

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

PORTERVILLE CROSSROADS SHOPPING CENTER

PORTERVILLE, CA

AVAILABLE AUGUST 2025



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1260 W. HENDERSON AVENUE

PORTERVILLE, CA

PROPERTY INFORMATION

Availability:	22,940± SF
Building Size:	22,950± SF
Lot Size:	2.16± Acres
Tenancy:	Single
Year Built:	1998
Zoning:	CR (<i>Retail Centers</i>)
APN:	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

PORTERVILLE, CA

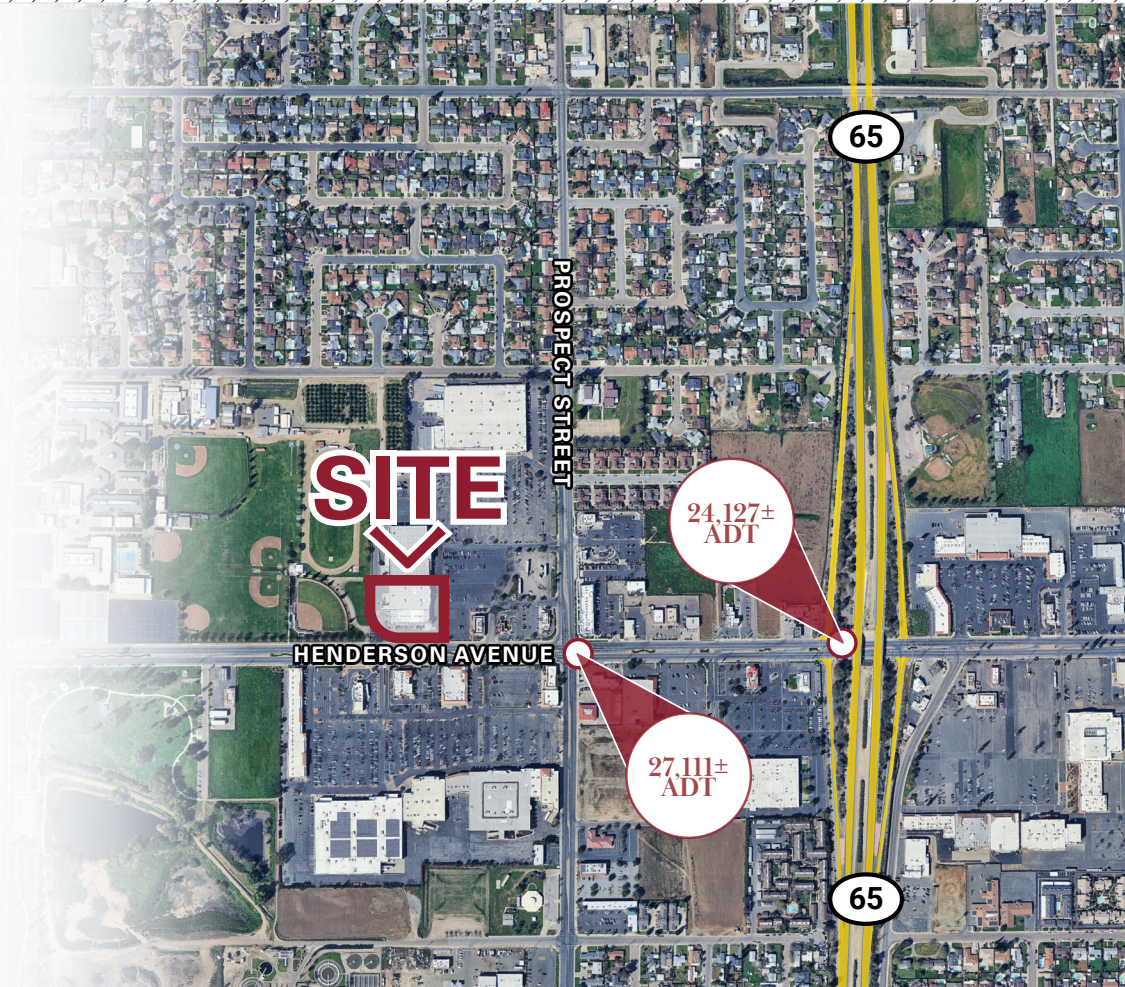
DEMOGRAPHIC INFORMATION

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%
HOUSEHOLD	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%
	<i>2024 Est. Average HH Income</i>	\$76,009	\$75,404	\$74,046

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
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AERIAL
MAP



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