

# Site Plan



Office building opportunities available from 10,000 to 100,000 square feet, with individual tenancies to 2,500 SF. Pad sale, lease or build to suit.



## Regional Office Space Now Available

**PLAZA**  
BUSINESS PARK



### DEVELOPED BY THE MANGANO CO., INC.

- 29-acre master-planned business park
- Office parcels ranging from one acre to ten acres
- Office building opportunities available from 10,000 to 100,000 square feet with individual tenancies to 2,500 square feet. Pad sale, lease or build to suit.
- Fast-food and sit-down restaurant parcels available. Pad sale, lease or build to suit.
- 115-room hotel
- Located near intersection of Highways 99 and 198, combined traffic count of 110,000 cars per day
- Located on Plaza Drive; current ADT 19,000 cars per day; 2015 project: 37,500 ADT
- Gateway to Visalia's growing Industrial Park with limited retail services
- 5 minutes from Visalia Airport; 45 minutes from airports with international connections
- 24-hour overnight shipping to all of California; much of Nevada and Arizona



**MANGANO**  
COMPANY INC  
manganoco.com • 559-732-2200



# Plaza Business Park



Plaza Business Park, currently under development by The Mangano Co., Inc., is Visalia's premier master-planned business park. It is complete with a unifying architectural theme, lush landscaping and generous open space, many LEED features to reduce its environmental impacts, and a prime location in a busy but underserved area at the western entrance to Visalia.

Plaza Business Park is anchored by Visalia's new 35,484-square-foot Fresno Pacific University satellite campus, now under construction. The project will also include a 115-room hotel, a service station, food service and retail.

This project is adjacent to the Visalia Industrial Park, home to more than 5,000 employees of Fortune 500 companies such as Alcoa, Imperial Cup, UPS, Jo-Ann Stores, California Dairies, Vanity Fair, Centex, Sunkist and more.

## DEMOGRAPHICS:

**Resident Population:** 5-mile, 62,315; 3-mile, 19,692

**Est. Number of Employees:** 5-mile, 27,397; 3-mile, 9,995; 1-mile, 5,500

**Household income:** 5-mile, \$64,046; 3-mile, \$73,105; 2-mile, \$85,437; 1-mile, \$121,407

**Households:** 5-mile, 21,640; 3-mile, 6,799

**Est. Total Housing Units:** 5-mile 22,093; 3-mile 6,970

**Median Housing Value:** 5-mile, \$128,994; 3-mile, \$141,730; 1-mile, \$179,880

# Prime Office Space in a Prime Location

Parcels now available for sale, lease, ground lease. Call for information.



**Developed by:**  
Bruno Properties and  
Tamimi Real Estate and Development

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