

Medical/General Office Space 0.2 Miles From Porterville Hospital



Lease Rate	\$1.75 SF/MONTH (MG)
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OFFERING SUMMARY

Building Size:	3,827 SF
Available SF:	2,167 SF
Lot Size:	21,515 SF
Year Built:	1964
Zoning:	PO: Professional Office
Market:	Visalia/Porterville
Submarket:	Porterville
Parking:	4.00/1,000 SF
Cross Streets:	Cherry Ave & G St
APN:	252-225-002

PROPERTY HIGHLIGHTS

- Prime Medical/General Office Space Located In Downtown Porterville
- ±2,167 SF Available & Move In Ready w/ New Finishes
- Well-Known Freestanding Office Building + (10) On Site Parking Stalls
- Exam Rooms, Private Offices, Dual Reception Area, & Lab Area
- Gated On-Site Parking and Abundant Street Parking
- Centrally Located w/ Close Access to the Entire City
- Street Signage, Private Entrances/Restrooms, Secure Fencing
- Energy Efficient Improvements - Low Cost Bulk Rate Utilities
- Situated Near Many Existing Downtown Developments
- Busy Retail Growth Corridor | Surrounded w/ Quality Tenants
- Located Near Professional Offices, Banks, Restaurants & Shopping

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Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

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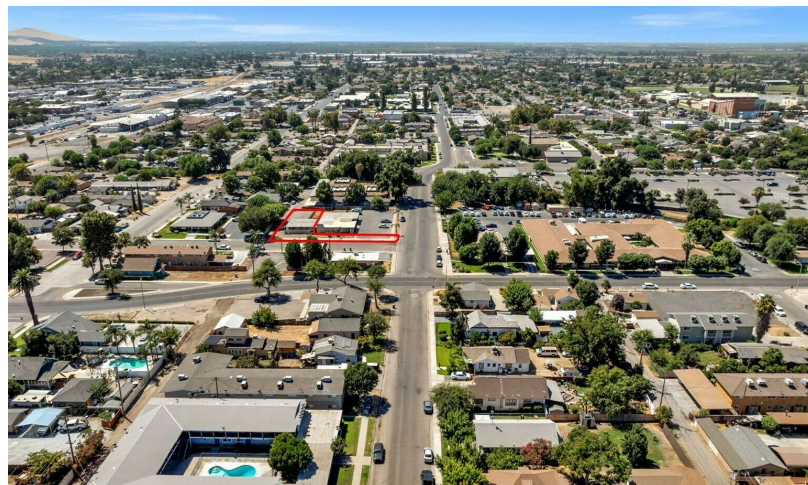
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PROPERTY DESCRIPTION

±2,167 SF of well known and newer first-class medical office space. Located just blocks away from Porterville's Regional Hospital, the County Courthouse, and City Hall. The building offers stunning interiors featuring (5) private offices (3) of which are equipped with sinks & (1) offers a private restroom. The space includes dual reception area, lab area, (2) common sinks, storage, & ADA restrooms. Prime location offering ample parking and easy access to Highway 65 off/on ramps. The building's parking lot is located on the west side of the entrance with (20) available parking spaces. Site is located on the corner, elevated from the street and is one of the most prominent buildings in the area. Near several restaurants, all necessary services and shopping centers, including Downtown Porterville.

LOCATION DESCRIPTION

Located in the most desirable area of Downtown Porterville, on Cherry Ave between Olive and Putnam Avenues. Central location surrounded with close proximity to many restaurants, services and many other amenities. Nearby quality tenants include the South County Justice Center Courthouse, Bank of Sierra Corporate Offices, City of Porterville Hall, Porterville Recorder Newspaper, CA DMV, Proteus, Bank of America, Beneficial State Bank, United Staffing, and many more.



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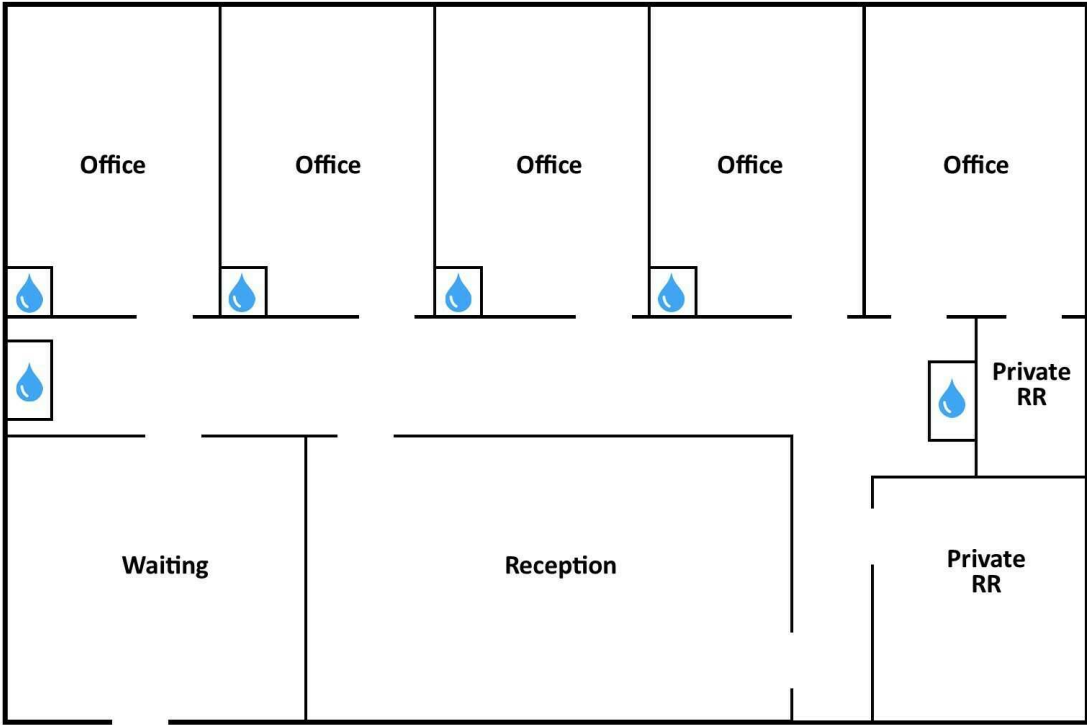
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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,167 SF	Lease Rate:	\$1.75 SF/month

AVAILABLE SPACES

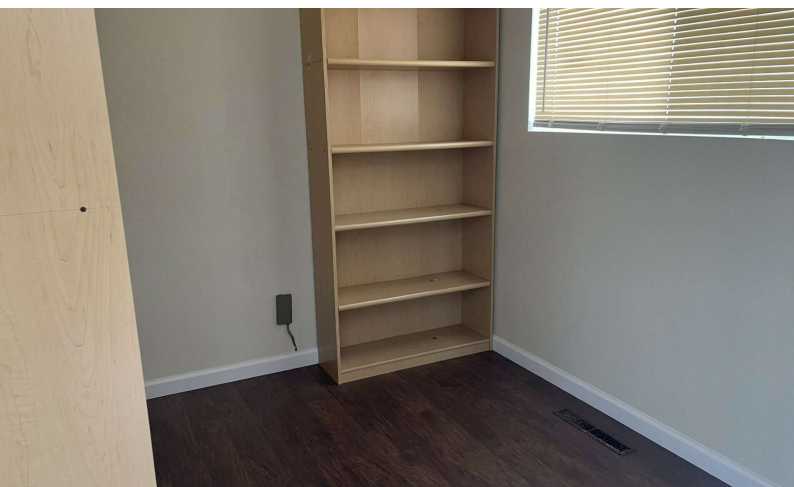
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
245 W Cherry Ave	Available	2,167 SF	Modified Gross	\$1.75 SF/month

Office For Lease | 245 W Cherry Ave Porterville, CA 93257



**CENTRAL CA
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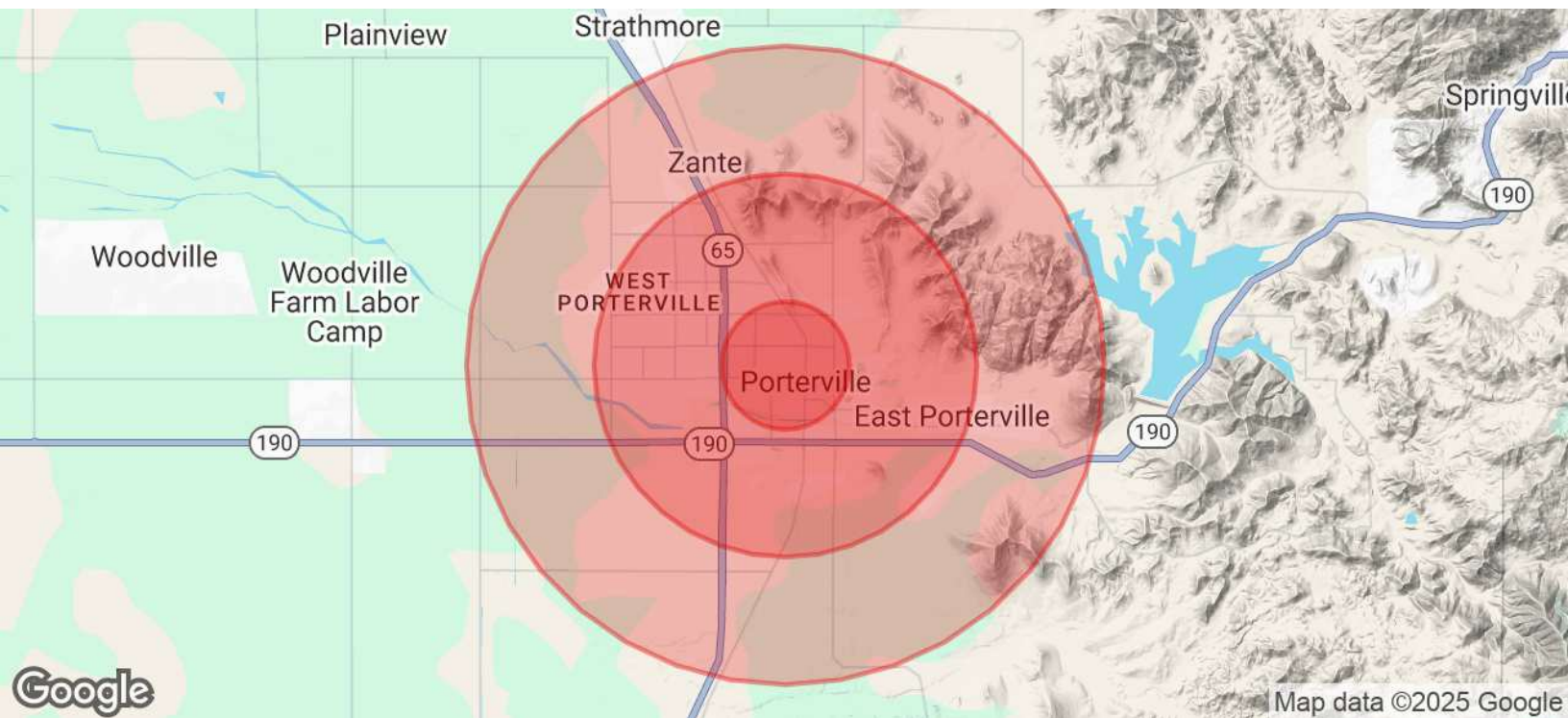
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,382	67,737	76,147
Average Age	34	34	34
Average Age (Male)	33	33	34
Average Age (Female)	34	35	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,376	19,543	22,057
# of Persons per HH	3.4	3.5	3.5
Average HH Income	\$58,067	\$71,610	\$73,840
Average House Value	\$329,546	\$316,614	\$323,799

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	77.5%	73.8%	72.6%

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