

AVAILABLE FOR LEASE  
22,940± SF | ANCHOR RETAIL SPACE

# POTTERVILLE CROSSROADS SHOPPING CENTER

POTTERVILLE, CA

AVAILABLE AUGUST 2025



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Independently Owned and Operated | Corporate License #00020875 | [retailcalifornia.com](http://retailcalifornia.com)

**FRESNO OFFICE:** 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200

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<b>Availability:</b>	22,940± SF
<b>Building Size:</b>	22,950± SF
<b>Lot Size:</b>	2.16± Acres
<b>Tenancy:</b>	Single
<b>Year Built:</b>	1998
<b>Zoning:</b>	CR ( <i>Retail Centers</i> )
<b>APN:</b>	246-120-021-000 ( <i>Tulare County</i> )

## HIGHLIGHTS

- Located at Porterville's busiest intersection, Henderson Avenue and Prospect Street
- Strategic location in Walmart & Food 4 Less anchored shopping center
- Pylon signage on Henderson Avenue Available
- Regional trade area which includes Target, Kohl's, Marshalls, Petsmart, and ULTA



**Contact Agent**  
FOR PRICING

# 1260 W. HENDERSON AVENUE

POTTERVILLE, CA

## DEMOGRAPHIC INFORMATION

### PROPERTY DESCRIPTION

The subject property is a rare second generation anchor availability in the Porterville Crossroads Shopping Center. OfficeMax located at 1260 W. Henderson Avenue will be vacating July 31, 2025. Porterville Crossroads is anchored by Wal-Mart and Food 4 Less. This building is approximately 22,940± square feet.

### POPULATION

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2029 Projection	18,890	66,789	81,514
2024 Estimate	18,116	64,573	79,184
Growth 2024-2029	4.27%	3.43%	2.94%
Growth 2020-2024	6.25%	7.35%	3.75%
Growth 2010-2020	19.80%	2.86%	3.14%
2029 Projection	5,589	19,474	23,678
2024 Estimate	5,363	18,750	22,886
Growth 2024-2029	4.22%	3.86%	3.46%
Growth 2020-2024	6.40%	7.73%	4.72%
Growth 2010-2020	14.60%	2.68%	3.73%
<b>2024 Est. Average HH Income</b>	<b>\$76,009</b>	<b>\$75,404</b>	<b>\$74,046</b>

Source: Claritas 2024



### TRAFFIC COUNTS

**27,111± ADT**

**24,127± ADT**

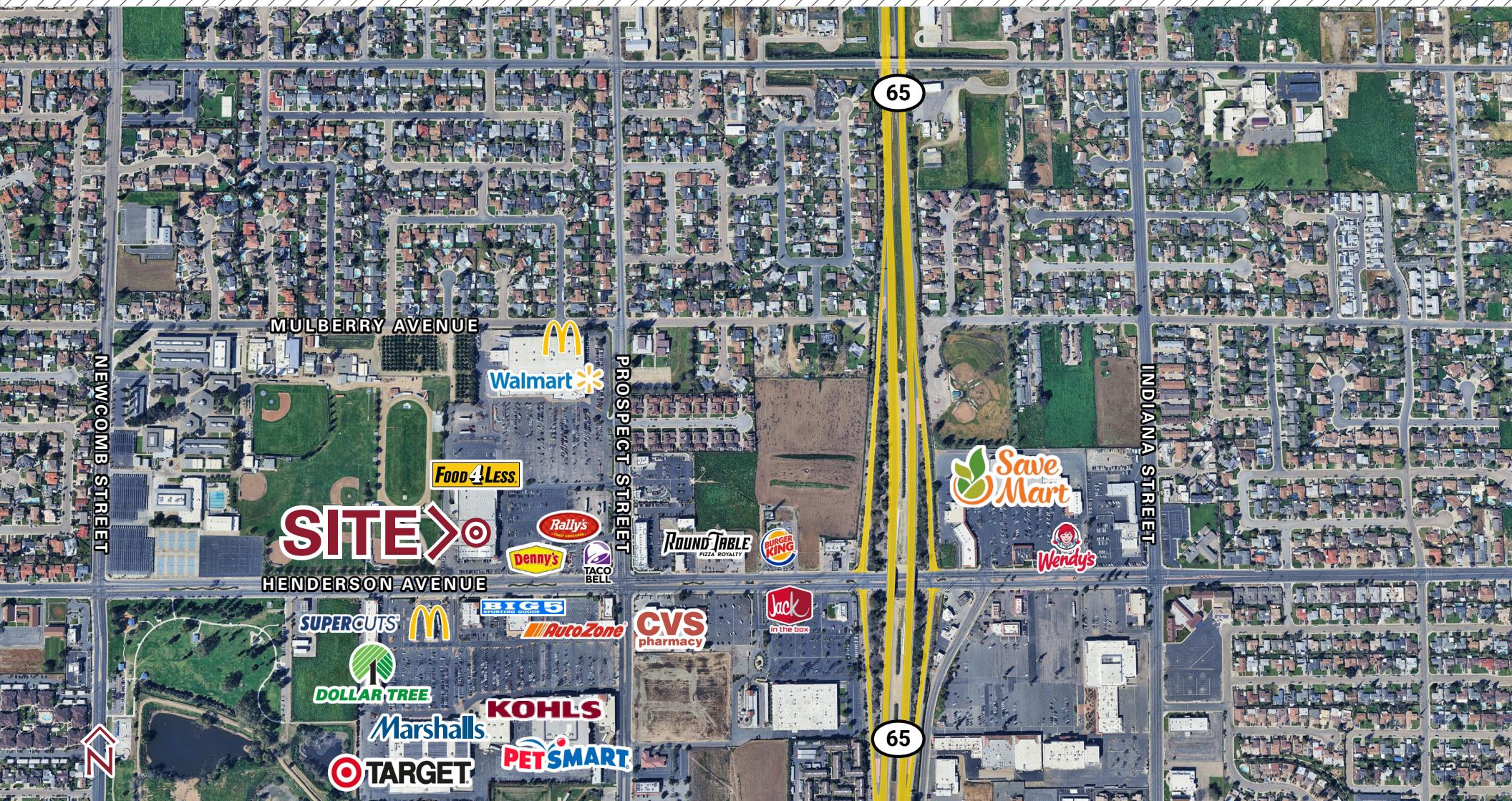
Henderson Avenue at Prospect Street  
(Westbound & Eastbound)

Highway 65 at Henderson Avenue  
(Northbound & Southbound)

Source: Kalibrate TrafficMetrix 2025

1260 W HENDERSON AVENUE  
PORTERVILLE, CA

AERIAL  
MAP



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