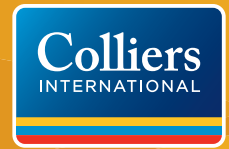


FOR SALE, LEASE OR BUILD TO SUIT

Plaza Business Park

HIGHWAY 198 & PLAZA DR., VISALIA, CALIFORNIA



Property Information

- 29-acre master-planned business park
- Parcels ranging from 1 acre to 2.74 acres
- Office building opportunities available from $\pm 10,000$ to $\pm 100,000$ SF with individual tenancies to $\pm 2,500$ SF
Pad sale, lease or build to suit.
- Fast-food and sit-down restaurant parcels available. Pad sale, lease or build to suit
- Located near intersection of Highways 99 and 198, combined traffic count of 110,000 cars per day. Located on Plaza Drive; current ADT 39,000 cars per day
- Gateway to Visalia's growing Industrial Park with limited retail services. Located .5 miles from Visalia Airport; 45 minutes from airport with international connections
- 24-hour overnight shipping to all of California; much of Nevada and Arizona

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FOR SALE OR LEASE > Plaza Business Park

VISALIA, CALIFORNIA



Plaza Business Park is Visalia's premier master-planned business park. It is complete with a unifying architectural theme, eco-friendly landscaping and generous open space, many LEED features to reduce its environmental impacts, and a prime location in a busy but under-served area at the western entrance to Visalia. Plaza Business Park is anchored by Visalia's 4-year-old 35,484 SF Fresno Pacific University Satellite Campus. The project also includes a new 94-room 4-story Marriott-Residence Inn, currently under construction as well as restaurant sites and retail. The 4-year-old Chevron Station continues to thrive as it allows quick access on and off at Plaza Drive. This project is adjacent to the Visalia Industrial Park to the north, home to more than 5,500 employees of Fortune 500 companies such as Alcoa, Imperial Cup, UPS, California Dairies, Sunkist and more. The Plaza project consists of seventeen (17) tentative map parcels as depicted on attached Parcel Map.

FOR SALE OR LEASE > Plaza Business Park

VISALIA, CALIFORNIA

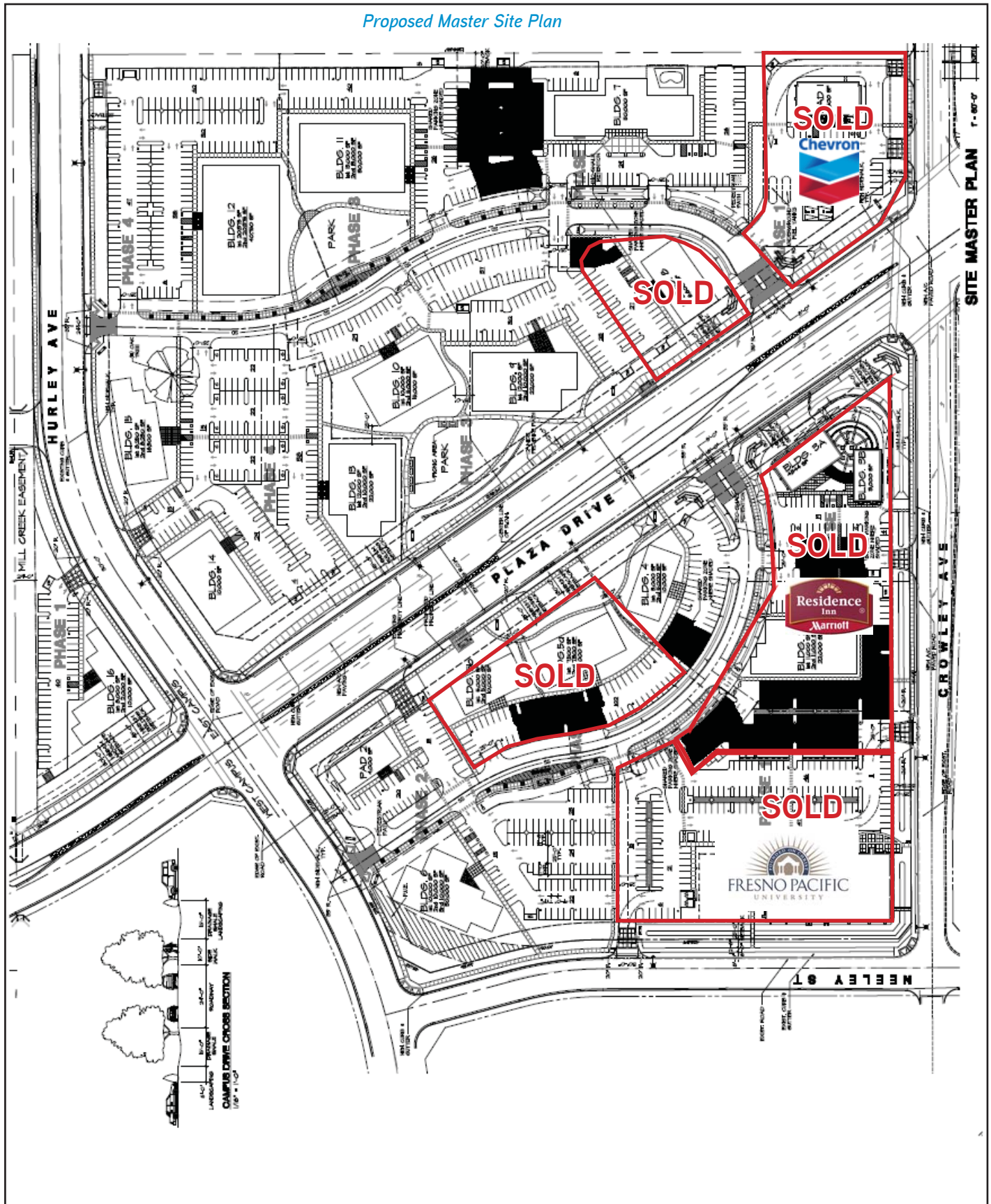


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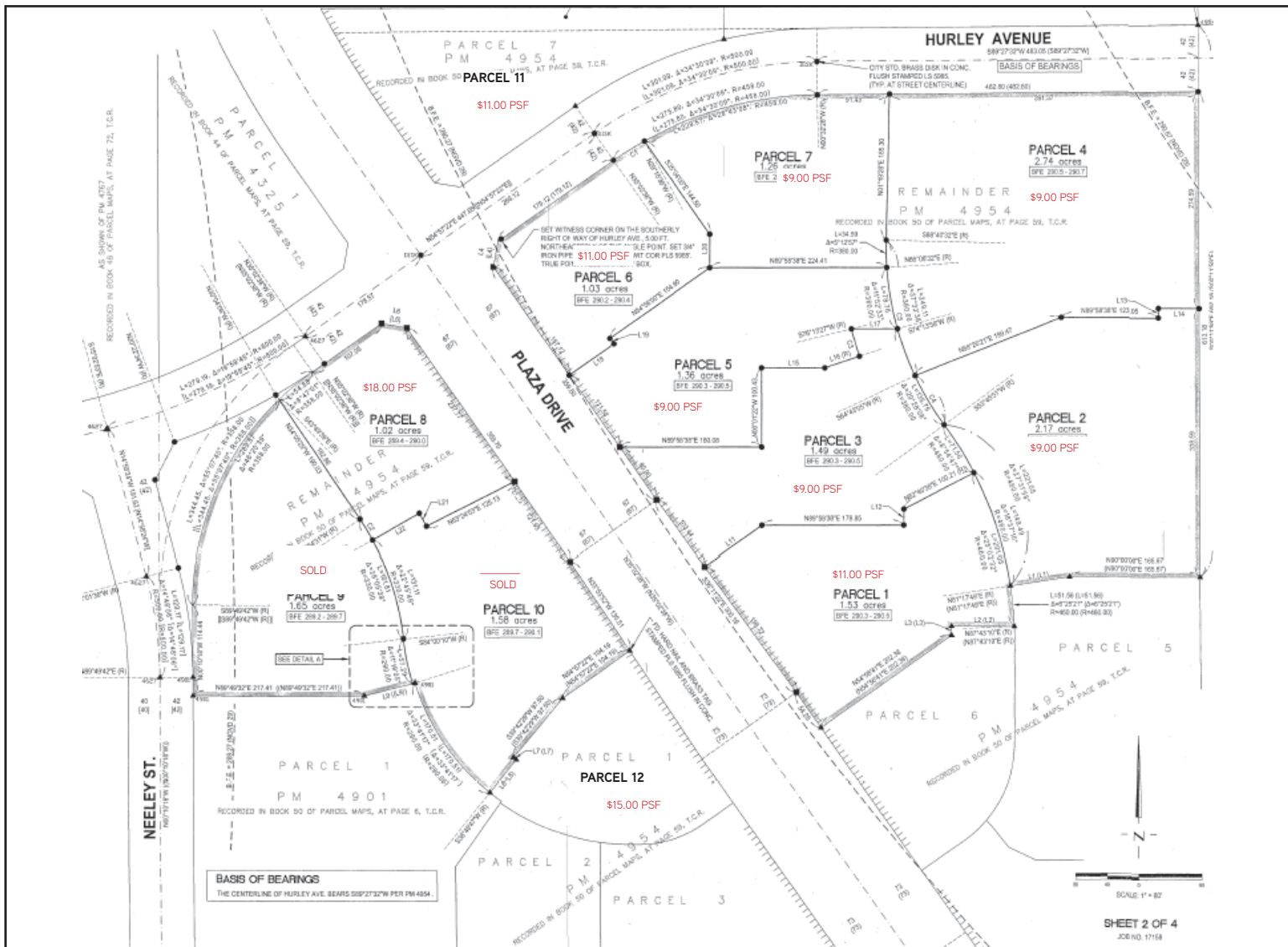
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FOR SALE OR LEASE > Plaza Business Park

VISALIA, CALIFORNIA

Plaza Business Park Parcel Pricing

PARCEL NO.	PARCEL SIZE	PLANNED USE	PRICE
Parcel 1	1.53 ac	Office	\$11.00 PSF
Parcel 2	2.17 ac	Office	\$9.00 PSF
Parcel 3	1.49 ac	Office	\$9.00 PSF
Parcel 4	2.74 ac	Office	\$9.00 PSF
Parcel 5	1.36 ac	Office	\$9.00 PSF
Parcel 6	1.03 ac	Office	\$11.00 PSF
Parcel 7	1.26 ac	Office	\$9.00 PSF
Parcel 8	1.02 ac	Retail/Fast Food	\$18.00 PSF
Parcel 9	1.65 ac	Office	SOLD
Parcel 10	1.58 ac	Office	SOLD
Parcel 11	1.00 ac	Office	\$11.00 PSF
Parcel 12	1.00 ac	Restaurant	\$15.00 PSF



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