

±10,350 SF Commercial Building in Porterville, CA**OFFERING SUMMARY**

Lease Rate:	\$0.50 SF/month (MG)
Available SF:	10,350 SF
Building Size:	10,350 SF
Office:	1,000 SF
Lot Size:	11,480 SF
Zoning:	D-GC (General Commercial)
Market:	Visalia/Porterville
Submarket:	Porterville
Cross Streets:	D St & Walnut Ave
APN:	260-225-012

PROPERTY HIGHLIGHTS

- ±10,350 SF of Commercial Space w/ ±1,000 Office in Porterville, CA
- Superior Location w/ Limited Competition | Strategic Trade Area
- 16' Ceiling Height | (1) 10' x 10' Ground Level Door w/ Alley Loading
- Excellent Location, Great Tenant Mix, High Traffic Flows
- Quality Construction | Well Maintained | Economical Space
- Convenient Location w/ Access to CA-65 & CA-190
- Large Commercial Building w/ Small Office + Storage
- Nice Economical and Functional Space Layout
- Previously Operated As Discount & Wholesale Stores
- Close Proximity to Major Traffic Generators
- Flexible Zoning that Allows Many Uses
- Located Within Minutes From Corporate Neighbors

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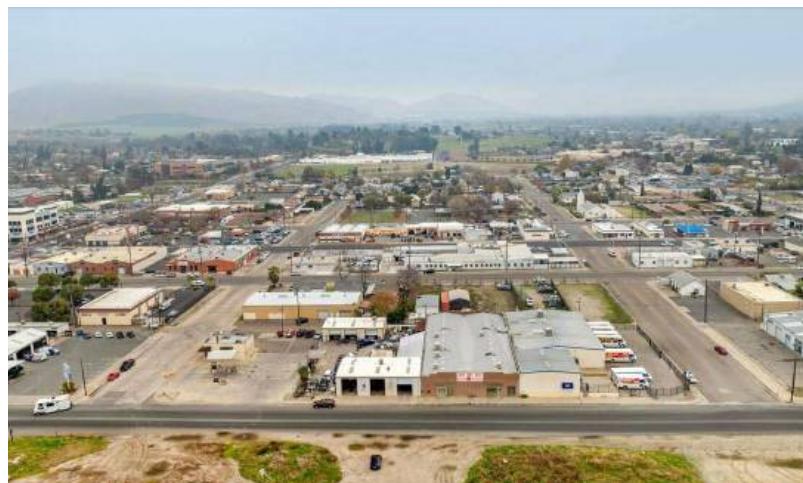
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PROPERTY DESCRIPTION

±10,350 SF available office/warehouse building in the heart of Porterville, CA. The space features a spacious open warehouse with a ±1,000 SF office and private restroom. The building offers 16' clear height, (1) 10x10 roll up door with alley loading access, new roof (2020), & LED lighting throughout. The space was previously occupied by two different tenants over the past few decades as a successful discount store and has most recently served as a wholesale warehouse for the past few years. The space is ideal for storage, inventory, or machinery, offering flexibility to accommodate a variety of commercial operations.

LOCATION DESCRIPTION

Property is well located in the downtown entry off Main Street and Olive Avenue just East of Highway 65, West of Plano Street, North of Highway 190, and south of Olive Avenue on "D" Street in Porterville, CA. Surrounding national tenants include Starbucks, McDonalds, Dutch Bros, Bank of the Sierra, Wells Fargo, Panera, Marshalls, Kohls, Grocery Outlet, Citizens Bank, Cricket, Union Bank, Java Express, Beneficial State Bank, RJ's Cafe, Yum Yum Donuts, The Vault, El Tapatio, Don Vinos, and many others!



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Map
data
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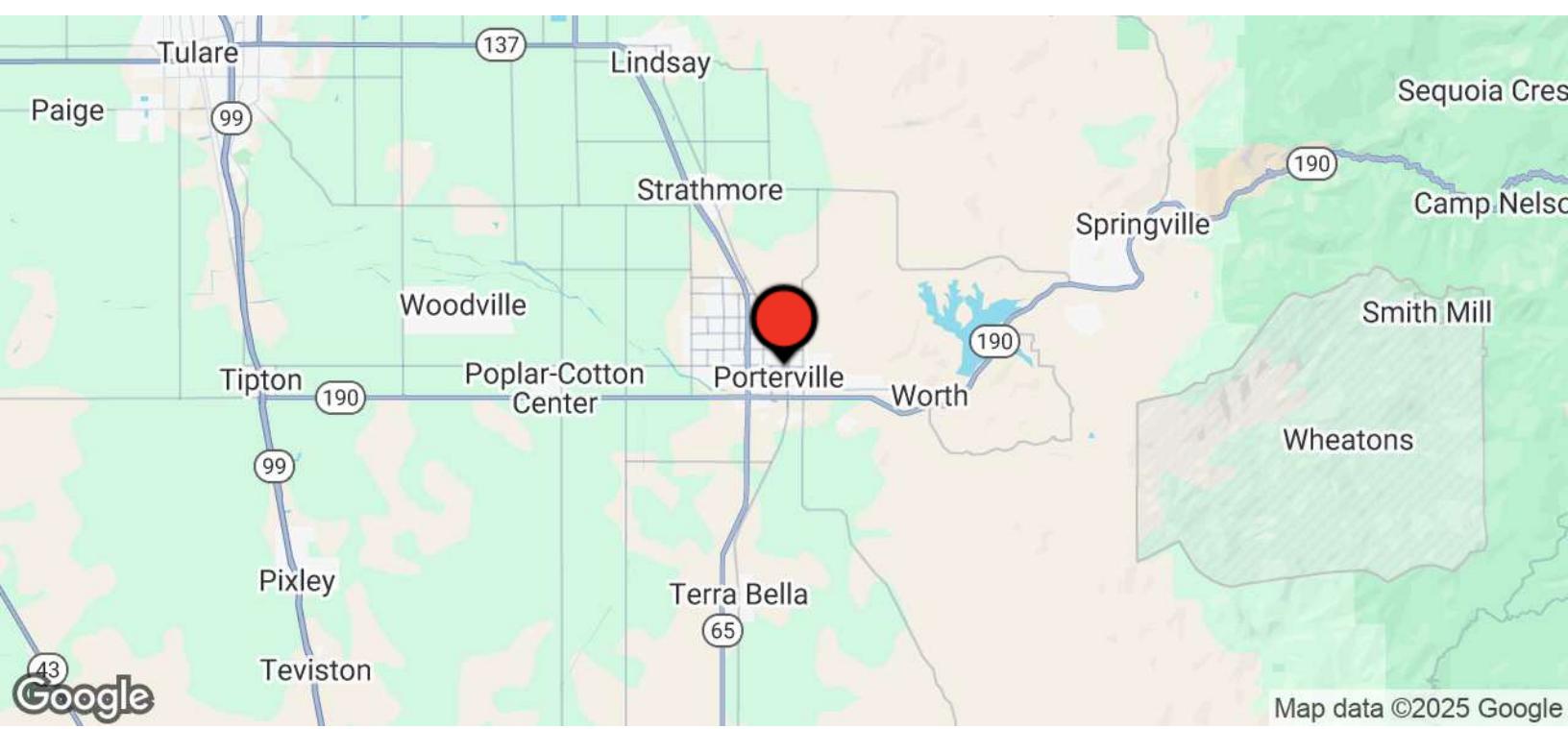
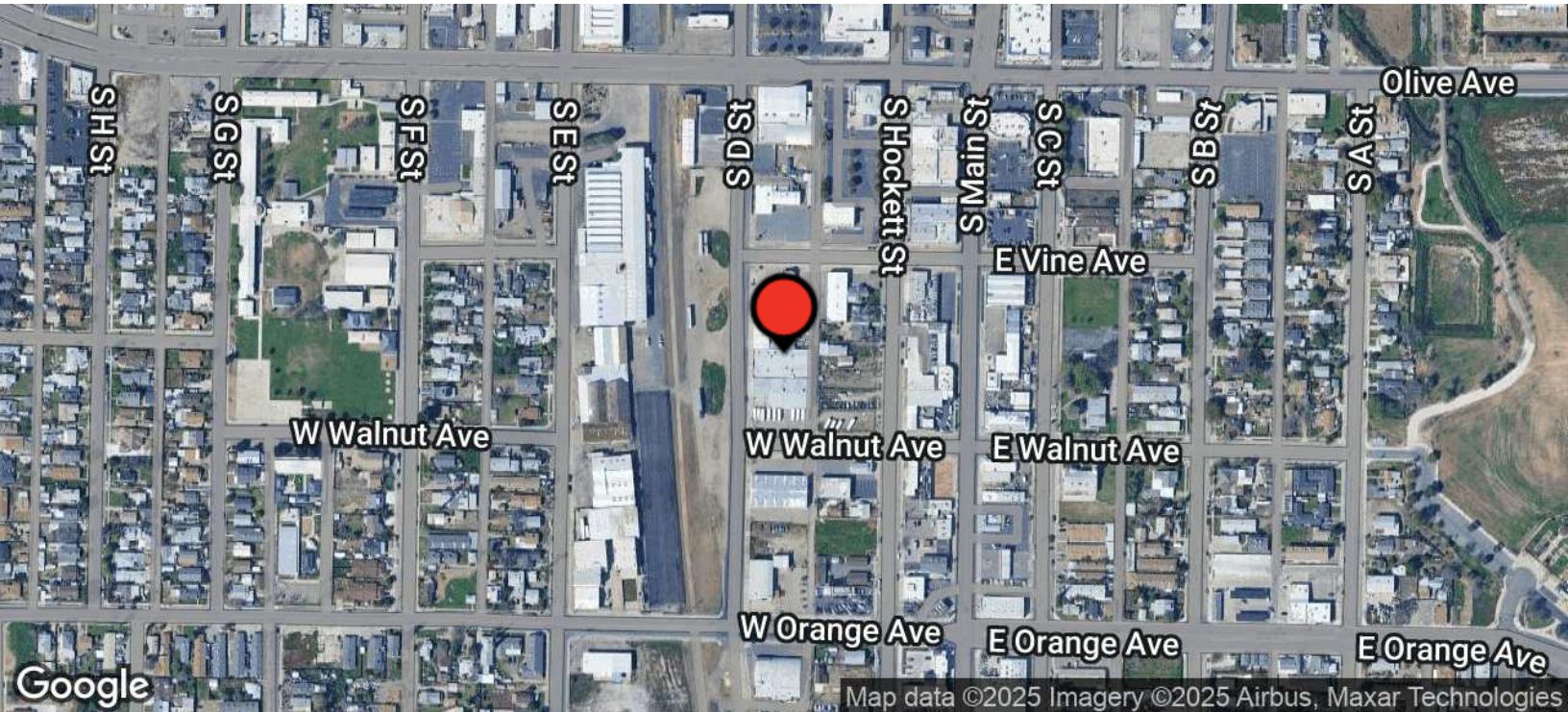
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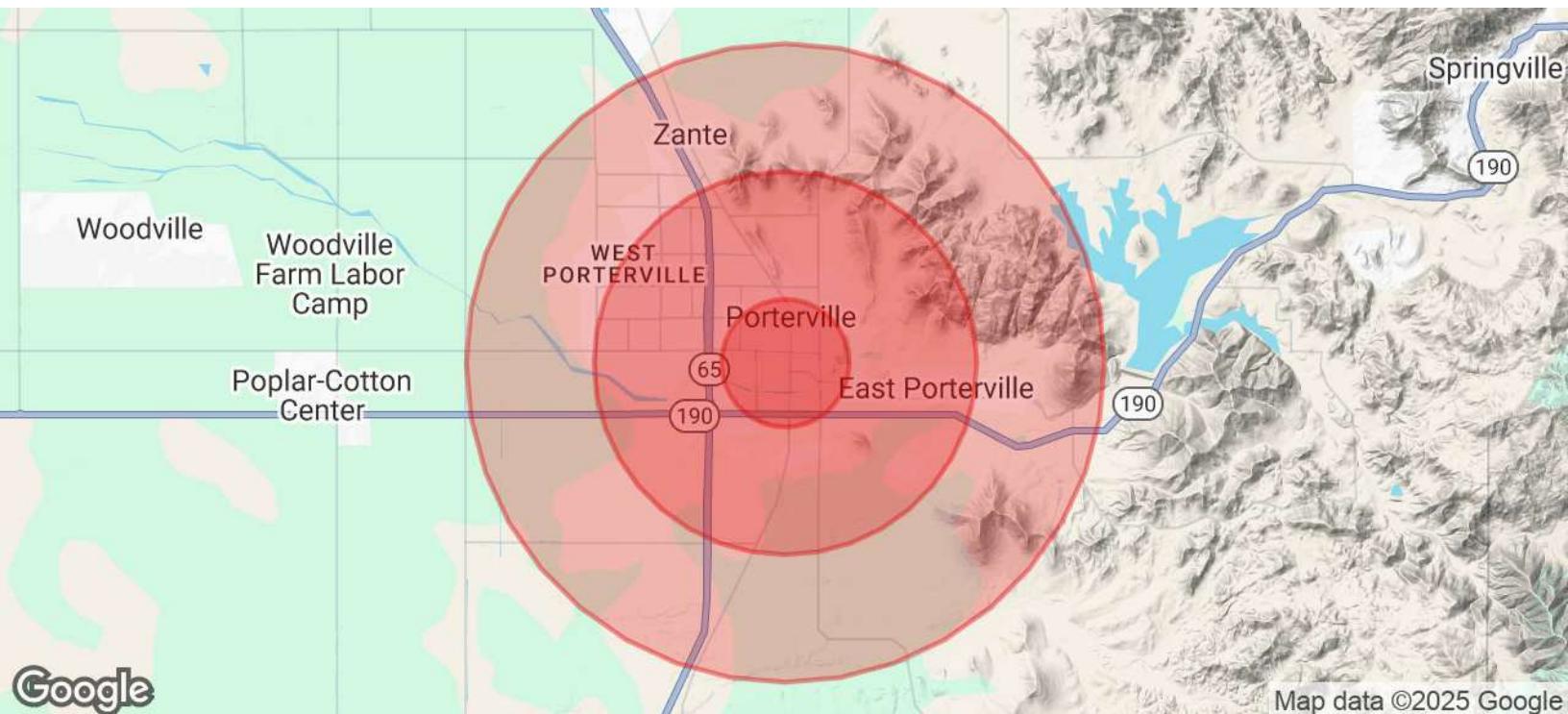


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,834	67,000	76,328
Average Age	33	34	34
Average Age (Male)	33	33	34
Average Age (Female)	34	35	35
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,111	19,307	22,118
# of Persons per HH	3.5	3.5	3.5
Average HH Income	\$57,169	\$70,372	\$73,836
Average House Value	\$324,212	\$315,861	\$323,877
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	80.6%	74.4%	72.6%

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