

OFFICE FOR LEASE

1ST CLASS OFFICE SUITES IN DOWNTOWN PORTERVILLE

345 N Main Street, Porterville, CA 93257



AVAILABLE SF:	570 - 2,270 SF
LEASE RATE:	\$1.10 - 1.25 Per Month (MG)
LOT SIZE:	1.44 Acres
BUILDING SIZE:	15,183 SF
BUILDING CLASS:	A
YEAR BUILT:	1973
ZONING:	DR-N (Retail-North Of Olive)
MARKET:	Downtown Porterville
CROSS STREETS:	Main Street & Thurman Ave
TRAFFIC COUNTS:	±15,038 Cars Per Day

PROPERTY FEATURES

- ±570-1,700 SF Available | Suites Can Be Combined
- Move-In Ready Condition | Next-Door to Bank of America
- Full 2021 Remodel w/ New Paint/Floors
- Well-Known Freestanding Office Building + Parking
- Great Exposure in Downtown Porterville
- Private Offices, Open Rooms, Multiple Entrance Points
- Private Parking Lot + Street Parking
- Busy West Retail Growth Corridor
- Close Proximity to Major Traffic Generators
- Excellent Presence Surrounded with Quality Tenants
- Walk-able Location | Densely Populated Trade Area
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Convenient Location Between HWY-65 & HWY-190

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PROPERTY OVERVIEW

±570-1,700 SF of "Class A" office suites available in Downtown Porterville. Well maintained high exposure freestanding office/retail building on the corner of Main Street and Thurman Ave. The property has (2) suites available. Suite #1 consists of ±570 SF and was formerly a standard office space. Suite #2 consist of ±1,700 SF that was formerly a standard office space. Both spaces can be combined for a total of ±2,270 SF. Ample private parking with a private parking lot on the west side of the building with additional street parking. Located in Downtown Porterville in front of the "Main and Main". Move-in ready interior, the visibility offers a tremendous draw of traffic from the nearby retailers and neighborhoods.

LOCATION OVERVIEW

Visible location off the "Main and Main" of Downtown: Main & Thurman Ave. Located just East of Hwy 65 off the Southwest corner of Morton Ave and Main Street. Nearby retailers include Allstate Insurance, Parks and Leisure Services, Beneficial State Bank, Mid Valley Polygraph, Generations Photography Studio, The Cellar, Jr's Barbershop, Elegance Boutique, Don Vinos Italian Bar & Grill, Union Bank, Porterville Fire Department, and Many More!

Porterville is a city in the San Joaquin Valley, in Tulare County, California, United States. It is part of the Visalia-Porterville metropolitan statistical area. Since its incorporation in 1902, the city's population has grown as it annexed nearby unincorporated areas. The city's July 2018 population (not including East Porterville) was estimated at 59,988. Porterville serves as a gateway to Sequoia National Forest, Giant Sequoia National Monument and Kings Canyon National Park.



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite #1	Executive Suites	\$1 PER MONTH	Modified Gross	570 SF	VACANT
Suite #2	Executive Suites	\$1 PER MONTH	Modified Gross	1,700 - 2,270 SF	VACANT

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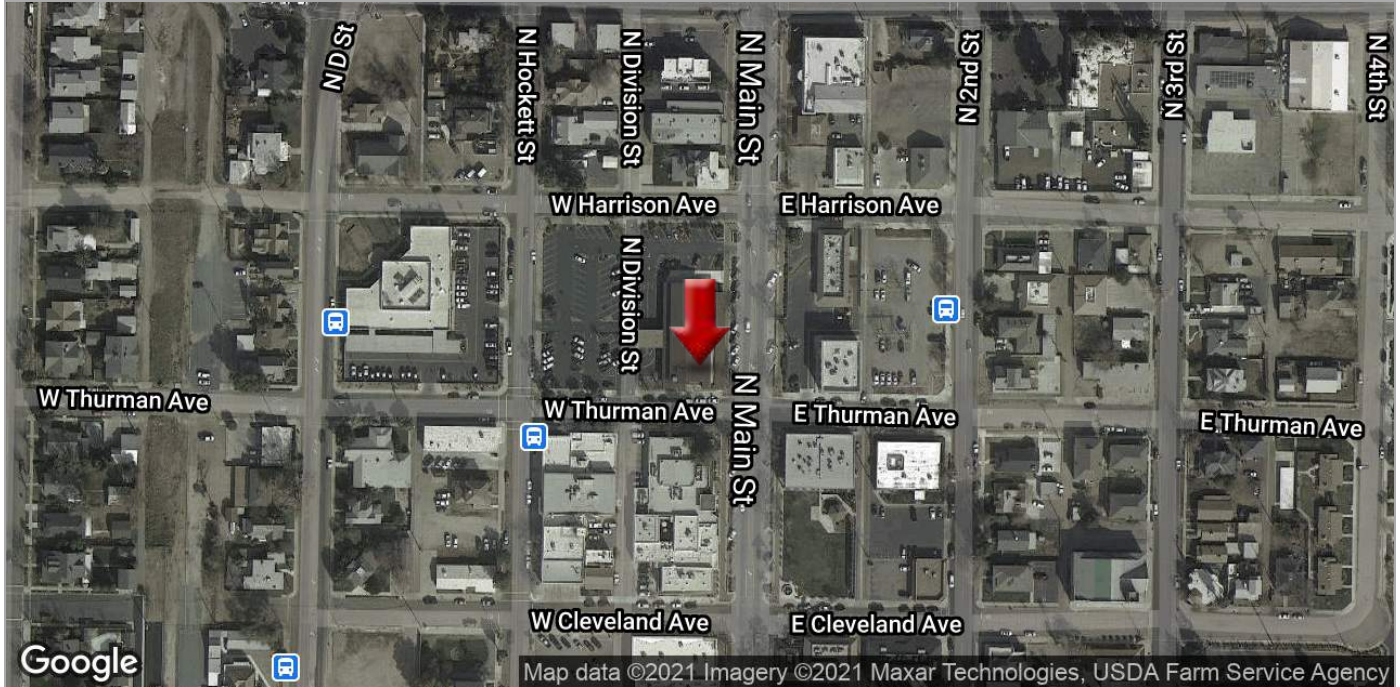
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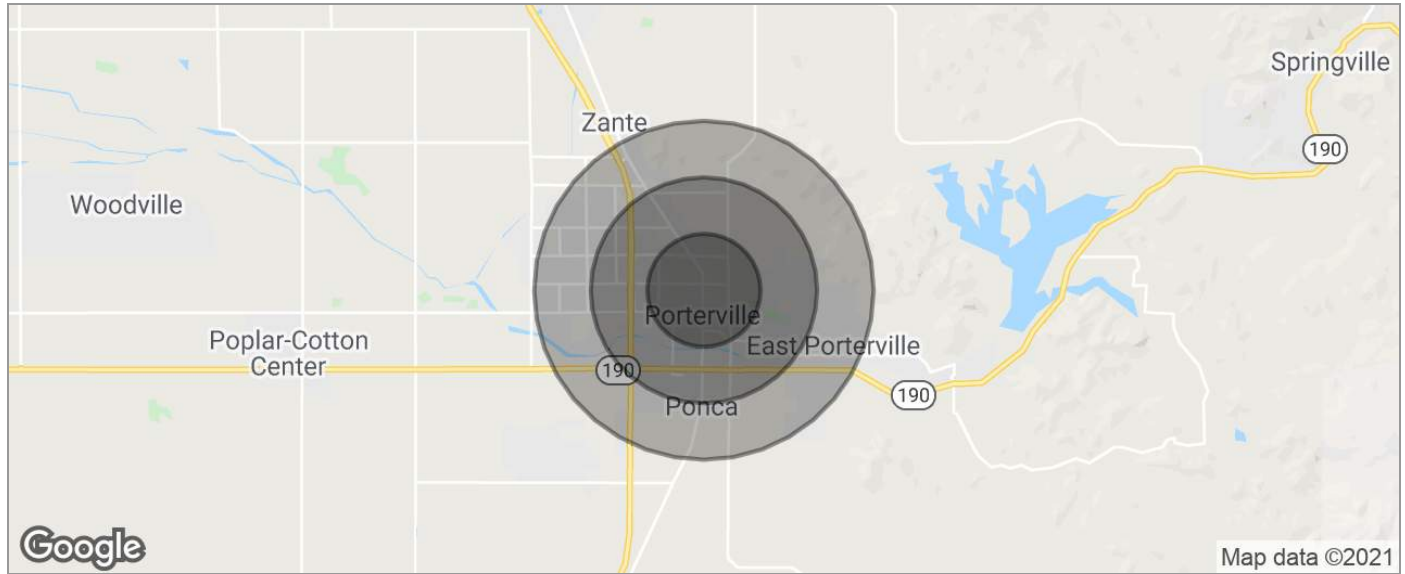
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	21,735	73,034	151,990
MEDIAN AGE	27.0	26.5	26.9
MEDIAN AGE (MALE)	26.9	26.1	26.4
MEDIAN AGE (FEMALE)	28.7	27.7	28.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,529	20,325	43,479
# OF PERSONS PER HH	3.9	3.6	3.5
AVERAGE HH INCOME	\$32,257	\$35,382	\$38,592
AVERAGE HOUSE VALUE	\$216,184	\$234,310	\$216,612
RACE	1 MILE	2 MILES	3 MILES
% WHITE	37.1%	42.4%	44.0%
% BLACK	9.1%	8.3%	8.2%
% ASIAN	5.5%	10.0%	11.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.7%	1.2%	1.1%
% OTHER	43.6%	35.0%	32.1%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	69.6%	67.6%	63.7%

* Demographic data derived from 2010 US Census

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