

Remodeled High Exposure Retail/Office Building Off Hard Corner



OFFERING SUMMARY

Lease Rate:	\$1.35 SF/month (CAM's @ \$0.10/SF)
Available SF:	1,900 - 3,950 SF
Date Available:	January 2025
Lot Size:	0.36 Acres
Building Size:	3,950 SF
Frontage:	Main St: 136'
Zoning:	C-2 Community Commercial
Market:	Henderson Retail
Submarket:	NE Porterville
Year Built:	1980
Year Remodeled:	2025
Parking Spaces:	32 free Surface Spaces
Traffic Counts:	±33,900 Cars Per Day
APN:	247-150-061

PROPERTY HIGHLIGHTS

- UNDER FULL REMODEL - READY TO OCCUPY JAN 2025
- Prime Retail Location on #1 Retail Corridor in Porterville
- High Exposure End Cap Spaces Available | Ample Parking
- ±1,900 - 3,950 SF Available Surrounded with Quality Tenants
- Newest Retail Growth Corridor w/ High Income Demographics
- High-Traffic Signalized Intersection @ ±59,746 ADT
- Close Proximity to Major Traffic Generators & CA-65 Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Existing Front Monument Signage | 9.6 Parking Stalls/1K SF
- Highly Visible Intersection w/ Ample Parking & Easy Access
- Densely Populated Trade Area | Excellent Henderson Ave Exposure
- Fresh Remodel | Move In Ready Condition | TI's Available

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PROPERTY DESCRIPTION

Prime Freestanding Retail building well-located on Porterville's busiest #1 Retail destination corridor – Henderson Ave – historically, serving the vast majority of Porterville and Springville residents. Newly remodeled building offers endcap units of 1878 SF, 2070 SF, or 3948 SF on a high-traffic intersection with 136' of Main St frontage, Henderson Ave signage exposure, & lit sign boxes. #A is a wide open unit with 1 existing rear restroom; #B features 1 additional restroom and various plumbing connections. Units can be reconfigured, combined, or demised with TI's available for retail or office uses. Move-in ready interior with new paint, hard surface modern-stained flooring, ample new electric outlets, all LED lights, modern baseboards, fresh exterior paint, new roof coating, new HVAC's, and lit front sign boxes. The building is uniquely located to service the Tulare County trade area and surrounding foothill communities. Side and rear fenced/private parking lot with both front and rear entrance points, easy access, abundant parking, and direct signage/exposure the main east/west retail corridor.

LOCATION DESCRIPTION

Prime high exposure freestanding retail building well-located on Porterville 's busiest #1 Retail destination corridor- W Henderson Avenue - historically serving the vast majority of Porterville and Springville residents. Site benefits from the influence of proven retailers and its ease of access to Henderson Ave, CA-65, the Porterville community and surrounding trade area, regional retailers, and boast high traffic counts with great population density. All 4 corners boast longstanding quality retailers including a brand new Starbucks, newly remodeled Farmer's Insurance, Randstad, Allstate, Allstate Insurance, Pizza Hut, O'Reilly Auto Parts, ITC Tech, Parenting Network, Serenity Salon, Ford Dealership, and more! This



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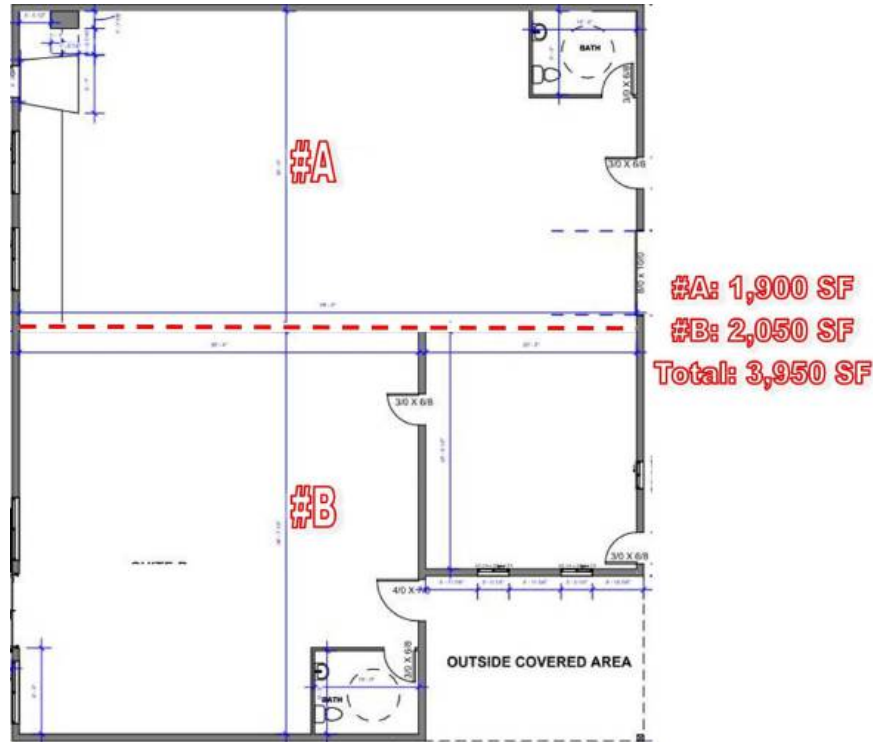
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LEASE INFORMATION

Lease Type:	CAM's @ \$0.10/SF	Lease Term:	Negotiable
Total Space:	1,900 - 3,950 SF	Lease Rate:	\$1.35 SF/month

AVAILABLE SPACES

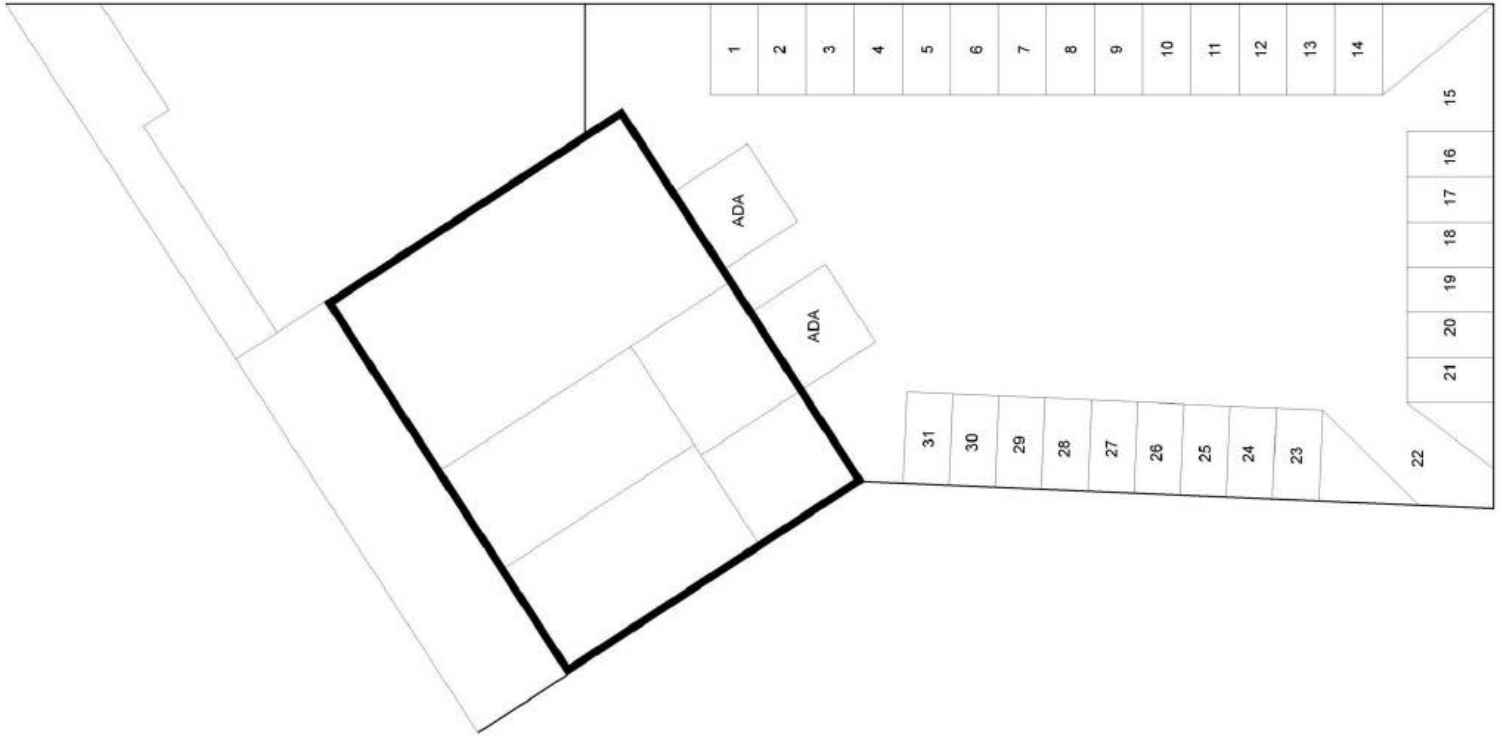
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
#A	Available	1,900 - 3,950 SF	CAM's @ \$0.10/SF	\$1.35 SF/month	±1,900 SF, ±2,050 SF, or ±3,950 SF available. Existing layout features an open environment with 1 rear restroom and a storage / data closet. Spaces can be combined or divided. LL is willing to buildout the interior and TI's are available.
#B	Available	2,050 - 3,950 SF	CAM's @ \$0.10/SF	\$1.35 SF/month	±1,900 SF, ±2,050 SF, or ±3,950 SF available. Existing layout features an open environment with 1 rear restroom and a storage / data closet. Spaces can be combined or divided. LL is willing to buildout the interior and TI's are available.

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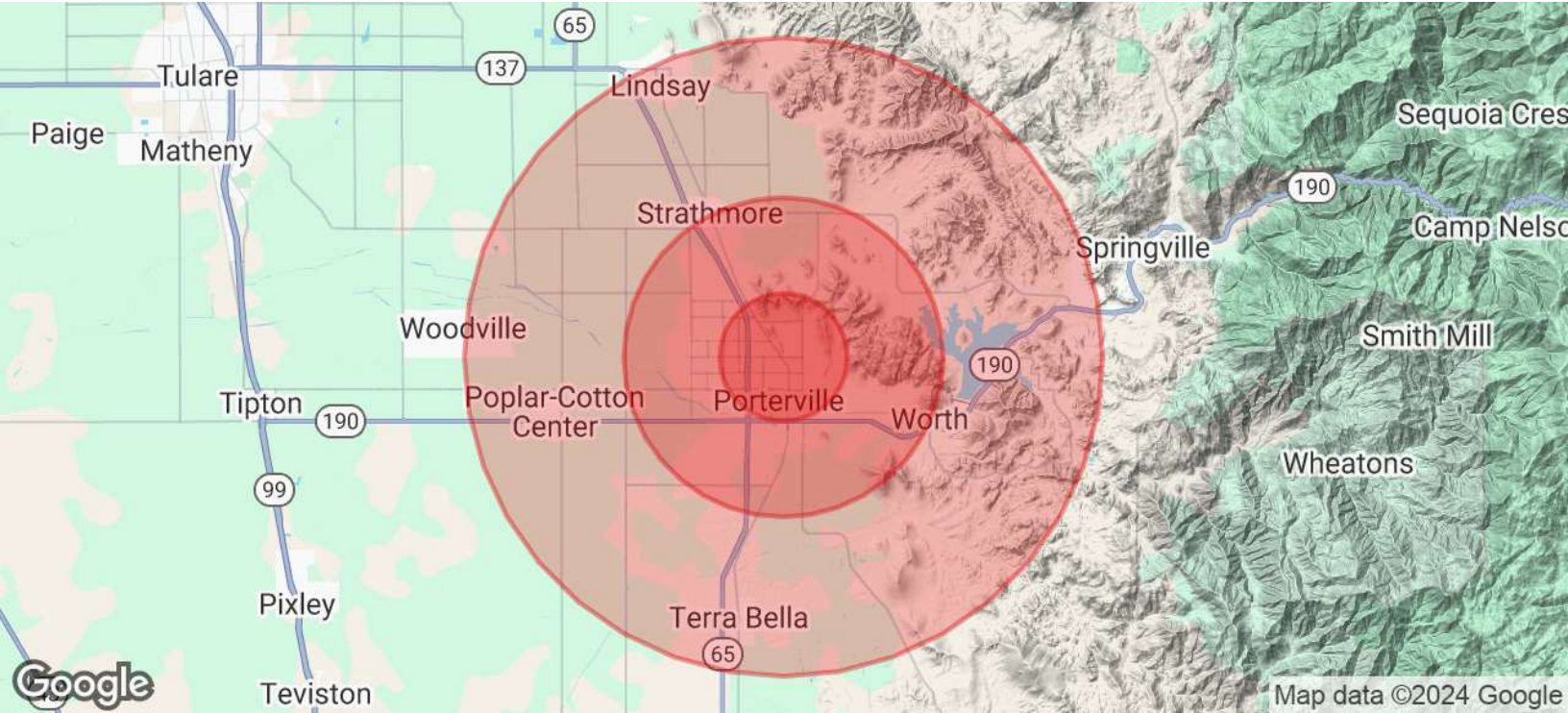
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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	40,422	78,705	111,150
Average Age	34	34	34
Average Age (Male)	33	34	34
Average Age (Female)	35	35	35
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	11,615	22,742	31,769
# of Persons per HH	3.5	3.5	3.5
Average HH Income	\$66,029	\$73,596	\$71,417
Average House Value	\$321,764	\$320,577	\$329,252
ETHNICITY (%)	2 MILES	5 MILES	10 MILES
Hispanic	75.6%	73.0%	75.6%

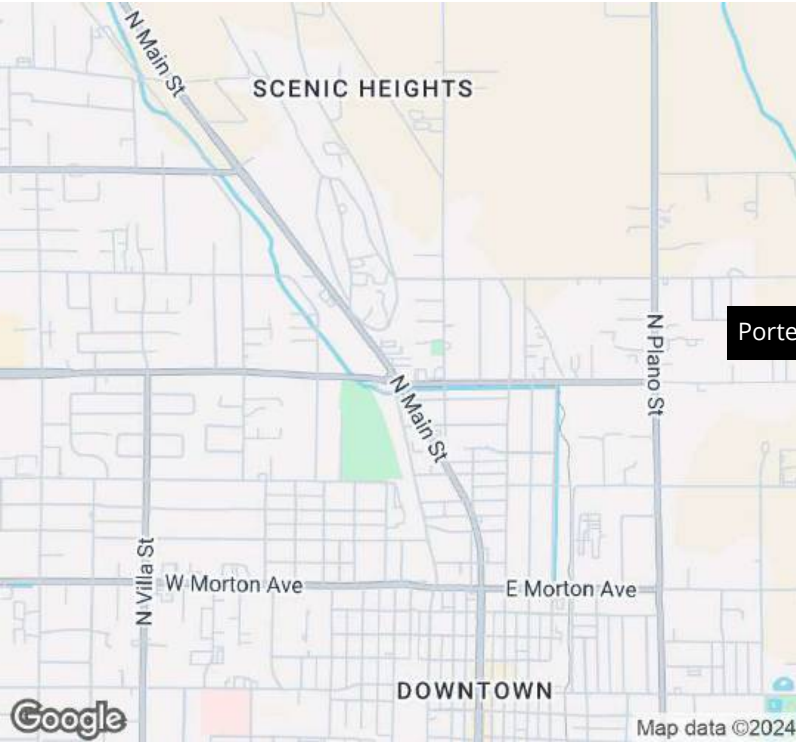
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ABOUT PORTERVILLE

Porterville is a bustling foothill community nestled against the foothills of California's Sierra Nevada Mountains. With a population of more than 62,000, Porterville serves as a trade area to nearly 120,000 individuals. 15-minute drive time population is 121,443 reaching communities such as Terra Bella, Strathmore, Lindsay, Springville, Tulare, Exeter, Visalia, and more. There are several commercial destinations in Porterville including Riverwalk Marketplace and commercial spaces off of Henderson Ave. and Hwy. 65 and Olive and Hwy 65.

The economy is a thriving mixture of agribusiness, light industry and commercial enterprise. Local business produce a number of products such as electronic medical instruments, printed forms and specialty documents and food products.

Centrally located between San Francisco and Los Angeles, Porterville is situated on the eastern edge of California's San Joaquin Valley and at the southeastern region of Tulare County. Just 17 miles off Highway 99, a primary north-south route, the city is approximately an hour from Fresno and Bakersfield.

LOCATION DETAILS

Market	Henderson Retail
Sub Market	NE Porterville
County	Tulare
Cross Streets	W Henderson Ave
Street Parking	Yes Northeast Side of Street
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	CA-65
Nearest Airport	Porterville Municipal Airport

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SITE DESCRIPTION

Located in the heavily traveled San Joaquin Valley, Porterville is the second largest city in Tulare County. Lying at the base of Southern Sierra Nevada mountains, Porterville serves as the economic hub of the Southern Sierra. The Sequoia National Forest is nearby offering outdoor recreational opportunities and the city's population has grown as it recently annexed nearby unincorporated areas. Site is situated in fast-growing north Porterville and is strategically positioned adjacent to Old Highway 65 at the signalized intersection of W Henderson Ave and N Main St, near upscale residential developments, top-tier schools, business parks and retail centers. Site benefits from prominent visibility and nearby Henderson Ave access, exposing the site to approximately 59,746 cars per day in addition to the 28,000 cars per day on Highway 65.

2023 Traffic Counts:

Main @ Danner Ave (N/S): 9,989 ADT
Henderson @ Jaye St (E/W): 26,681 ADT
Surface Street Total: 36,670 ADT
Old Hwy 65 @ Westfield Ave: 23,076 ADT
Total Traffic Exposure: 59,746 Avg Daily Traffic

THE SHOPPER

The average person is 30 years old and earns an average household income of \$69,666 within 5 miles of the site. 108,937 people live within 7 miles of the site, with 25.05% population growth from 2013 to 2023.

THE CENTER

High Exposure freestanding corner location offering ±3,948 Sq. Ft. of retail space surrounded by national tenants including retail, lifestyle, convenience, fast-service restaurants and services.

Strategically located adjacent to Old Highway 65, at the northeast quadrant of Henderson Ave and Main St in Porterville, California.

Incredible visibility and access from Henderson Avenue, the major east/west corridor with connections to Freeways 65, 190 and 99.

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