

VALLARTA SUPERMARKET-ANCHORED CENTER · SEC OLIVE AVE & PLANO ST EASTRIDGE PLAZA SHOPPING CENTER FOR LEASE

301-379 E OLIVE AVE · PORTERVILLE, CA 93257



- Vallarta Supermarket & DMV Anchors
- Major Tenants include Family Dollar, AutoZone, McDonalds & Little Ceasar's
- DMV brings Daily Traffic Flow into Center
- 42,773 Daytime Population within 2 Miles
- 37,176± Average Daily Traffic Intersection
- Shop Space Available
- Close to Downtown Porterville and Tulare County Superior Court



RETAIL CALIFORNIA CRE

A division of Pearson Realty

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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2024 Retail California. All rights reserved.

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Property Description:

Located at the SWC of Plano Street & Olive Avenue in Porterville, CA, Eastridge Plaza is a very busy retail center anchored by Vallarta Supermarket, the CA Dept. of Motor Vehicles, and Family Dollar.

Property Highlights:

National tenants in the center include AutoZone, Family Dollar, McDonald's, Little Caesars Pizza, Cricket Wireless, and Cost-U-Less Insurance. Other tenants are J's Drive-in, Porterville Smog & Tune, La Michoacana Plus Ice Cream, Express Pharmacy, and 99 Cents Plus. Tulare County Superior Court is located 500 feet from the Olive entrance to the center and the available vacancy.

Available Space: 470± SF Shop Space (Suite 303-B)

Lease Rate: Please contact agent for more information.

2024 Demographics:

	1 Miles	2 Miles	3 Miles
Total Population:	16,008	39,4022	58,360
Total Daytime Pop:	16,972	42,773	58,862
Total Households:	4,351	10,747	15,979
Avg. HH Income:	\$59,352	\$63,390	\$67,759

Data Source: Claritas, LLC

2024 Traffic Counts:

Plano St:	16,317 ADT
Olive Ave:	20,659 ADT
Total:	37,176 Avg Daily Traffic

Data Source: Kalibrate TrafficMetrix



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