

VISALIA OUTPATIENT CLINIC



TULARE AVENUE AND BEN MADDOX WAY, VISALIA, CA 93292

Demand for Medical Services Prompts New Development Opportunity for Meridian

Visalia is the county seat of Tulare County and is one of the most productive agricultural counties in the country, frequently referred to as the gateway to the Sequoias. When DaVita Dialysis needed a second hemodialysis center in the city, they turned to Meridian to find a suitable site on the southeast side of town. Meridian worked closely with the nephrologist that ran the existing clinic to help identify the right location that would best serve their patients. After looking at and presenting numerous sites, we zeroed in on a site positioned at the intersection of South Ben Maddox Way and Tulare Avenue. We were able to purchase an outparcel located in the Visalia Business Park that was tastefully designed and near Mary's Vineyard Shopping Center. Meridian had to process a conditional use permit for approval to develop medical on the outparcel and had to get through a standard design review. The parcel also partially sat in a FEMA flood zone, so we had to get creative to raise the base flood plain elevation in order to complete the development. The clinic was successfully completed in mid-2014 and is now known as DaVita Visalia Vineyard Dialysis.

Client Driven Real Estate Solutions