

NEW 10.24± ACRE RETAIL CENTER · ROSS, DD'S & FIVE BELOW COMING SOON!
NWC HENDERSON AVENUE & STATE HWY 65
 PORTERVILLE'S #1 INTERSECTION · SUPERIOR VISIBILITY & ACCESS FROM HWY 65



★ Fast Food Pads Now Available!

★ Surrounded by Porterville's Highest Volume Retailers!



NICK FRECHOU
 Sr. Vice President
 +1 (559) 447-6266
 nick@retailcalifornia.com
 DRE # 01887999

RETAIL CALIFORNIA CRE
 A division of Pearson Realty
 7480 North Palm Avenue, Suite 101
 Fresno, CA 92711
 www.retailcalifornia.com

BRITNEY PARENT
 Sales Associate
 +1 (657) 247-2600 x301
 britney@woodinvco.com

WOOD INVESTMENTS COMPANIES, INC
 2950 Airway Ave, A-9
 Costa Mesa, CA 92626
 www.woodinvco.com

Wood Investments Companies
 A Real Estate Development & Management Company

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Property Description

This subject property is located on Henderson Ave., Porterville's most heavily traveled retail corridor. The new center's location is positioned adjacent to Hwy 65 ramps on Henderson Ave.

Property Highlights:

Join with dd's Discounts, Ross, Five Below, Burger King and Shel Gas. Other major retailers on Henderson include Target, Kohl's, Walmart, Save Mart, Food 4 Less, PetSmart, and 99 Cents Only.

Lease Rate: Please contact agent for details.

2020 Demographic Highlights:

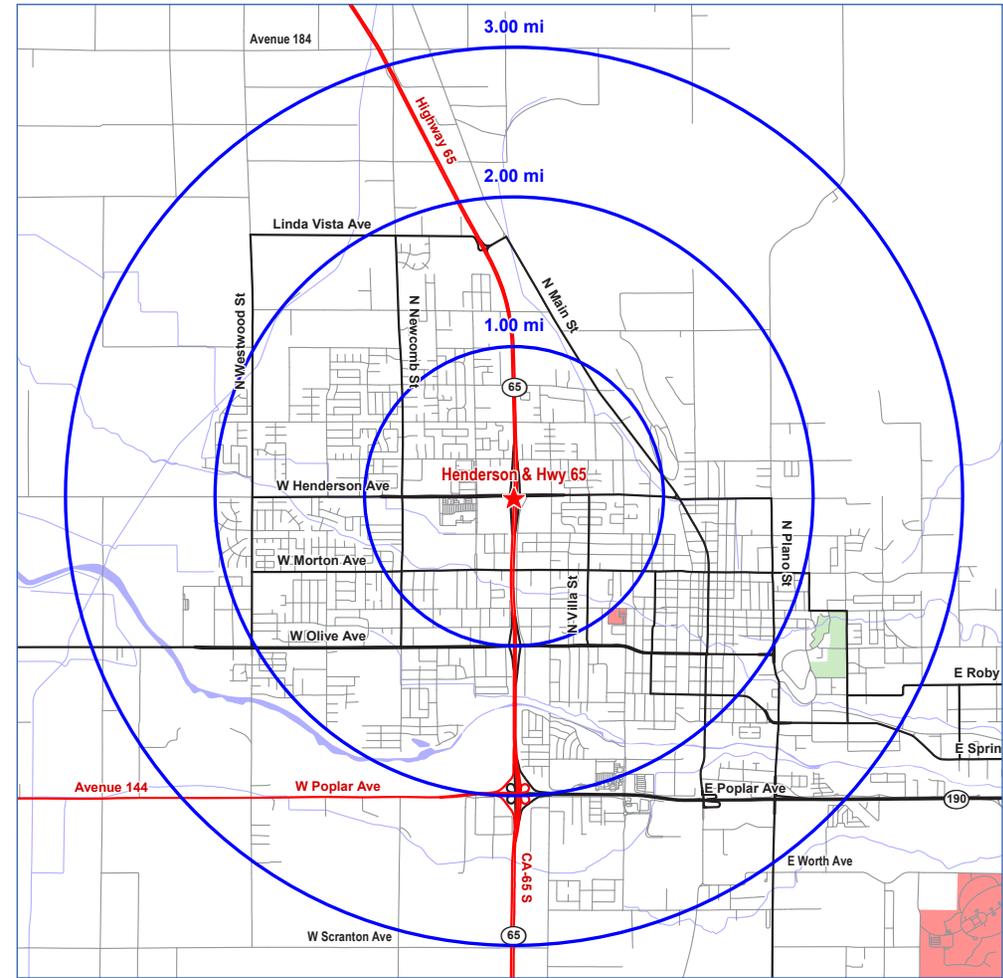
	1 Mile	2 Miles	3 Miles
Total Population:	11,794	45,533	64,420
Total Households:	3,590	13,067	18,262
Avg HH Income:	\$66,385	\$69,031	\$68,434
Total Daytime Pop:	12,200	43,867	63,148

Source: AnySite

2021 Traffic Counts:

Henderson Ave @ Prospect	27,631 ADT
Prospect St @ Henderson:	11,082 ADT
Total Surface Streets:	38,713 ADT
Hwy 65 @ Henderson Ave:	49,000 Annual ADT
Total Exposure:	53,515 Avg Daily Traffic

Source: Kalibrate TrafficMetrix, CA DOT



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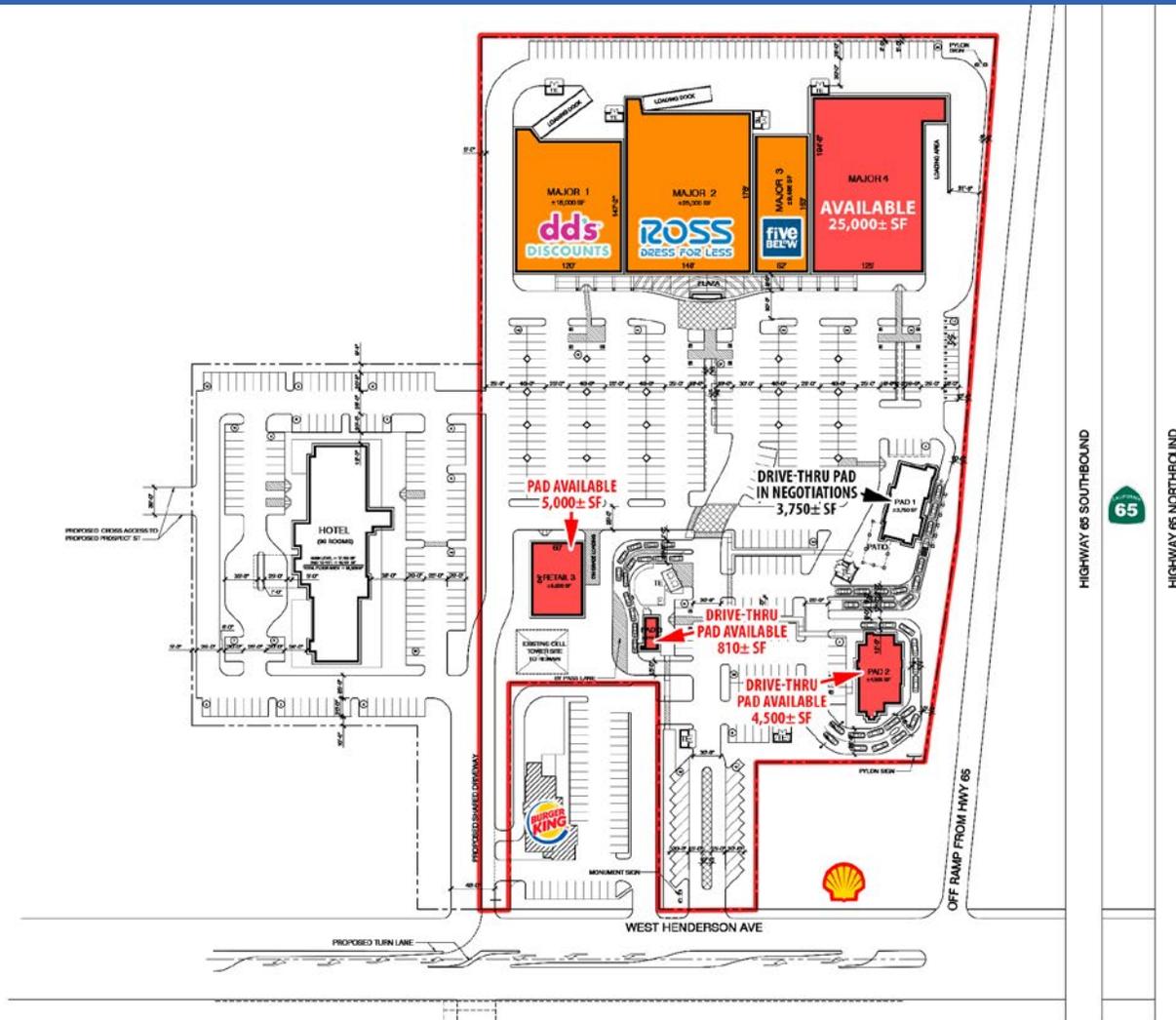
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LOCATION MAP



SITE SUMMARY: RETAIL PARCEL

SITE AREA:	+/- 10.25 AC	+/- 446,605 S.F.
BUILDING AREA:		87,445.00 S.F.
LAND / BUILDING:		4.11/1
COVERAGE:		19.59%

PARKING SUMMARY

PARKING PROVIDED:	398 STALLS
PARKING RATIO:	4.55/1,000 S.F.

PARKING REQUIRED

RETAIL (1/300):	78,395 SF	258.6 STALLS
REST. (1/100):	9,060 SF	91.0 STALLS

TOTAL PARKING REQUIRED: 352 STALLS

SITE SUMMARY: HOTEL PARCEL

SITE AREA:	+/- 3.198 AC	+/- 138,000 S.F.
GROUND FLOOR BUILDING AREA:		17,432 S.F.
LAND / BUILDING:		6.92/1
COVERAGE:		12.63%

PARKING SUMMARY

PARKING PROVIDED:	136 STALLS
PARKING RATIO:	7.80/1,000 S.F.

PARKING REQUIRED

96 ROOMS	96 STALLS
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TOTAL PARKING REQUIRED: 96 STALLS

NWC HENDERSON & HWY 65 PORTERVILLE, CA

WOOD INVESTMENT
2920 AIRWAY AVE SUITE A-9
COSTA MESA, CA 92627

DATE: 05.15.2020
MCG JOB #: 18.101.01

DATE: 05.15.2020
REVISIONS: MERGE SCHEMES B2 AND A2

SITE PLAN
Scheme B3

Scale: 1" = 60'



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NOTE: This information is conceptual in nature and is subject to all applicable zoning, building, fire, and other local, state, and federal regulations. No warranties or guarantees of any kind are given or implied by the Architect.

111 Pacifica, Suite 200
Irvine, California 92618
949.553.1117 949.474.7056
mgarchitecture.com



This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or Financial Advisor make an independent projection.

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NWC HENDERSON & HWY 65
 PORTERVILLE, CA

DATE: 11-11-19
 MCG JCD #: 18.101.01

DATE	REVISIONS

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 NOTES: This information is conceptual in nature and is subject to all relevant zoning, further verification and local, Transit, and Governmental Agency approvals. Not a representation or guarantee of any kind and given or implied by the Architect.

PRELIMINARY ELEVATIONS
 Scale : 3/32" = 1'-0"

111 Pacific, Suite 280
 Irvine, California 92618
 T: 949.553.1117 F: 949.474.7056
 mcgarchitecture.com

