

PROPERTY DETAILS

- SALE PRICE: ~~\$650,000.00~~ \$550,000.00
- PARTIALLY IMPROVED PAD
- BUILDABLE SPACE AVAILABLE: UP TO 3,900 SF (APPROX.)
- +/- 34,085 SF/0.78 AC (GROSS) & +/- 23,540 SF/0.54 AC (NET)
- ZONING: CG (GENERAL AND SERVICE COMMERCIAL) IN THE CITY OF PORTERVILLE
- 0.5 MILES FROM CA-65 ON/OFF RAMPS
- COMMON PARKING/CROSS ACCESS THROUGHOUT
- 1 MILE FROM PORTERVILLE HIGH SCHOOL
- LOCATED IN AN ESTABLISHED RETAIL DISTRICT
- NEIGHBORING TENANTS INCLUDE: SMART & FINAL, (BRAND NEW) GOODWILL, AND THE HUMAN BEAN

Major Price Reduction!



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*For additional information
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Subject Site

12,300 AADT

DOLLAR GENERAL

planet fitness

NAPA

The HUMAN & BEAN

goodwill

Smart & Final

S Newcomb St

S Lotas St

Olive Ave



PURCHASE			
	<i>PSF</i>	<i>Monthly</i>	<i>Annual/Total</i>
Purchase Price	\$ 16.14		\$ 550,000.00
Tenant Improvement Cost	\$ 160.00		\$ 600,000.00
Total Cost	\$ 176.14		\$ 1,150,000.00
LOAN (SBA + Bank Avg.)			
Equity	10%		\$ 115,000.00
SBA	40%		\$ 460,000.00
Loan Amount	50%		\$ 575,000.00
Interest Rate	5.76%		\$ 1,035,000.00
Term	25		
Payment		\$ (6,517.51)	(\$78,210.09)
Annual Principal Reduction		\$ (860.84)	(\$10,330.05)
Annual Interest Expense	\$ (0.74)	\$ (2,760.00)	(\$33,120.00)
OPERATING EXPENSES			
Annual Operating Expenses	\$ (0.35)	\$ (1,307.01)	\$ (15,684.11)
ACTUAL OWNERSHIP COST	\$ (2.09)	\$ (7,824.52)	\$ (93,894.20)

**These are not exact numbers, we advise you to speak with your lender for further information.*



1 MILE RADIUS

KEY FACTS

15,974

Population

31.8

Median Age



3.3

Average Household Size

\$64,520

Median Household Income

3 MILE RADIUS

KEY FACTS

64,742

Population

31.5

Median Age



3.4

Average Household Size

\$58,286

Median Household Income

5 MILE RADIUS

KEY FACTS

75,438

Population

31.6

Median Age



3.4

Average Household Size

\$57,154

Median Household Income

BUSINESS



311

Total Businesses



3,136

Total Employees

BUSINESS



1,595

Total Businesses



18,918

Total Employees

BUSINESS



1,747

Total Businesses



21,565

Total Employees

INCOME



\$64,520

Median Household Income



\$25,853

Per Capita Income



\$121,948

Median Net Worth

INCOME



\$58,286

Median Household Income



\$23,943

Per Capita Income



\$101,974

Median Net Worth

INCOME



\$57,154

Median Household Income



\$23,722

Per Capita Income



\$101,309

Median Net Worth