



For Lease | Approx. 4,146 SF  
**Fully Improved  
Restaurant Building**

276 W Henderson Ave | Porterville, CA

**Contact Us:**

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## Property Overview

276 Henderson Ave is approximately 4,146 SF fully improved restaurant space. The site is located in northeast Porterville at the northeast corner of Henderson Ave and North G St.

### Lease Rate:

\$1.50/sf NNN.

### Available:

276 W. Henderson Ave       $\pm$  4,146 SF

### Property Highlights:

- Great linkage to major arterials including Henderson Ave, Hwy 65, and Main St.
- Located along the highly trafficked Henderson Ave (11,620 AADT)
- Site improvements include modern landscaping and onsite parking (73 stalls).
- Offsites improved with curb, gutter, and sidewalk.
- Easily accessible
- Zoned GC (General and Service Commercial).
- Utilities:



**Water**  
City of  
Porterville



**Electric**  
Public



**Sewer**  
City of  
Porterville



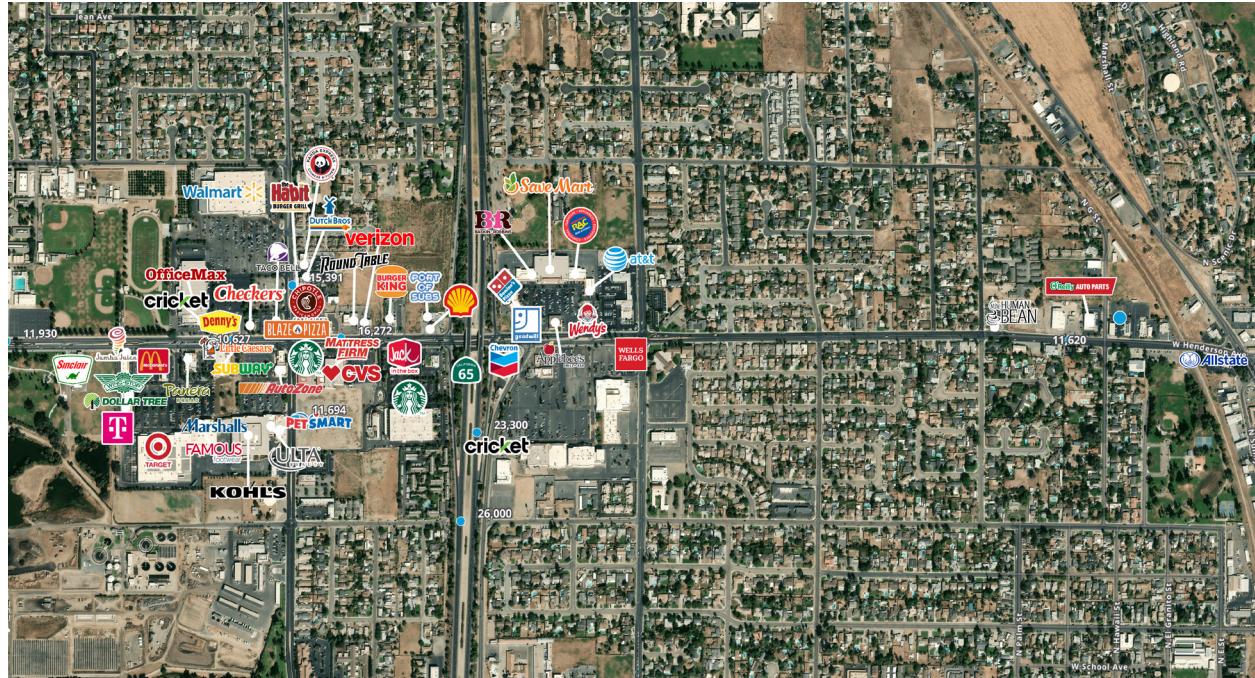
**Gas**  
Public

# Porterville, CA



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# Porterville, CA



Porterville is a vibrant, family-oriented city with a rich agricultural heritage and a strong sense of community. Its retail market reflects this identity, offering a mix of national chains and locally owned shops that serve both residents and visitors. While still rooted in its agricultural economy, the retail landscape has expanded to meet the needs of a growing population.

National retailers like Walmart, Target, and Lowe's anchor major shopping areas, while smaller local businesses and boutiques add character to the downtown district. The retail market has seen increased investment in recent years, particularly in grocery, quick-service restaurants, and healthcare-related retail. Thanks to its location along Highway 190 and proximity to major highways, Porterville attracts both local and regional shoppers. As the city continues to develop, opportunities in retail remain promising—especially for businesses catering to everyday essentials, family-oriented services, and culturally diverse products.

## Demographics



### Population

1 Mile: 12,703  
3 Mile: 68,781  
5 Mile: 77,482



### Daytime Population

1 Mile: 16,765  
3 Mile: 64,871  
5 Mile: 73,583



### Businesses

1 Mile: 629  
3 Mile: 1,531  
5 Mile: 1,704



### Median Age

1 Mile: 31.4  
3 Mile: 31.3  
5 Mile: 31.6



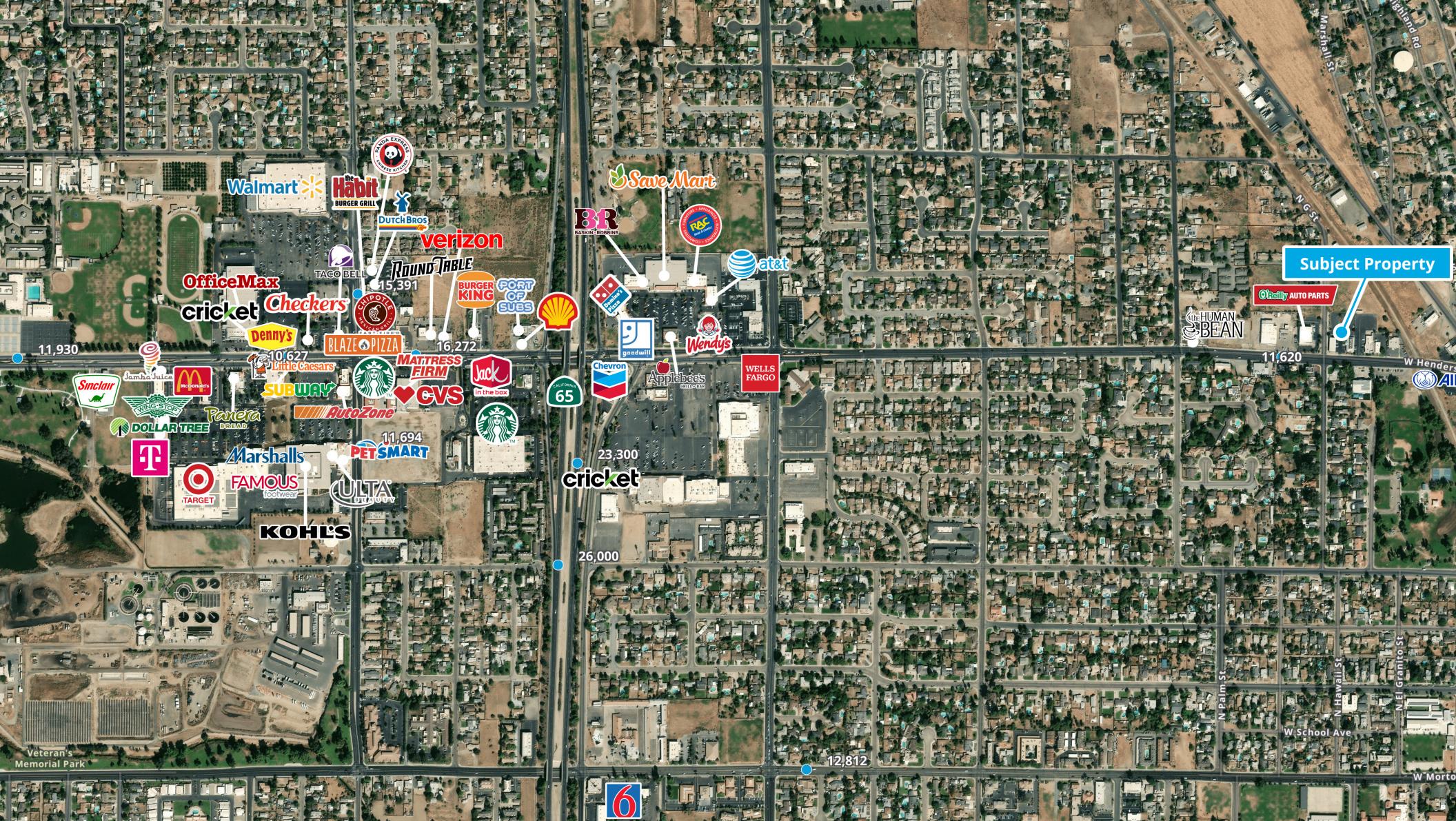
### Households

1 Mile: 3,935  
3 Mile: 20,075  
5 Mile: 22,518



### Average HH Income

1 Mile: \$61,056  
3 Mile: \$80,689  
5 Mile: \$80,845



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