

RETAIL FOR LEASE

HIGH EXPOSURE RETAIL SPACES AVAILABLE IN PROSPECT PLAZA

600 N Prospect Ave, Porterville, CA 93257



AVAILABLE SF:	865 SF
LEASE RATE:	\$1.50 SF/Month (MG)
LOT SIZE:	0.98 Acres
BUILDING SIZE:	11,662 SF
ZONING:	CR - Retail Center
MARKET:	Central Porterville
CROSS STREETS:	Prospect St & Grand Ave
APN:	251-110-021

PROPERTY FEATURES

- Prime Shopping Center Spaces Off Henderson Ave
- (1) ±865 SF Space Available Surrounded w/ Quality Tenants
- Busy & Established Retail Corridor | Ample Private Parking
- Retail/Office in Commercial Retail Strip Center
- Close Proximity to Major Traffic Generators & CA-65 Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Densely Populated Trade Area w/ 170,557 People in 3-Miles
- Great Exposure w/ Prospect St & Grand Ave Frontage w/ 2 Curb Cuts
- Well-Known Corner Retail Center \ Large Corner Pylon Signage

KW COMMERCIAL
559.302.8698

JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA DRE #01945284



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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PROPERTY OVERVIEW

The Prospect Plaza Shopping Center is well-located in Porterville's busiest retail destination corridor - Henderson & Prospect -historically, serving the vast majority of Porterville's residents. There is currently (1) ±865 SF retail suites available. Prospect Plaza is located on Prospect Street and Grand Ave with on/off ramps to HWY-65 just one block North of the subject property. Suite H consist of ±865 SF of wide open space with storage and a restroom.

LOCATION OVERVIEW

Located on the west side of Porterville off W Grand Ave and N Prospect St. Centrally located serving all of Porterville and surrounding communities of Strathmore, Lindsay, Ducor, Terra Bella, Richgrove, Sprinville, Woodville and the Tule River Indian Reservation. Property situated at the Southeast corner on W Grand Ave and N Prospect St. The property is located North of W Morton Ave, South of W Henderson Ave, East of N Newcomb St and West of HWY-65.



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
600 N Prospect St #H		\$1.50 SF/MONTH	Modified Gross	865 SF	VACANT

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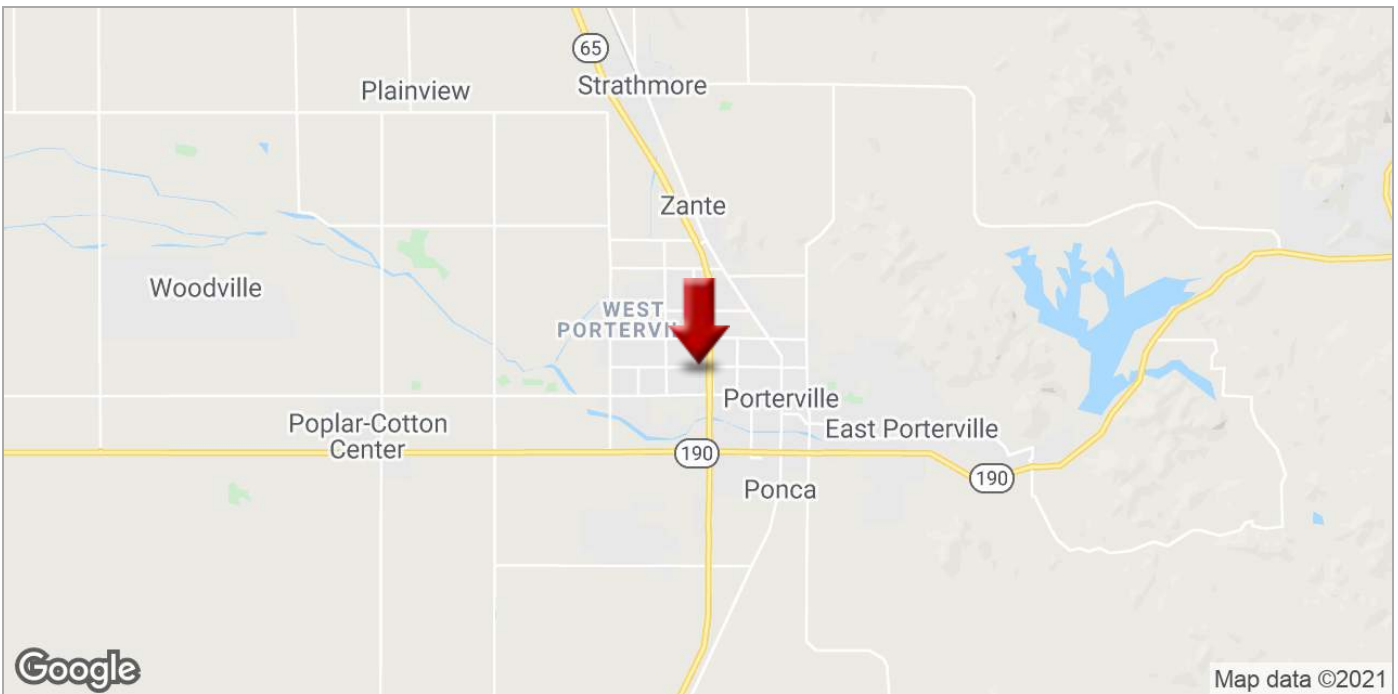
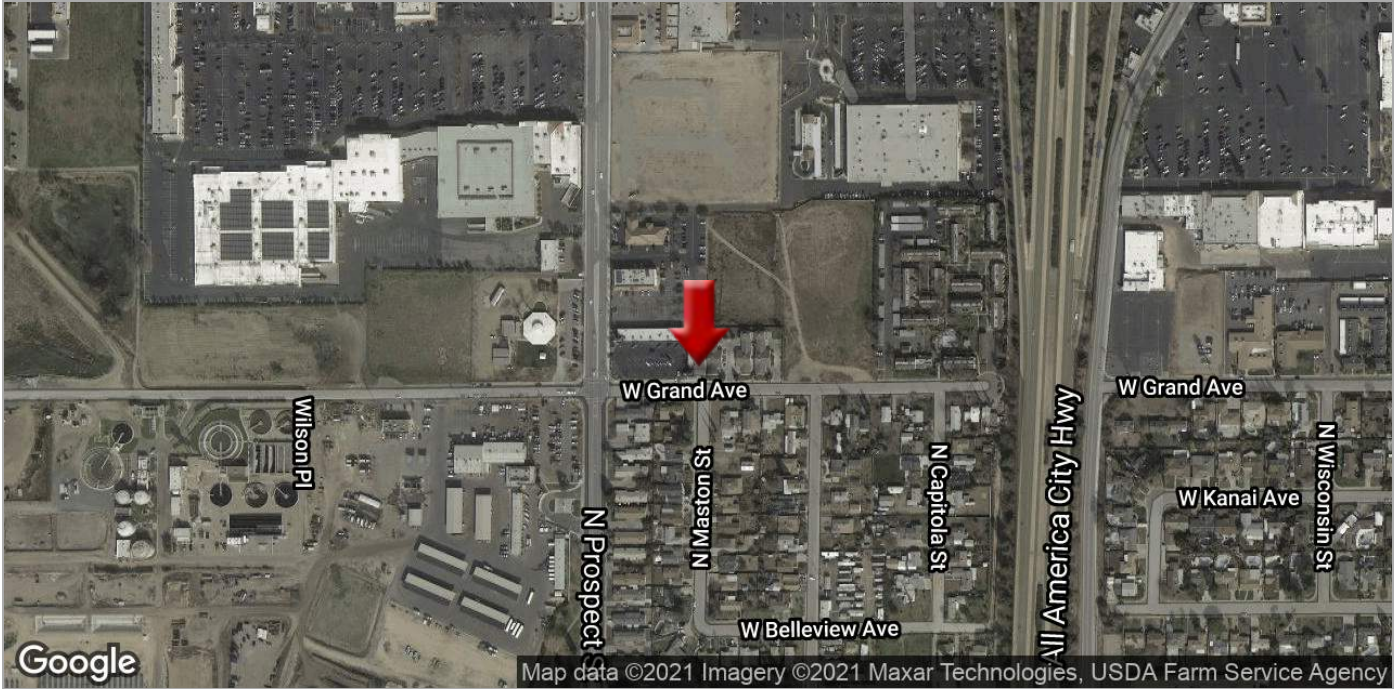
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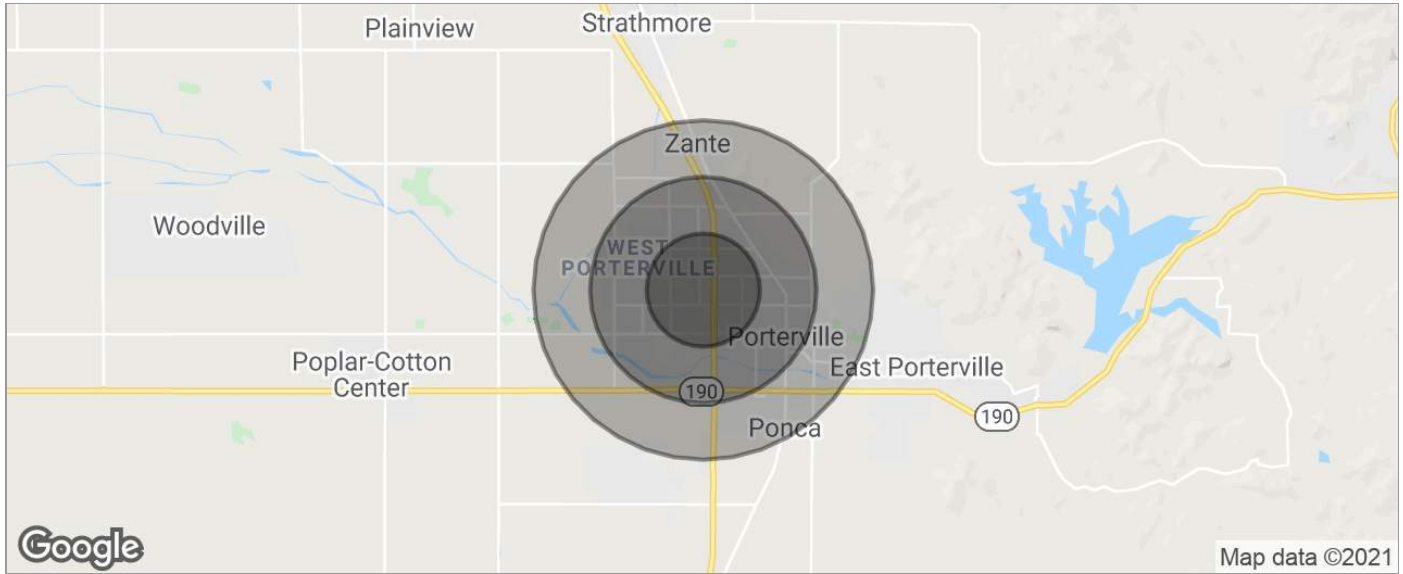
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	18,655	73,051	170,557
MEDIAN AGE	31.4	32.1	31.1
MEDIAN AGE (MALE)	31.1	31.0	30.3
MEDIAN AGE (FEMALE)	32.2	33.3	32.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,896	26,662	58,525
# OF PERSONS PER HH	2.7	2.7	2.9
AVERAGE HH INCOME	\$52,304	\$50,101	\$47,228
AVERAGE HOUSE VALUE	\$260,220	\$271,807	\$244,421
RACE	1 MILE	2 MILES	3 MILES
% WHITE	68.7%	63.5%	57.9%
% BLACK	3.2%	4.6%	6.5%
% ASIAN	5.6%	7.1%	9.1%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	1.0%	0.9%	1.1%
% OTHER	15.9%	18.7%	20.8%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	50.9%	49.7%	50.6%

* Demographic data derived from 2010 US Census

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