RETAIL FOR LEASE

±3,000 SF FREESTANDING RETAIL AUTOMOTIVE BUILDING

455 E Poplar, Porterville, CA 93257

OFFERING SUMMARY

AVAILABLE SF:	3,000 SF
LEASE RATE:	$3,500.00 per month (NNN: $0.25/SF)
LOT SIZE:	1.55 Acres
BUILDING SIZE:	3,000 SF
ZONING:	CG - Commercial General
TRAFFIC COUNT:	±53,488

PROPERTY HIGHLIGHTS

- ±3,000 SF Building: (4) Drive Thru Service Bays w/ Rollups
- Turn-Key Office/Warehouse Space off Highway 190
- Busiest Retail Growth Corridor w/ ±53,488 Cars Per Day
- Flexible Zoning That Allows Many Uses
- Building Equipped W/ Heavy Power
- Existing Office, (2) Service Pits, & Rollup Doors - Ample Private Parking
- Close Proximity to Major Traffic Generators & CA-190 Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Secure, Private, Established Location w/ Easy Freeway Access
- Car Wash Can Be Made Available

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PROPERTY OVERVIEW

±3,000 SF Retail Auto Service/Repair concrete block building in a highly traveled area with CA-190 exposure. Features a functional floor plan including (4) Vehicle Drive Thru Bay Doors, (2) underground service pits, and a smog machine cutout. Also includes a ±500 SF fully waiting area and private office with HVAC. Car Wash can also be made available.

LOCATION OVERVIEW

Property well is located off the Southeast corner of Plano St and Poplar Ave directly off CA-190. The property is North of CA 190, South of Date Ave, West of Esther St and East of Roche Street. Neighboring National tenants include Lowes Home Improvement, Carl's Jr, Panda Express, Burger King, Best Western, Starbucks, Home Depot, Les Schwab and many more!

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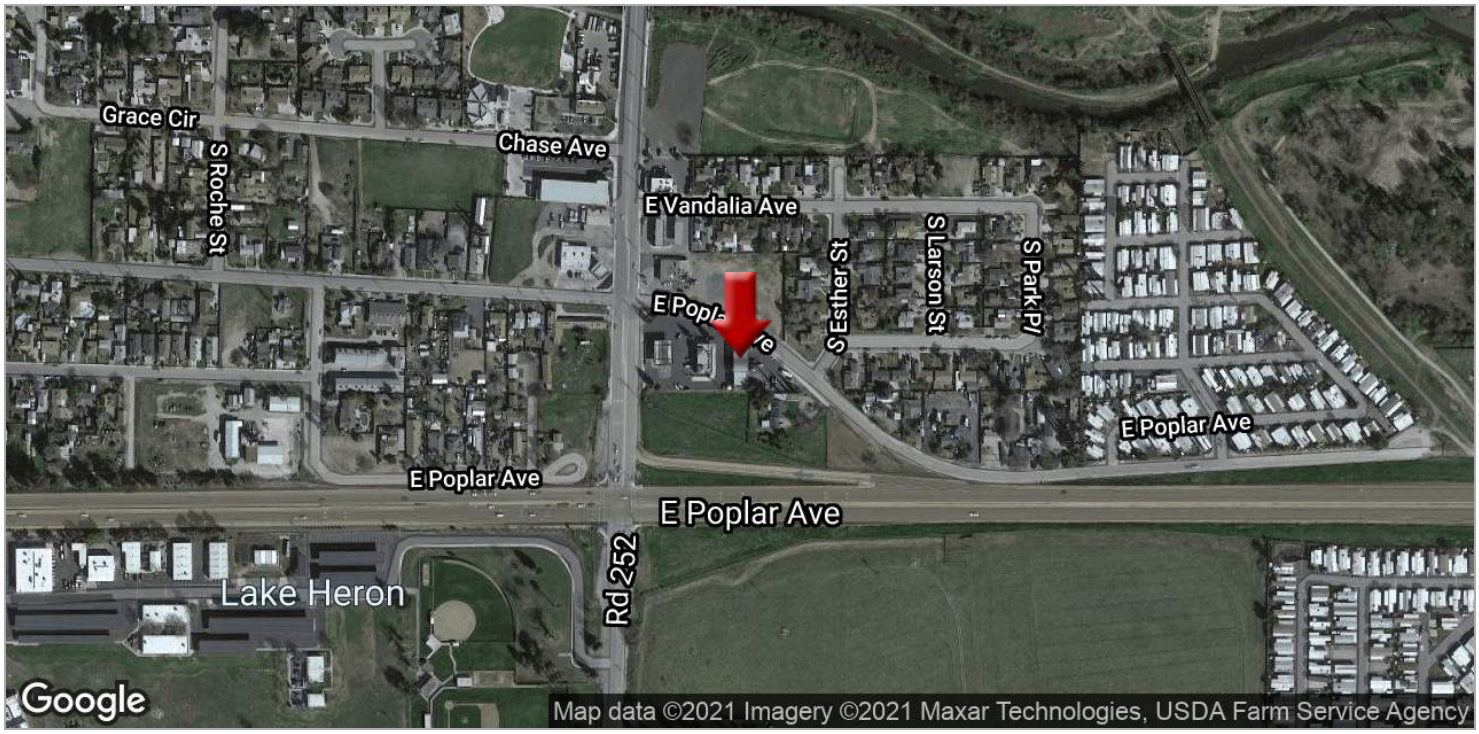

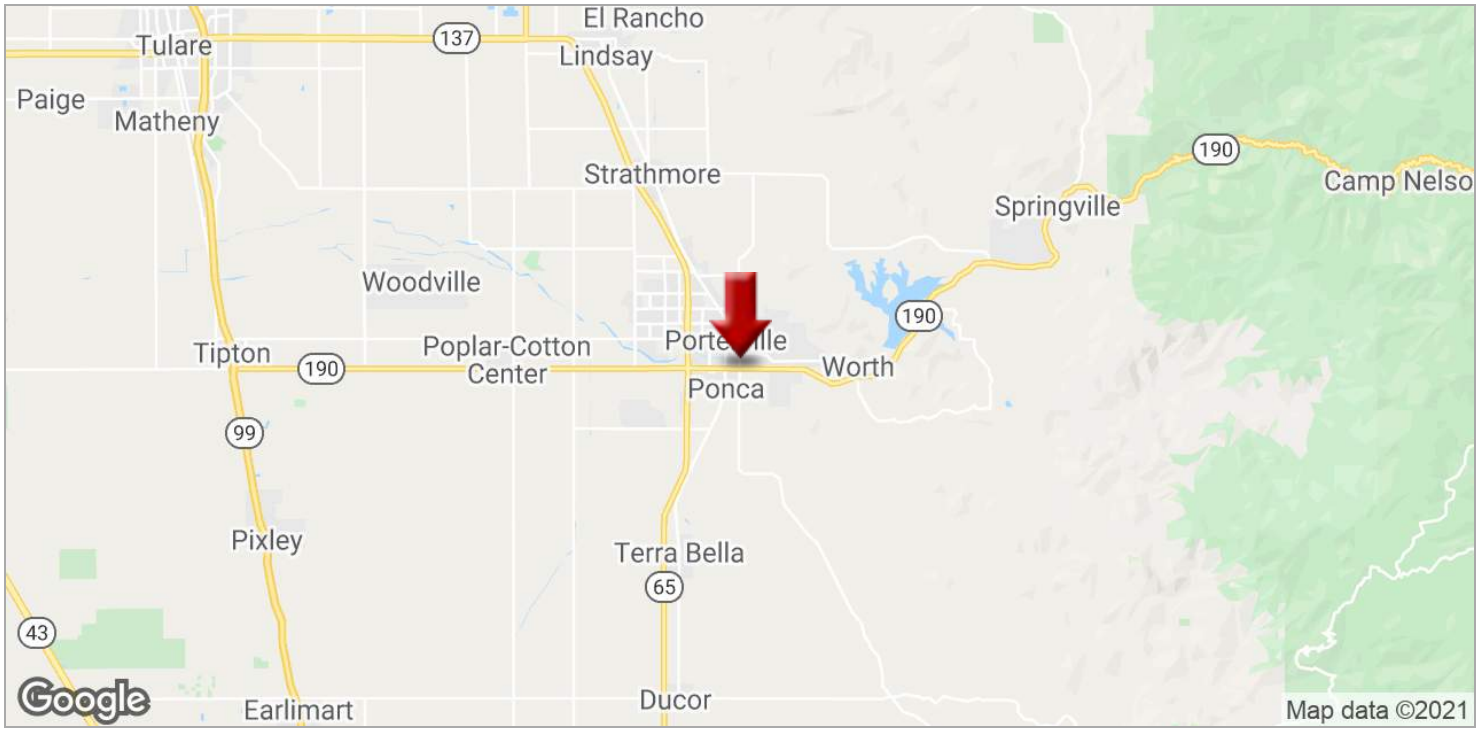

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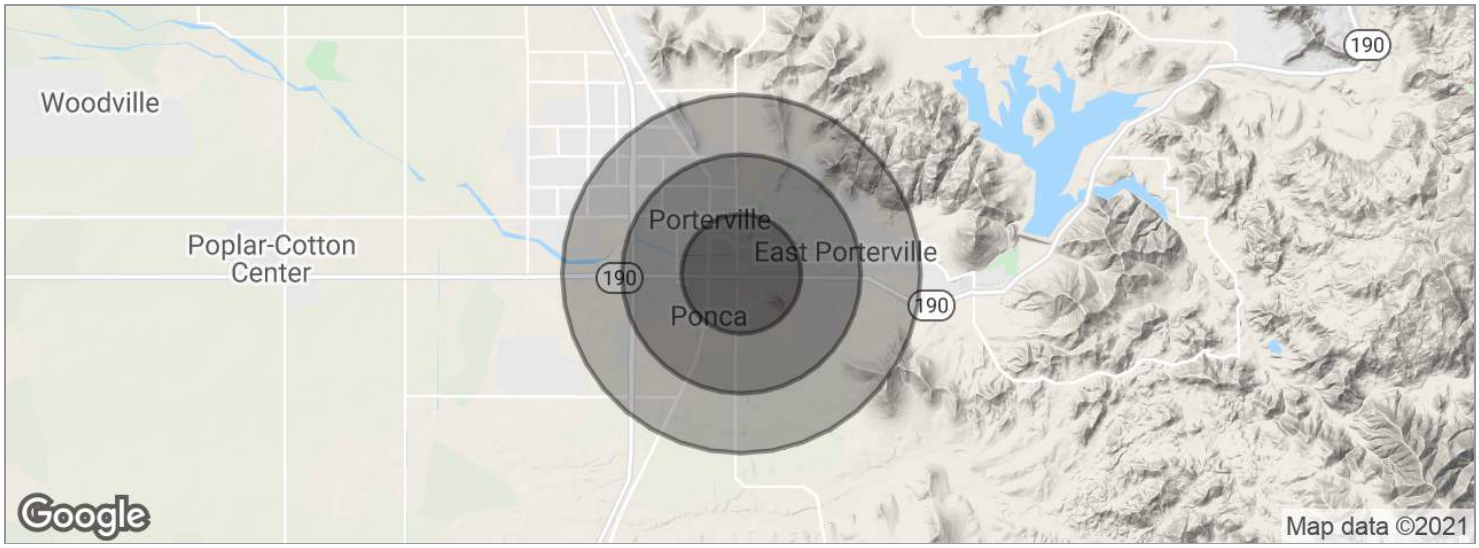

POPULATION	1 MILE	2 MILES	3 MILES
Total population	20,196	57,244	110,463
Median age	32.4	32.4	32.4
Median age (male)	29.4	29.8	30.5
Median age (Female)	35.4	34.8	34.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,224	21,656	39,386
# of persons per HH	2.5	2.6	2.8
Average HH income	$45,435	$53,211	$60,342
Average house value	$256,181	$274,030	$307,014

ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	31.3%	30.8%	30.3%

RACE (%)			
White	63.1%	64.8%	64.7%
Black	3.5%	3.8%	3.8%
Asian	7.3%	8.4%	9.8%
Hawaiian	0.7%	0.4%	0.3%
American Indian	3.8%	2.6%	1.8%
Other	15.8%	15.8%	15.1%

** Demographic data derived from 2010 US Census*

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