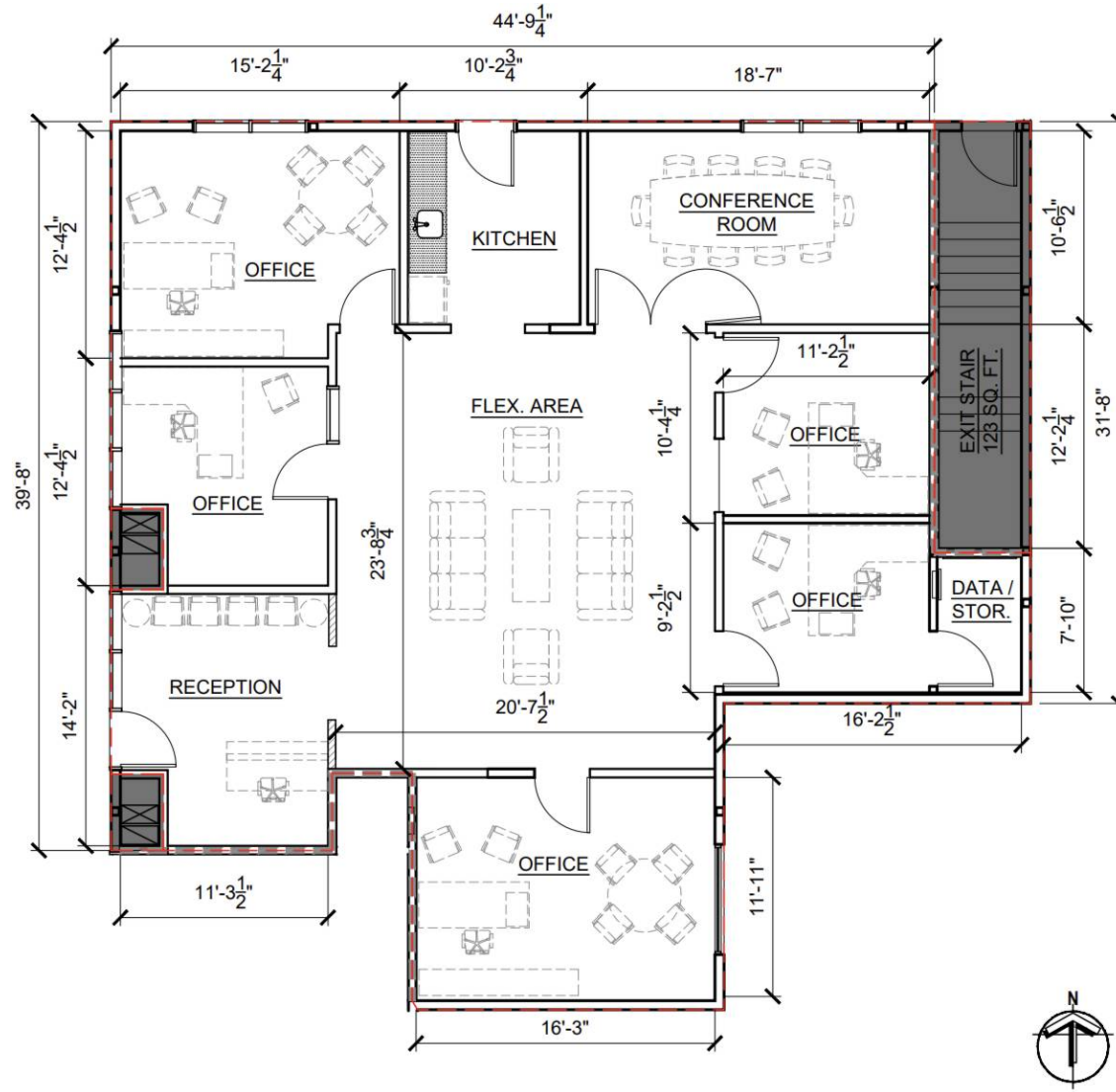
Contact Broker:
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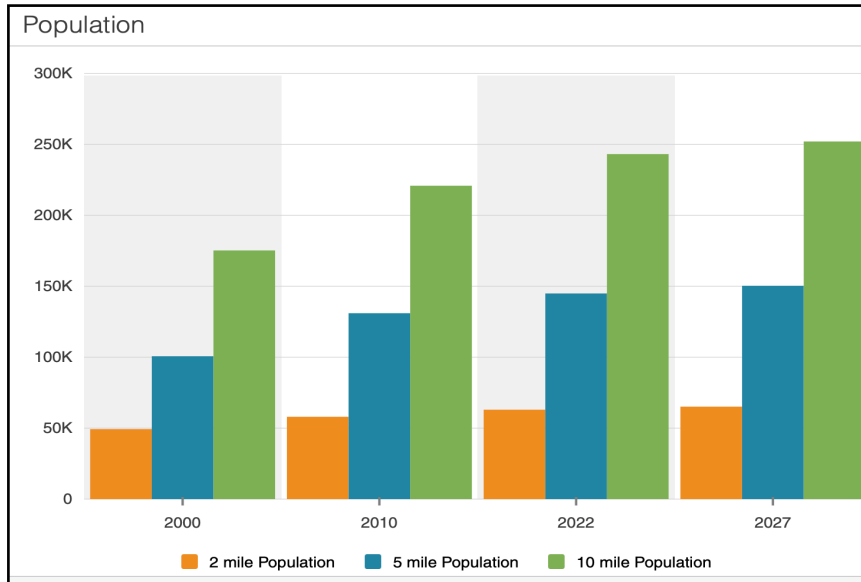
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FLOOR PLAN



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DEMOGRAPHICS

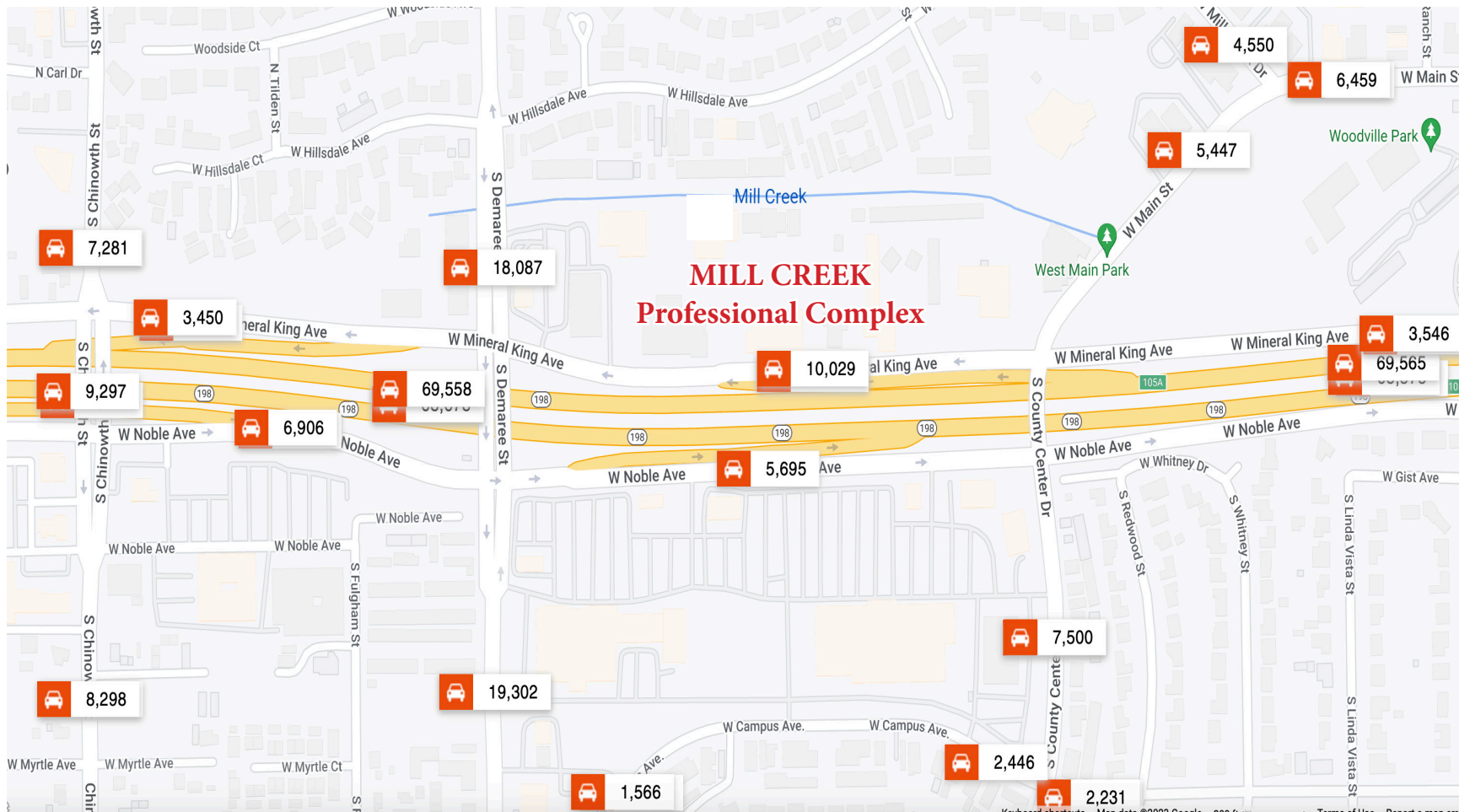


	2 mile	5 mile	10 mile
2010 Population	58,030	131,032	220,881
2022 Population	63,015	144,955	243,178
2027 Population Projection	65,176	150,371	252,074
Annual Growth 2010-2022	0.7%	0.9%	0.8%
Annual Growth 2022-2027	0.7%	0.7%	0.7%
Median Age	34.5	33.9	33.1
Bachelor's Degree or Higher	22%	22%	17%
U.S. Armed Forces	43	87	188

Radius	2 mile			5 mile			10 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	24,597	3,020	8	52,018	6,172	8	72,659	8,533	9
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
Goods-Producing Industries	733	172	4	4,606	602	8	8,784	956	9
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
Total	25,330	3,192	8	56,624	6,774	8	81,443	9,489	9

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LOCATION MAP w/ TRAFFIC



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PROPERTY LAYOUT



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