

Prime Office Space Available in Porterville, CA

Office For Lease | 767 N Porter Rd Porterville, CA 93257



**CENTRAL CA
COMMERCIAL**



Lease Rate	\$1.35 SF/MONTH
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OFFERING SUMMARY

Building Size:	2,961 SF
Available SF:	2,160 - 2,699 SF
Lot Size:	0.35 Acres
Zoning:	CMX
Market:	Visalia
Submarket:	Porterville
Cross Street:	W Henderson Ave
Traffic Count:	48,049 CPD
APN:	251-130-012

PROPERTY HIGHLIGHTS

- Up to ±2,699 SF of Office Space in Prime Porterville Location
- ±2160 - ±2,699 SF Available | Multiple Configurations | Separate Meters
- Multiple Private Offices, Open Floor Plan, Flexible Lease Duration
- (7) Private Offices | Ample Private Parking | (3) Private Restrooms
- Situated Right Beside Main Off Ramp of Highway 65
- Located in Prime Retail and Business Corridor of Porterville
- Excellent W Henderson Ave & HWY 65 Exposure
- Perfect for a Wide Variety of Business Needs
- Quality Construction | Well Maintained | Economical Spaces
- (2) Storage Sheds and Automatic Gate
- Functional Hard To Find Small Spaces | Private Location
- Easy Access | Separate Offices | Multiple Configurations

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PROPERTY DESCRIPTION

Office space with up to ±2,699 SF available. Building A totals ±2160 SF and features (6) private offices, (2) private restrooms, a break room, a conference room, a reception area, and additional work space area. Building B can be combined with Building A as an additional ±539 SF of office space and features a reception, private office, storage space, and private restroom. Building A can be leased on it's own or combined with Building B. The property also contains an automatic gate and (2) outdoor storage sheds. The space is ideal for a variety of business types like law, accounting, marketing, real estate, insurance, and tech, amongst others.

LOCATION DESCRIPTION

Property is well located, situated right beside a main off ramp of CA Highway 65. The close proximity to the highway gives the subject property great visibility and accessibility. The building is also surrounded by a large quantity of quality tenants in Porterville's main shopping and retail corridor, including Galaxy Theaters, Save Mart, Target, Food 4 Less, Applebee's, Kohl's, Wells Fargo Bank, Wendy's, Walmart, Jack in the Box, Subway, Jamba, Wingstop, Marshalls, Subway, among many others.

Porterville is a city at the base of Southern Sierra Nevada mountains on the eastern side of San Joaquin Valley, in Tulare County, California, United States. It is part of the Visalia-Porterville metropolitan statistical area. Serving as the economic hub of the Southern Sierra, the Sequoia National Forest is nearby, offering outdoor recreational opportunities such as hiking, camping, and fishing. Since its incorporation in 1902, the city's population has grown as it annexed nearby unincorporated areas. Porterville serves as a gateway to Sequoia National Forest, Giant Sequoia National Monument and Kings Canyon National Park.



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LEASE INFORMATION

Lease Type:	MG
Total Space:	2,160 - 2,699 SF

Lease Term:	Negotiable
Lease Rate:	\$1.35 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building A	Available	2,160 SF	Modified Gross	\$1.35 SF/month	Features (6) private offices, (2) private restrooms, a break room, a conference room, a reception area, and additional work space area.
Building A + B	Available	2,699 SF	Modified Gross	\$1.35 SF/month	(7) private offices, (3) private restrooms, break room, ample work space areas, conference room, and reception areas.

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Building A Reception



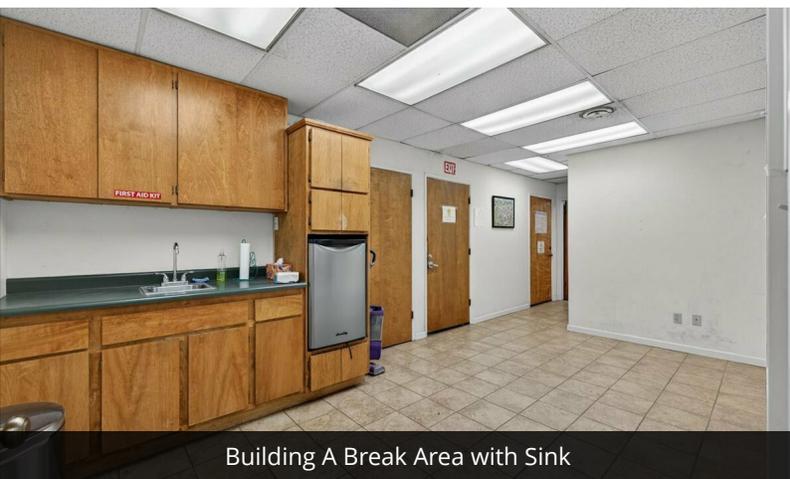
Building A Work Space



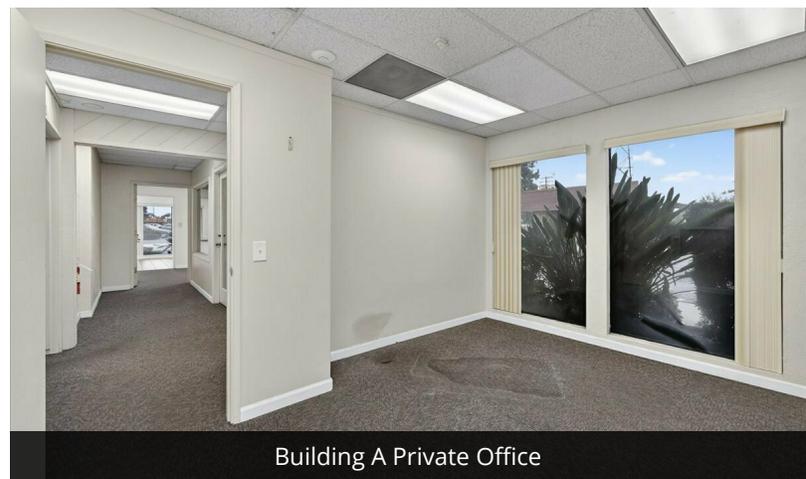
Building A Private Office



Building A Hallway



Building A Break Area with Sink



Building A Private Office

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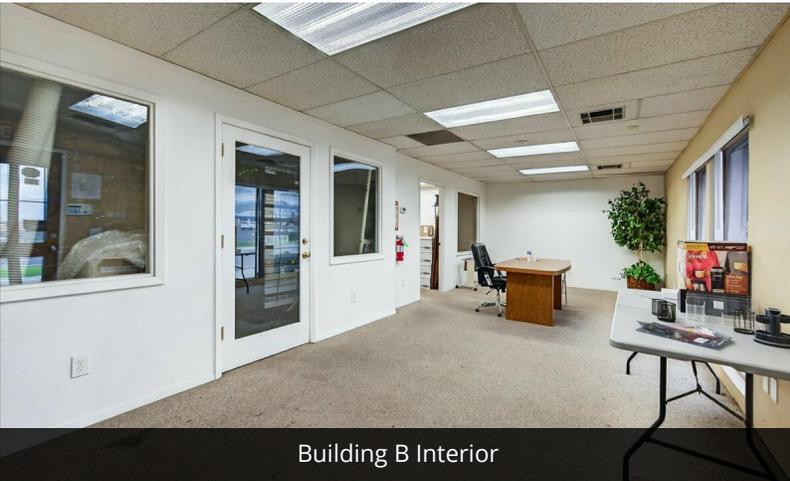
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Building B Interior



Building B Indoor Storage



Building B Interior



Exterior



Building B Interior



Outdoor Storage Area

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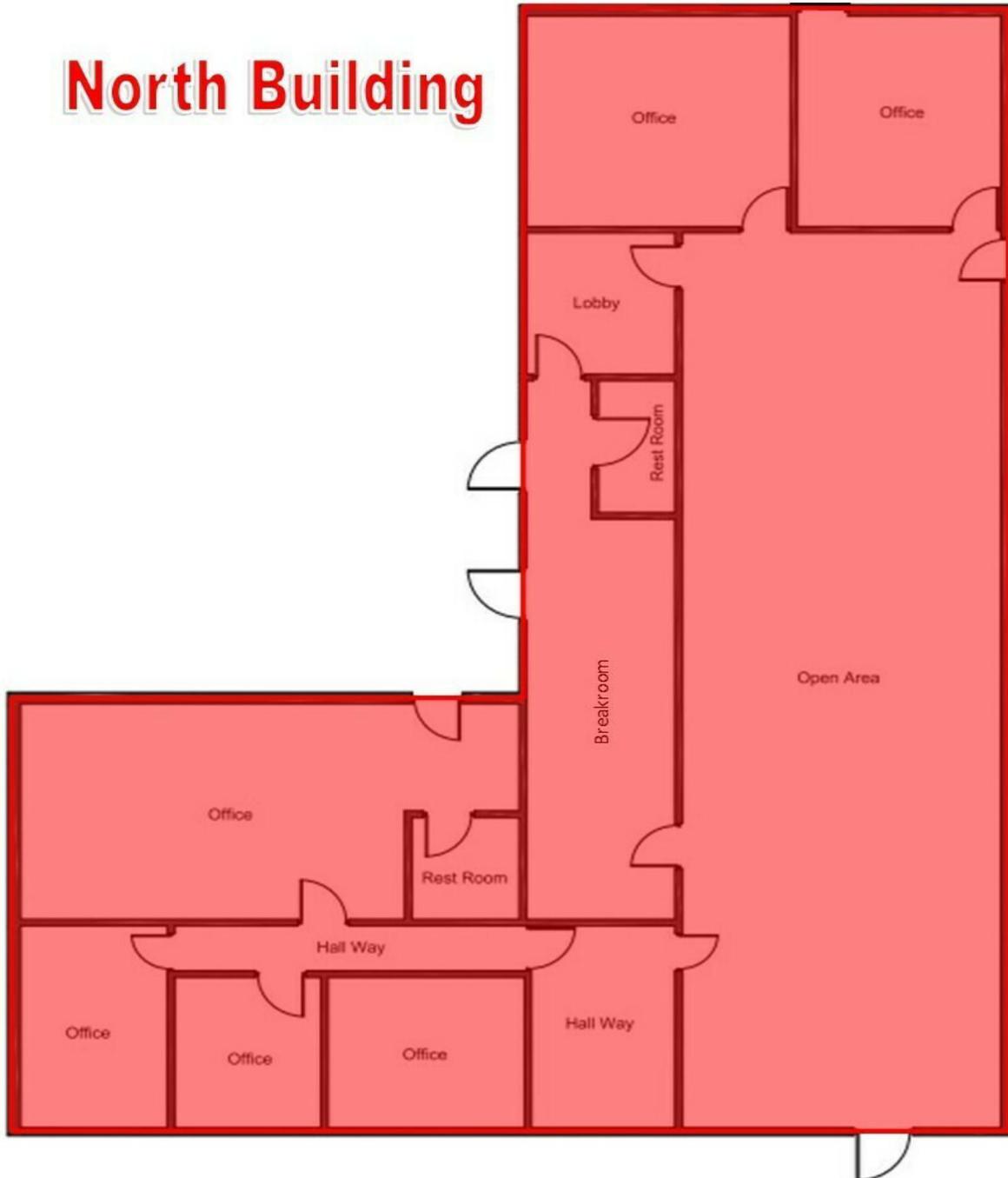
Building A Floorplan

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North Building



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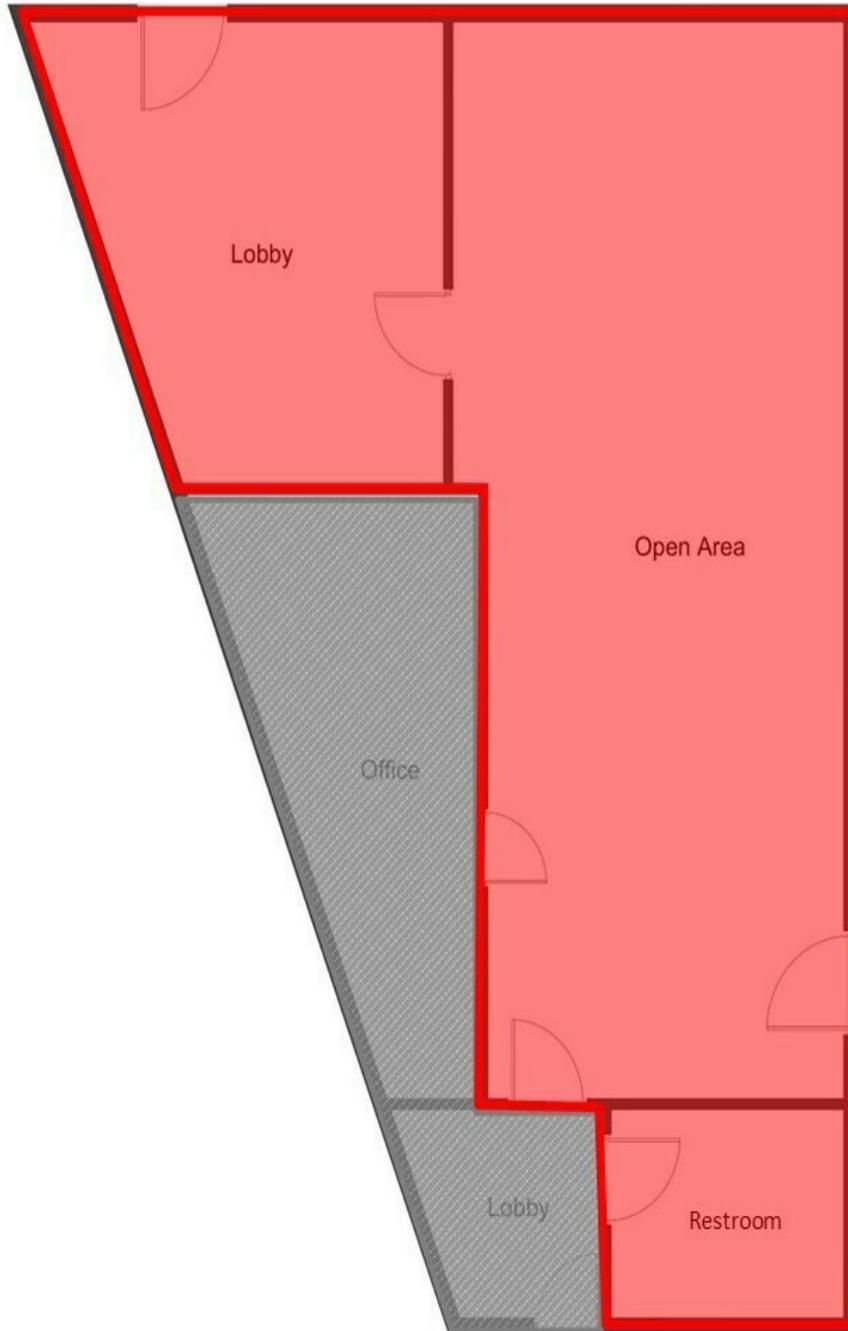
Building B Floorplan

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South Building



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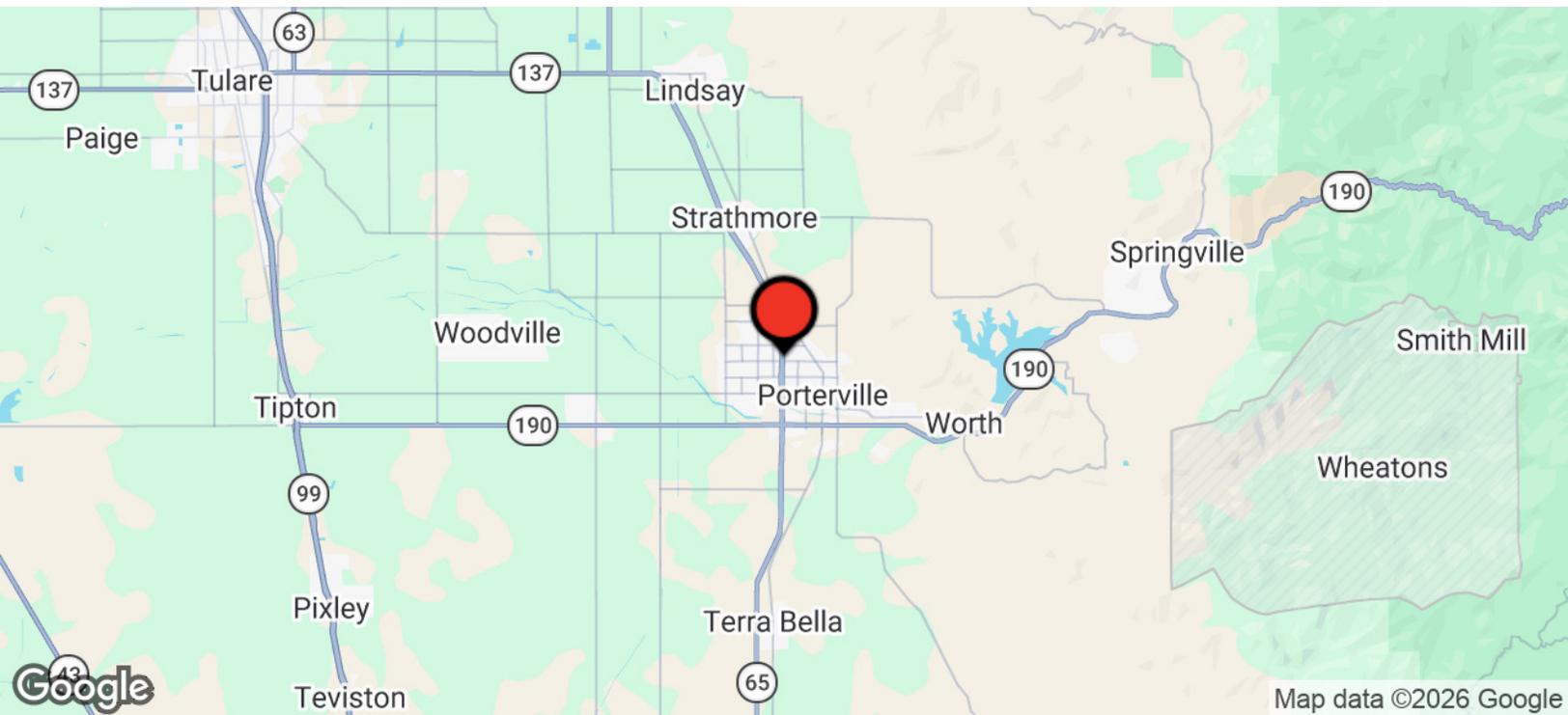
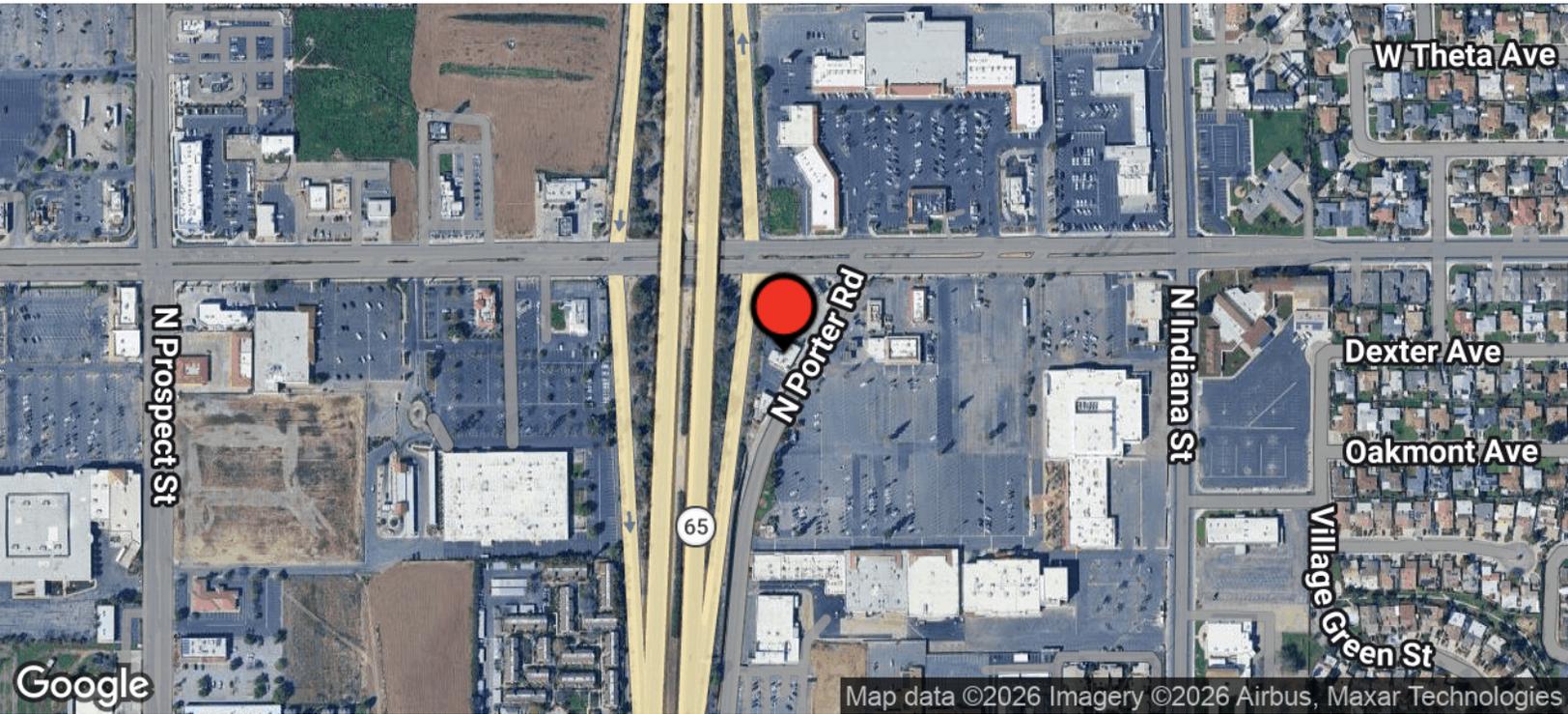
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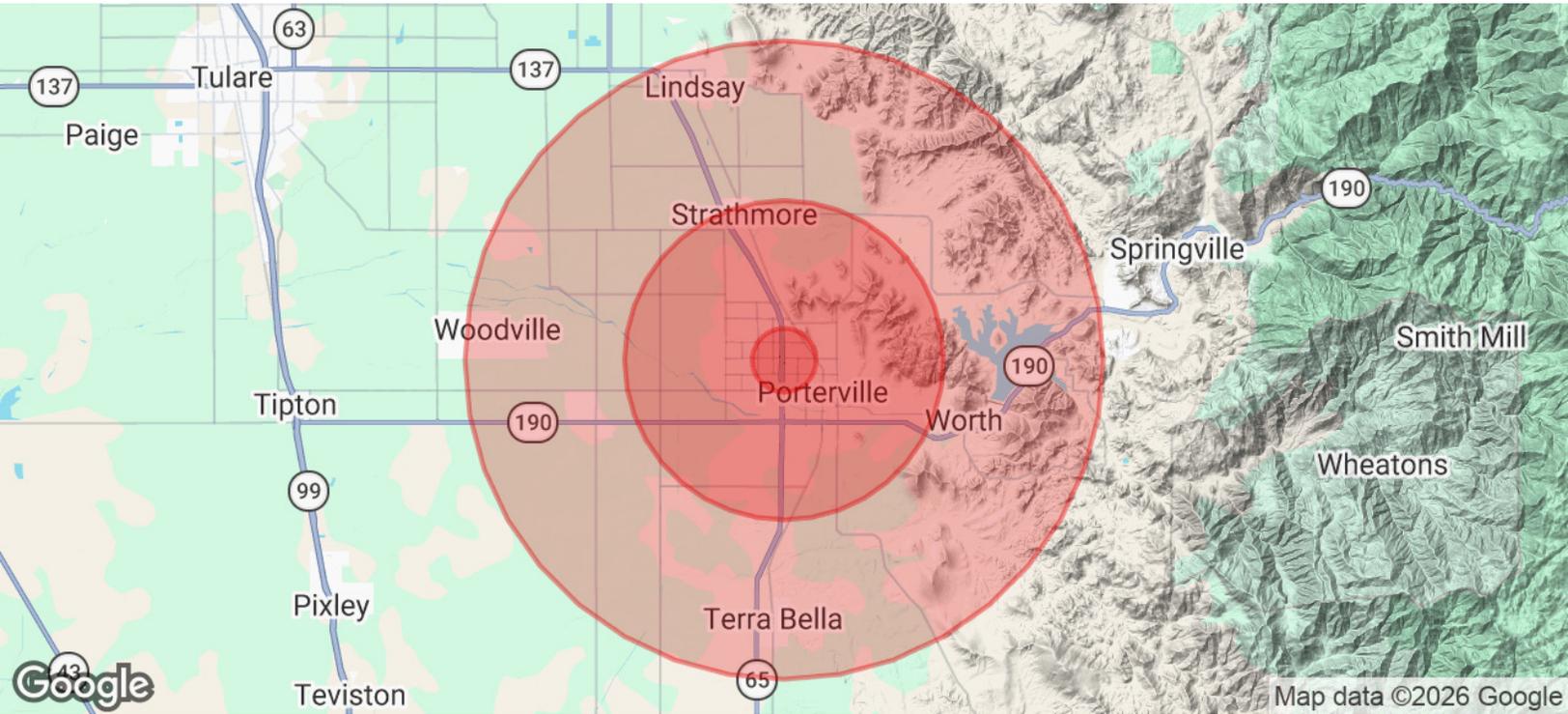
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	16,697	78,200	111,149
Average Age	35	34	34
Average Age (Male)	34	34	34
Average Age (Female)	36	35	35
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,987	22,597	31,762
# of Persons per HH	3.3	3.5	3.5
Average HH Income	\$68,668	\$73,763	\$71,375
Average House Value	\$323,846	\$320,582	\$329,170
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	70.7%	73.0%	75.6%

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