



# Porterville Town Center

## SAVE MART & APPLEBEE'S ANCHORED CENTERED

### Highway 65 & West Henderson, Porterville, CA

862 - 940 West Henderson Blvd

**NOW LEASING**

Between 2,680 - 5,400 Square Feet Available!



#### FOR MORE INFORMATION:

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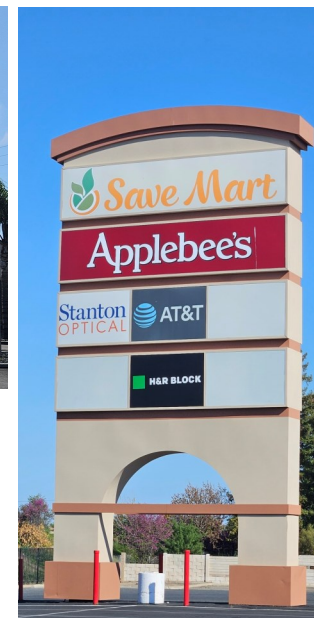
924 - 940A West Henderson Blvd

**NOW LEASING**

Property Information

**Porterville Town Center** highlights include:

- This Save Mart is one of the top grossing grocery/drug stores in the chain!
- Excellent access from all directions (with stop light into center).
- Nice sign and freeway exposure!
- Visibility and easy access from Highway 65.
- Large **44'** pylon that is visible by traffic in both directions
- Busy shopping center with plenty of customer parking!
- Located along Porterville's busiest retail thoroughfare



Porterville Town Center is a 100,889 square foot property that is anchored by Save Mart and sits right at the on ramp to Highway 65. Highway 65 is a major north to south freeway that heads north towards Visalia and south to Bakersfield. Porterville is a growing city of over 62,742 residents and serves as a trade area to over 105,000 people.

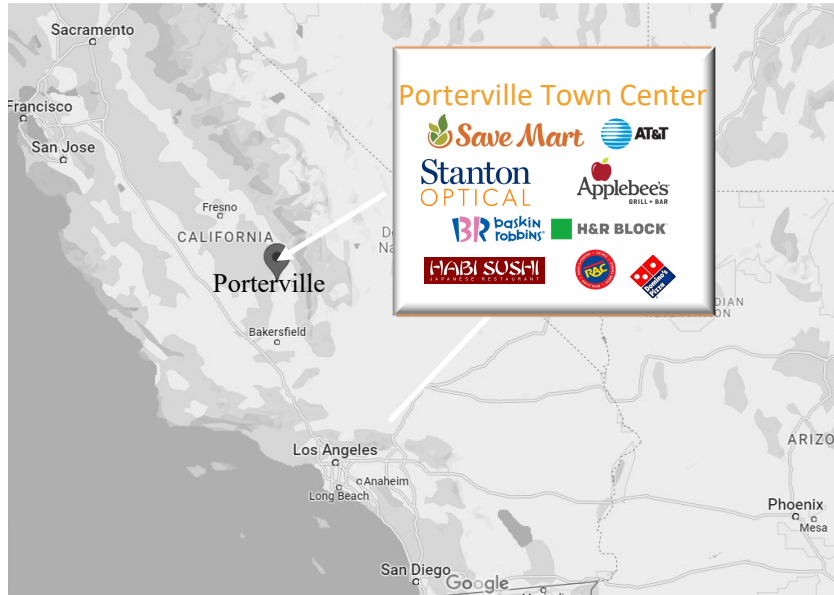
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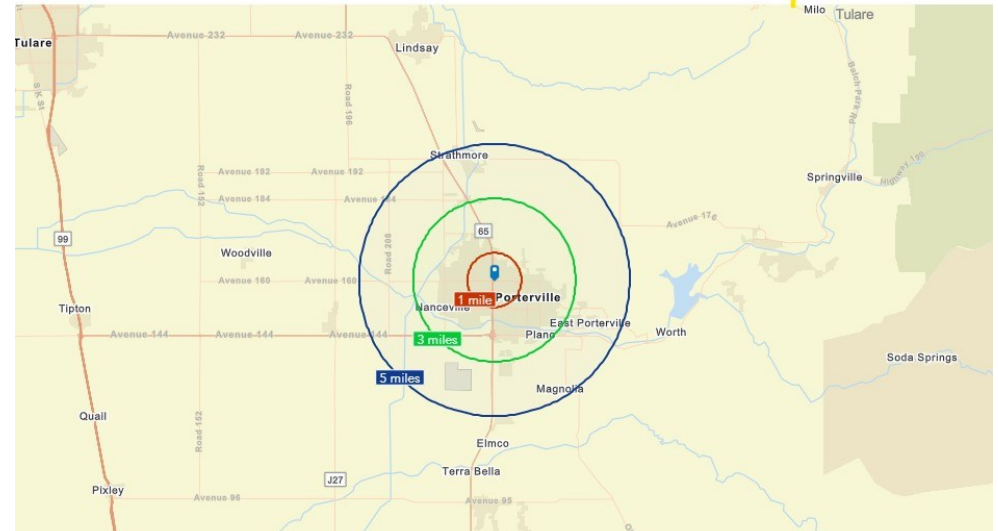
### Highway 65 & West Henderson, Porterville, CA

**NOW LEASING**

**Location and Demographics**



1 MILE, 3 MILE AND 5 MILE demographic ring around Porterville Town Center



Porterville is a city in the San Joaquin Valley, in Tulare County, California, United States. It is part of the Visalia-Porterville metropolitan statistical area. The city has a strategic central location to major markets and a ready access to major transportation routes. With 62,742 people, Porterville is the 147th most populated city in the state of California. With a population of more than 62,000, Porterville serves as a trade area to more than 105,000 individuals.

Demographics *	1- Mile	3 Mile	5 Mile
Population	15,661	66,149	78,257
Households	4,625	19,222	22,550
Average HH Income	\$71,204	\$74,532	\$73,745
Traffic Counts	65,572 Average Cars Per Day		

*\*Esri Reports 2022*

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Site Plan and Space Availability

	CURRENT TENANTS	SQ FT
940A	Stanton Optical	3,920
940B	Available	2,680
938	Domino's Pizza	1,600
936	US Marines	920
934	Elite Barber	920
932	Bakery	900
930	Habi Sushi storage	900
928	US Navy	840
924	Available	5,400
920	Habi Sushi	2,520
910	Anytime Fitness	5,895
906	US Army	1,041
904	Cigarette & Cigar	1,580
902	Baskin Robbins	1,600
900	Save Mart	46,721
882	Mind Divers	1,961
880	Rent A Center	4,669
876	H&R Block	1,310
874	Nail Salon	2,400
879	559 Teahouse	990
866	PaperBloom	2,291
864	Geek Tech	1,540
862	AT&T	2,756





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Location – Intersection



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