

## PROPERTY INFORMATION

Rental Rate: \$1.30 Per Sq. Ft.

Lease Type: NNN

Zoning: Central Business District

Ground Floor: Co-Tenants; JG Insurance, Rasin Dough Bakery

Square Feet: Ground Floor 5,850+/- Sq. Ft. (leased)  
Second Floor 5,850+/- Sq. Ft.

Parking: Main St Side 3HR  
Center St Side 3HR, All Day

## BUILDING HIGHLIGHTS

*Former Togni Branch Building*

*Located on Main St between Court and Church*

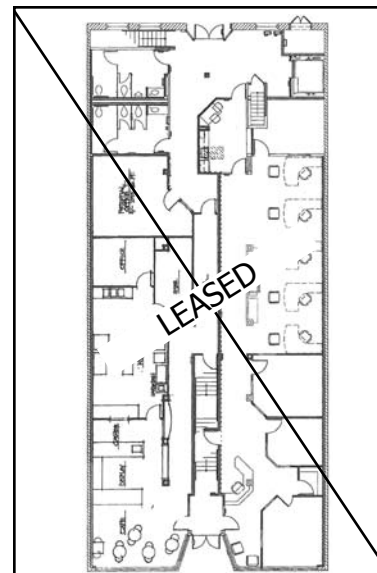
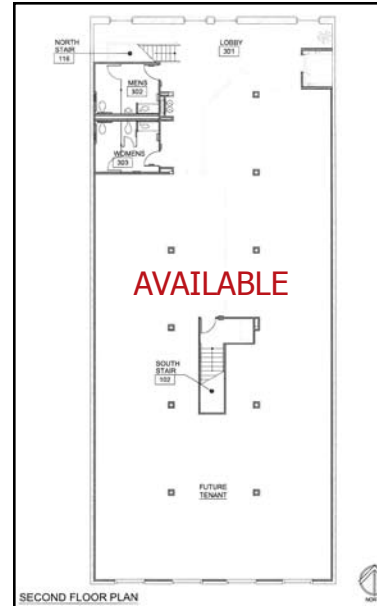
*In the heart of Downtown Visalia.*

*Historic Building with Exterior Rehab*

*Interior New Class "A" Build Out*

*The Building is designed for mixed use with retail or office use on the first floor and professional office on the second floor*

*All Parking in-lieu fees have been waived by the City of Visalia.*



## PROPERTY PHOTOS

