

High Exposure Retail Space in Downtown Porterville, CA



Sale Price	\$699,000
Lease Rate	\$0.50 SF/MONTH

OFFERING SUMMARY

Building Size:	8,000 SF
Available SF:	8,000 SF
Lot Size:	8,847 SF
Year Built:	1990
Renovated:	2021
Zoning:	DR-N: Retail North of Olive
Submarket:	Porterville
Cross Streets:	Main St & Olive Ave
APN:	253-178-007

PROPERTY HIGHLIGHTS

- (1) ±8,000 SF Space Available Surrounded w/ Quality Tenants
- Busy & Established Retail Corridor | Ample Parking
- Close Proximity to Major Traffic Generators & CA-65 Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Densely Populated Trade Area w/ ±77,356 People in 5-Miles
- Busy Retail Growth Corridor | \$69,704 Avg. Household Income (5 Mile)
- Located Near Professional Offices, Banks, Restaurants & Shopping
- Well-Known Retail Building | Former Furniture Store
- Walk-able Location | Densely Populated Trade Area
- Functional Layout w/ Endless Opportunities
- Excellent Location, Great Tenant Mix, High Traffic Flows

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PROPERTY DESCRIPTION

Prime ±8,000 SF retail shop space (former furniture store) in Downtown Porterville, CA. The space is located directly under the new County of Tulare District Attorney and Public Defender offices. Well-located in Porterville's busiest retail destination corridor - Main & Olive - historically, serving the vast majority of Porterville's residents. The property sits comfortably in Porterville's primary retail corridor, and with its close proximity to a major highway access is easily accessible to motorists. Daytime population of nearly ±15,000 people within 2 miles of the subject property and located in close proximity to the new ±96,000 SF Porterville Courthouse.

LOCATION DESCRIPTION

Property is well located in the downtown entry off Main Street and Olive Avenue just East of Highway 65, West of Plano Street, North of Highway 190, and south of Morton Avenue on Main Street & Olive Avenue in Porterville, CA. 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. The City has expressed interest in connecting/adding Highway Entrance to Main Street.



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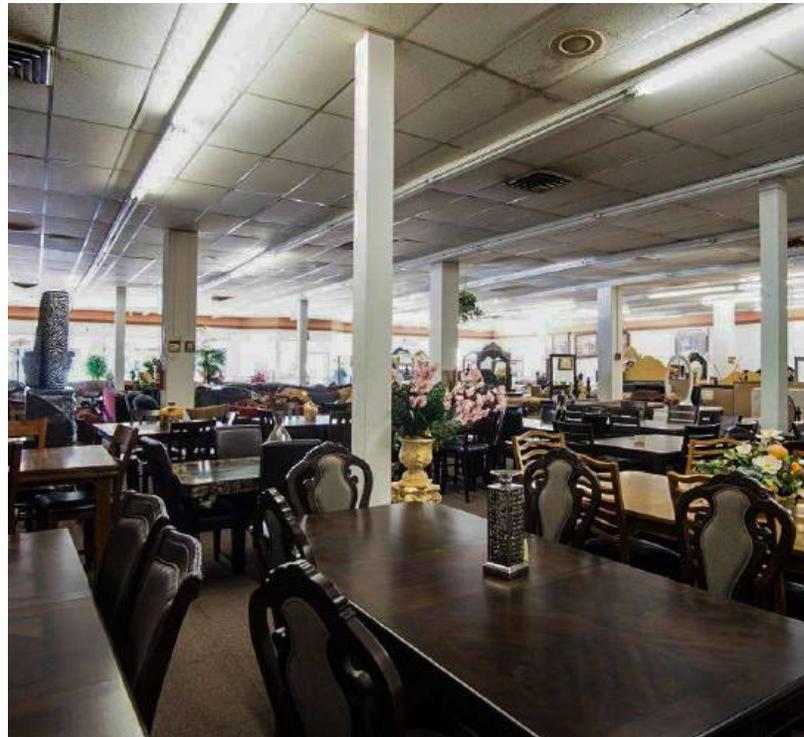
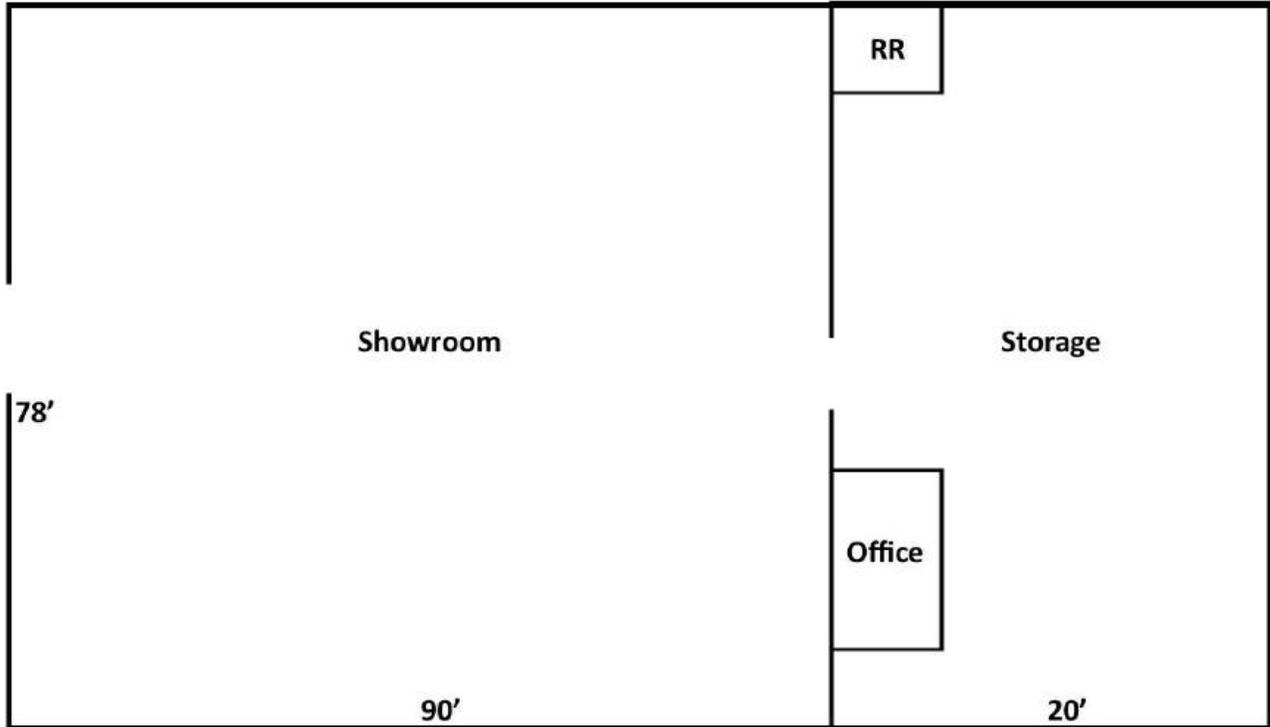
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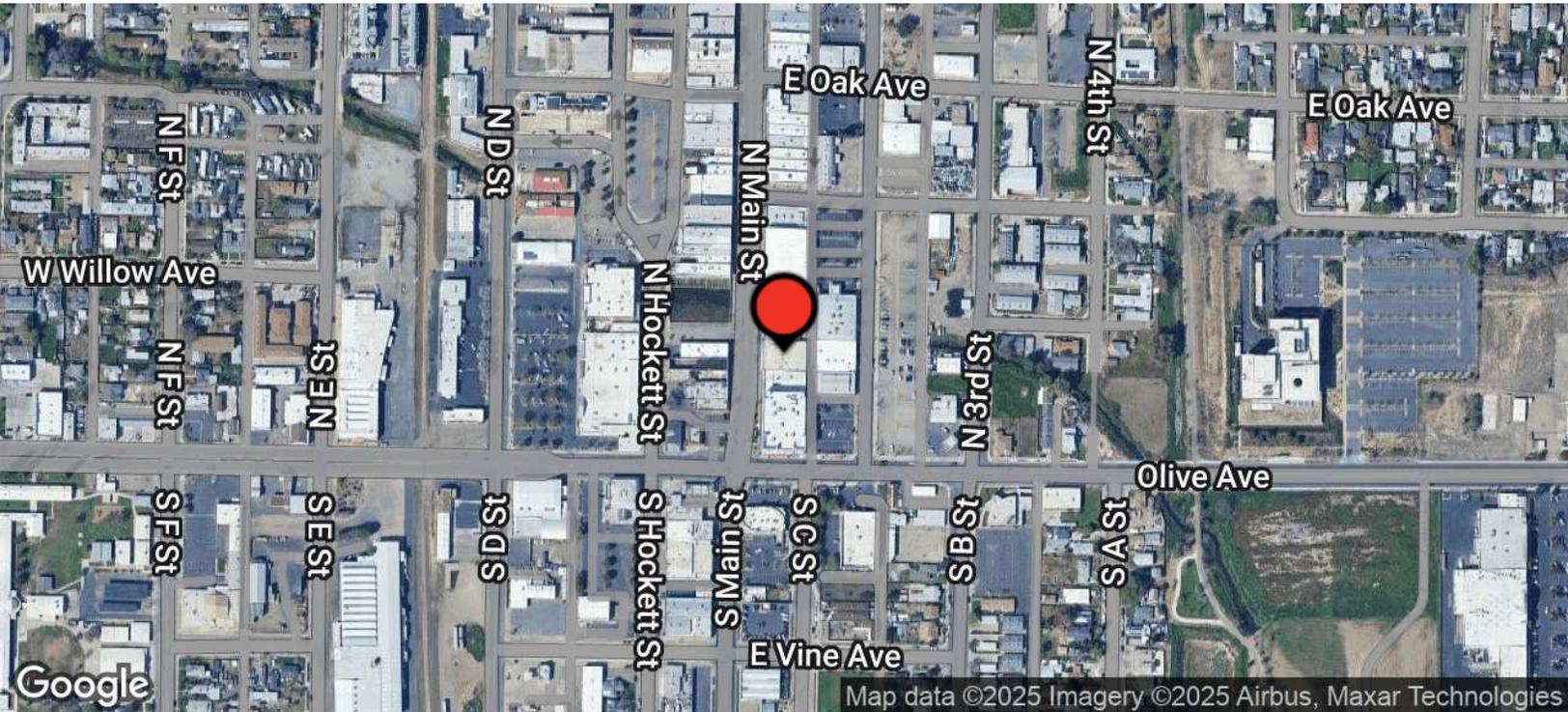
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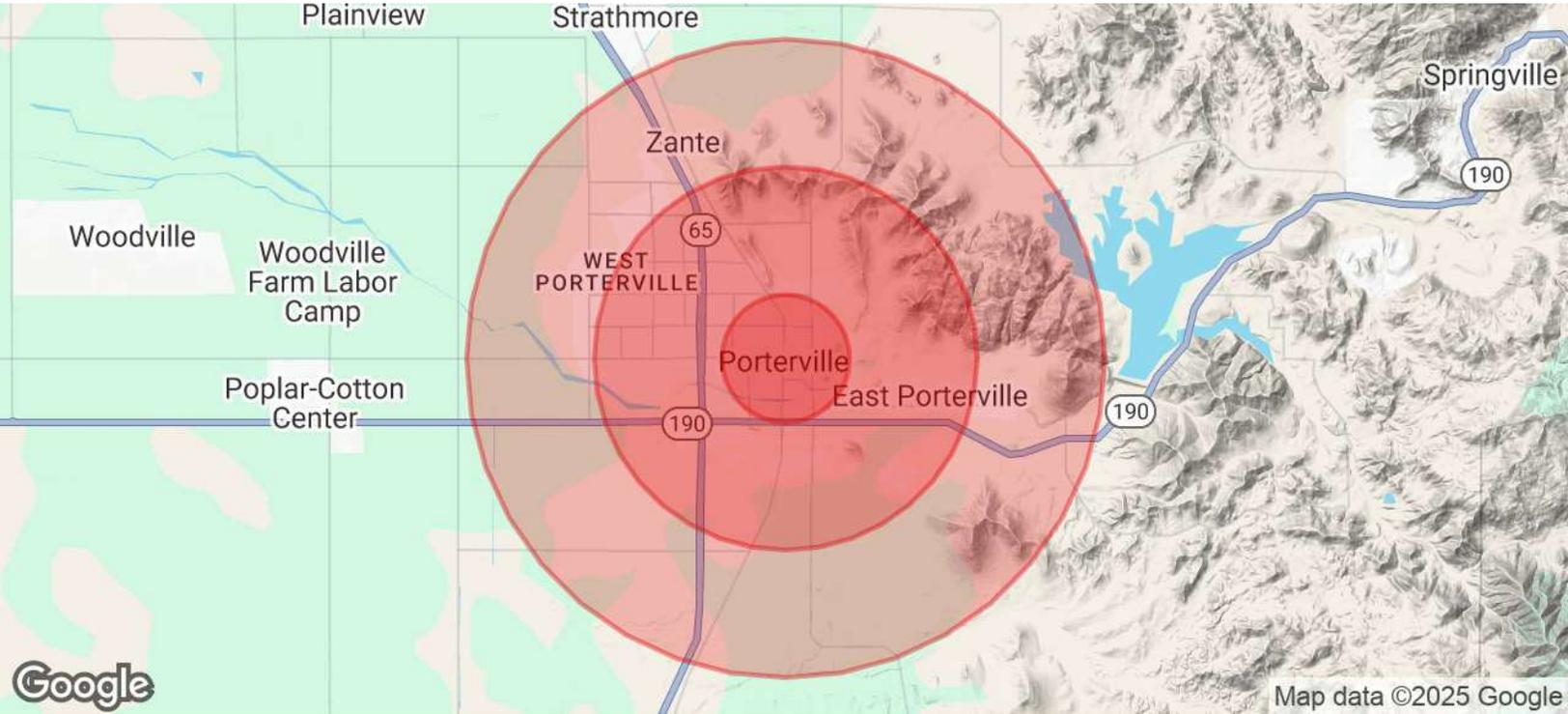
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,966	66,876	76,328
Average Age	33	34	34
Average Age (Male)	33	33	34
Average Age (Female)	34	35	35
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,156	19,271	22,118
# of Persons per HH	3.5	3.5	3.5
Average HH Income	\$56,344	\$70,354	\$73,836
Average House Value	\$322,001	\$315,824	\$323,877
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	80.5%	74.4%	72.6%

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