

AVAILABLE FOR LEASE

2,477± SF | FORMER DEL TACO

785 N. NEWCOMB STREET

PORTERVILLE, CA



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785 N. NEWCOMB STREET

PORTERVILLE, CA

PROPERTY INFORMATION

Availability:	2,477± SF
Tenancy:	Single
Property Type:	Retail
Zoning:	CR (<i>Retail Centers</i>)
APN:	245-070-094 (<i>Tulare County</i>)
Lot Size:	0.75± Acres
Parking:	19 stalls

PROPERTY DESCRIPTION

An outstanding drive-thru restaurant opportunity in the heart of Porterville's dominant retail corridor! This former Del Taco building offers excellent visibility, easy access, and a high-traffic location surrounded by major national retailers and schools.

With its existing drive-thru infrastructure, high-volume retail neighbors, and constant local traffic, this site is perfectly suited for quick-service restaurants, coffee users, or any fast-casual concept seeking prime exposure in Porterville's busiest retail trade area.

HIGHLIGHTS

- Former Del Taco w/ existing drive-thru & infrastructure in place
- Directly across from Monache High School (2,000± students)
- Excellent visibility & access along Porterville's main retail thoroughfare
- Adjacent to major regional shopping centers anchored by national retailers
- Surrounded by dense residential neighborhoods & daytime employment centers



Contact Agent
FOR LEASE RATE

NNN
LEASE TYPE

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PROPERTY

INFORMATION

LOCATION DESCRIPTION

Strategically positioned directly across the street from Monache High School, the site benefits from a built-in customer base of over 2,000 hungry students and strong daytime traffic. Just steps away, the property sits immediately west of Porterville Marketplace, a regional power center anchored by Target, Marshalls, ULTA, and Kohl's, and adjacent to Porterville Crossroads Shopping Center, home to Walmart and Food 4 Less.

POPULATION HOUSEHOLD

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2030 Projection	19,172	61,556	77,964
2025 Estimate	18,915	60,944	77,666
Growth 2025-2030	1.36%	1.00%	0.38%
Growth 2020-2025	3.07%	4.34%	2.48%
Growth 2010-2020	9.44%	5.56%	3.31%
2030 Projection	5,628	18,052	22,703
2025 Estimate	5,557	17,824	22,522
Growth 2025-2030	1.27%	1.28%	0.80%
Growth 2020-2025	2.15%	4.98%	3.75%
Growth 2010-2020	10.04%	4.97%	3.79%
2025 Est. Average HH Income	\$82,629	\$80,084	\$77,558

Source: Claritas 2025



TRAFFIC COUNTS

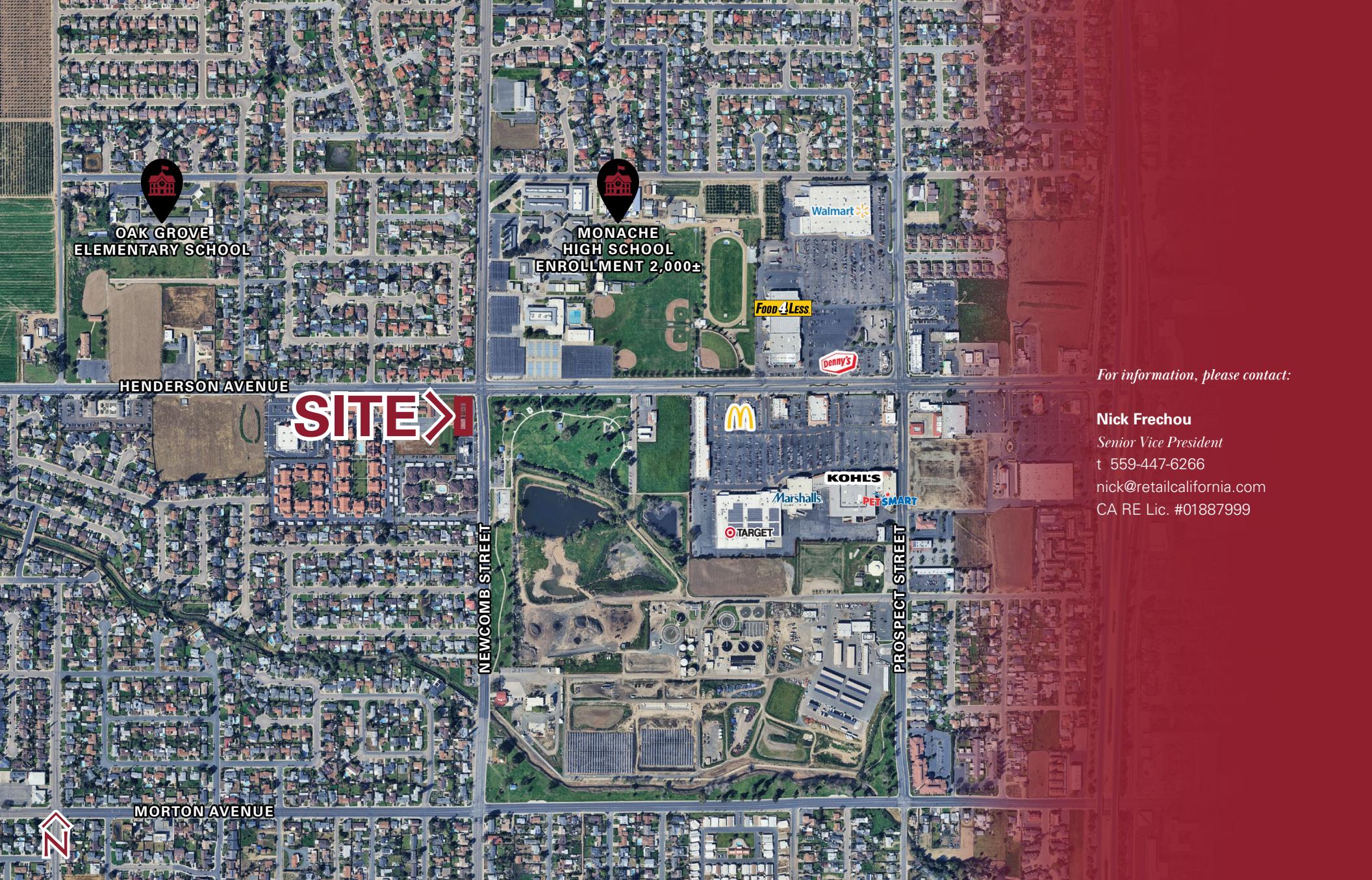
9,260± ADT

11,930± ADT

Newcomb Street at Henderson Avenue
(Northbound)

Newcomb Street at Henderson Avenue
(Eastbound)

Source: Kalibrate TrafficMetrix 2024



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