



Fast Food Site/Land Lease/New BTS Near CA-65



OFFERING SUMMARY

Sale Price:	\$675,000
Lease Rate:	\$1.20 SF/month (MG)
Available SF:	1,000 - 5,500 SF
Lot Size:	0.58 Acres
Building Size:	5,500 SF

PROPERTY HIGHLIGHTS

- ±25,228 SF of Vacant Land on Corner Lot
- ±1,000 SF - ±5,500 SF Available: Building Built To Suit
- Fast Food Site/Land Lease/New BTS Near CA-65
- 3 Existing Curb Cut | Utilities Present
- High Exposure On Porterville's Major East/West Corridor (Olive Avenue)
- CA-68 On/Off Ramps Located 3 Minutes East of Property
- CA-190 On/Off Ramps Located 5 Minutes South of Property
- Centrally Located off W Olive Ave
- Excellent Presence Surrounded By Quality National Tenants
- Easy Access to Major CA Highways 65, 190, 99 & I-5
- Situated Near Restaurants, Shopping, Banks & Professional Offices
- Great Exposure w/ Large Corner Exposure/Signage
- In High-Traffic/Developing Area - 35,778 Cars Per Day

Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacommercial.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Fast Food Site/Land Lease/New BTS Near CA-65

PROPERTY DESCRIPTION

±25,228 SF of vacant land, ideal for a fast food site, land lease, or new BTS located 3 minutes west of the CA-65 on/off ramp. Proposed building can be designed, built, and configured to suit needs of an open retail atmosphere, a restaurant with a drive-up window, or any other use allowed. Excellent Access & Exposure w/ Planned Drive-Thru on Porterville's Major East/West Corridor (Olive Avenue). 3 Existing Curb Cut with existing utilities making this property an ideal investment opportunity.

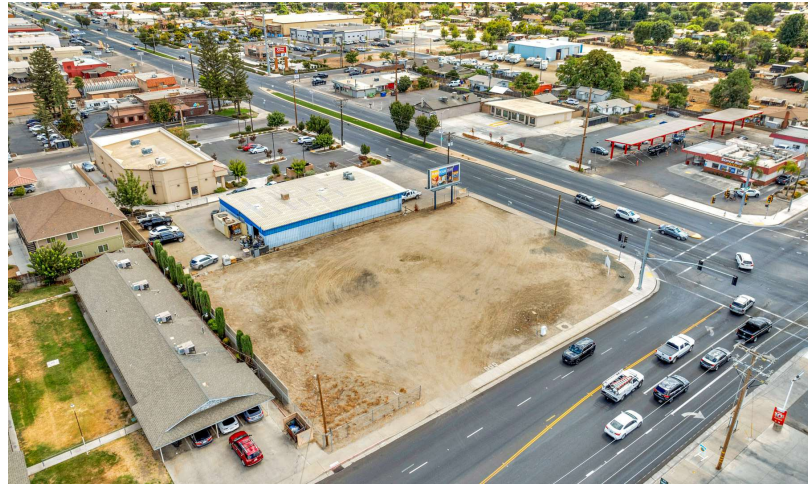
LOCATION DESCRIPTION

±25,228 SF of corner vacant land situated in a prime location off North Newcomb Street & West Olive Ave in Porterville, CA. Property centrally located in an established retail district of the city in a high traffic location with quality nearby tenants including Napa, Shell, Bank of the Sierra, Sherwin Williams, Smart & Final and more.

The subject property is centrally located serving all of Porterville and surrounding communities of Strathmore, Lindsay, Ducor, Terra Bella, Richgrove, Springville, Woodville and the Tule River Indian Reservation. Property situated at northeast corner of Newcomb Street and Olive Avenue just east of Newcomb Street. Full interchange just east of the property off Highway 65 and is situated in close proximity to Highway 190.

SITE DESCRIPTION

+/- 5,500 SF Building or BTS (divisible by +/-1,000 SF). 117' Olive Ave and 185' Newcomb St Frontage



Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacommercial.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

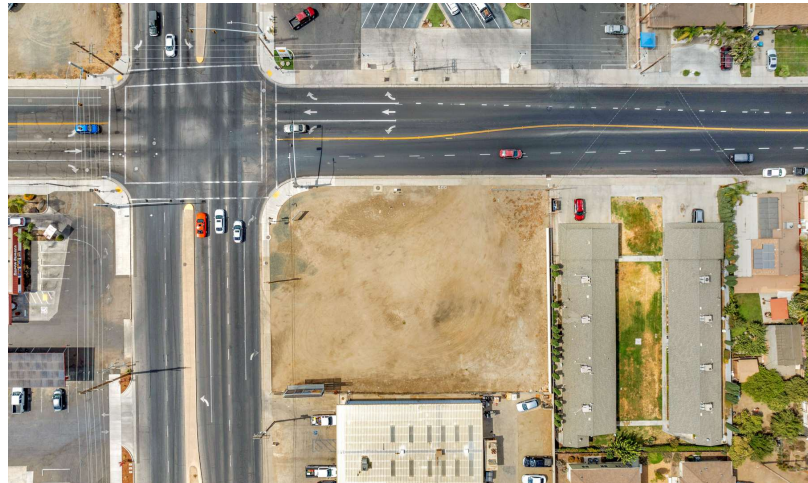
Retail For Sale & Lease | 1594 West Olive Avenue Porterville, CA 93257



**CENTRAL CA
COMMERCIAL**

Fast Food Site/Land Lease/New BTS Near CA-65

1594 West Olive Avenue, Porterville, CA 93257



Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacommercial.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

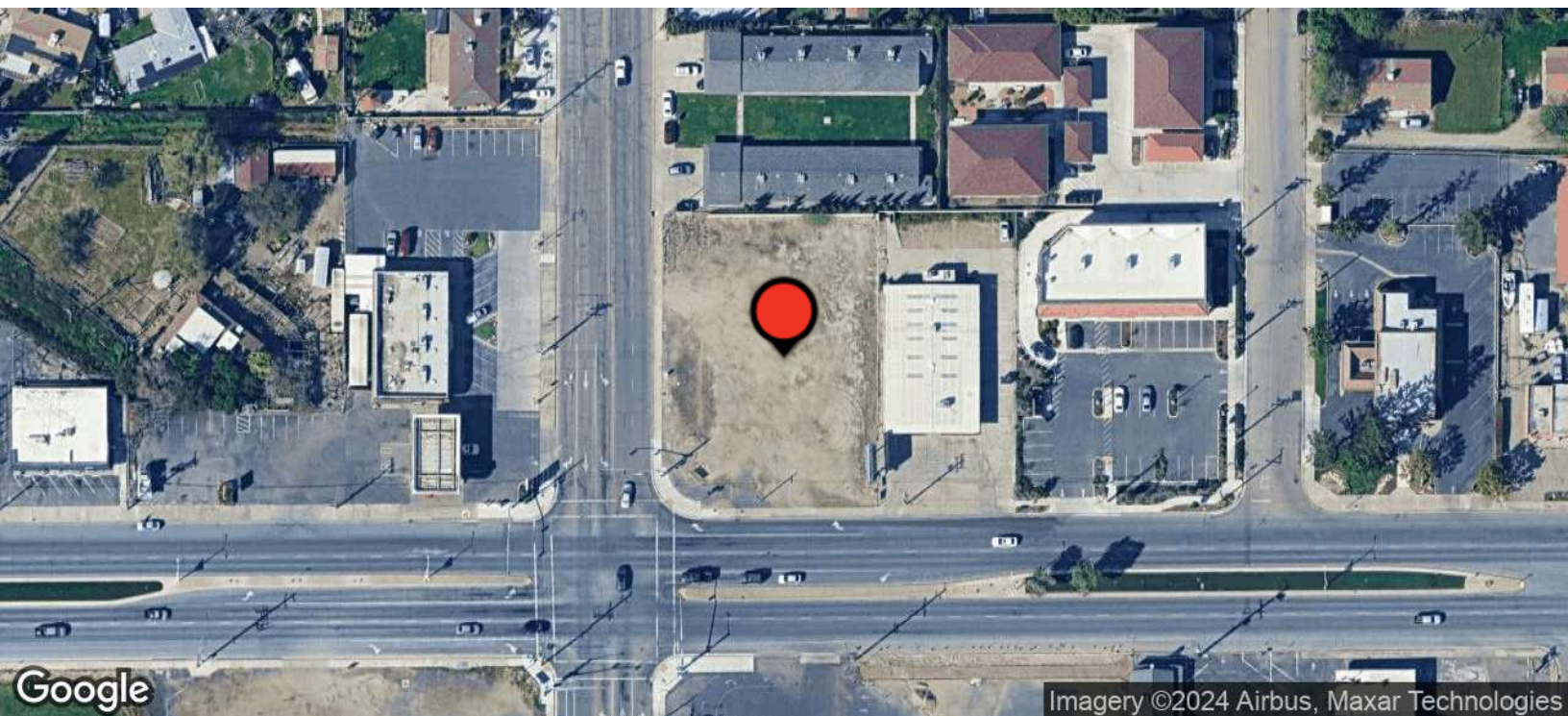
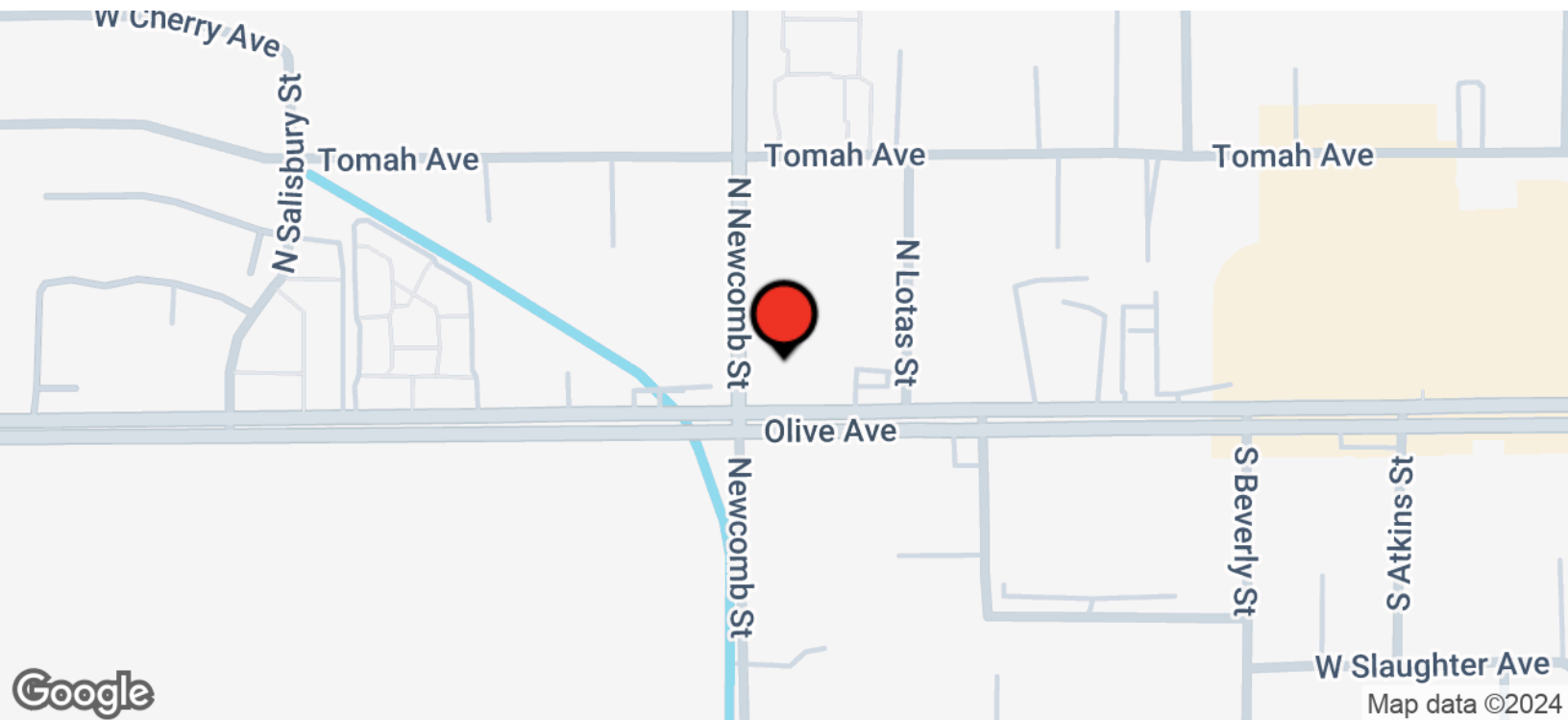
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Retail For Sale & Lease | 1594 West Olive Avenue Porterville, CA 93257



**CENTRAL CA
COMMERCIAL**

Fast Food Site/Land Lease/New BTS Near CA-65

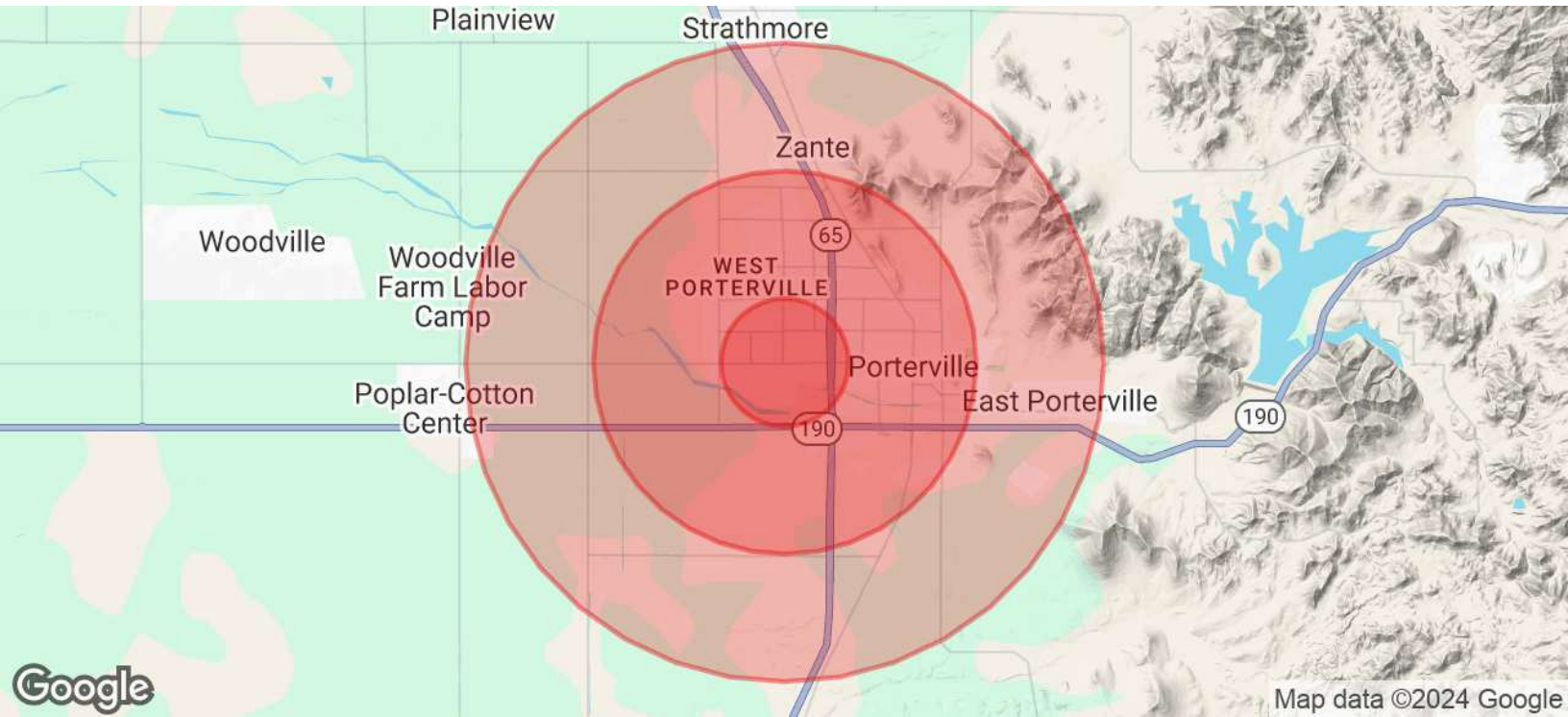


Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacommercial.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Fast Food Site/Land Lease/New BTS Near CA-65



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,642	60,752	81,344
Average Age	28.9	29.0	29.1
Average Age (Male)	26.5	27.6	27.6
Average Age (Female)	31.3	30.5	30.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,160	18,210	23,884
# of Persons per HH	3.3	3.3	3.4
Average HH Income	\$52,286	\$52,514	\$52,537
Average House Value	\$219,011	\$219,362	\$222,638

2020 American Community Survey (ACS)