



**High Visibility Industrial/Service Commercial Building in Porterville, CA**



Lease Rate	<b>\$0.75 SF/MONTH (MG)</b>
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**OFFERING SUMMARY**

Building Size:	12,550 SF
Available SF:	3,755 - 7,670 SF
Lot Size:	0.59 Acres
Zoning:	D-MX (Mixed-Use)
Market:	Visalia/Porterville
Submarket:	Tulare
Cross Streets:	Main St & Date Ave
APN:	261-080-060

**PROPERTY HIGHLIGHTS**

- ±12,550 SF Freestanding Building @ Corner w/ Flexible Zoning
- (2) Spaces Available w/ Private Offices & Ground Level Roll Up Doors
- ±0.57 Acre Corner Lot w/ Direct Street Visibility to Main St
- Fresh Interior & Exterior Paint | Open Warehouse Area
- Brand New Full Insulation | (3) Split HVAC Units
- Private Front Parking Lot w/ Gated Access
- Multiple Varying Sized Roll Up Doors | Ample Parking
- Distribution/Manufacturing Space | Quick Freeway Access
- Excellent Access To All Major Nearby Freeway
- 220 Volts in Workshop | Heavy Power Throughout
- Previously Tire Warehouse & Tire Repair Shop

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**Central CA Commercial**

Investments | Industrial | Office

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**PROPERTY DESCRIPTION**

±12,550 SF freestanding building, strategically situated at a corner location on Main Street, offers unparalleled visibility and accessibility. The building offers (2) separate spaces each including private office space, fresh interior and exterior paint, brand new full insulation, three split HVAC units, and multiple varying-sized roll-up doors. Suite #A of ±7,670 SF offers a 874 SF office & large warehouse with (4) ground level doors & private restrooms. Suite #C of ±3,755 SF offers a 256 SF private office and open warehouse area with (4) ground level doors. Property is well-equipped for diverse uses, from distribution to manufacturing. Boasting a private front parking lot and quick freeway access, this flexible space is primed to elevate your operations. This property's adaptable design and prime location make it an exceptional choice for a wide range of businesses.

**LOCATION DESCRIPTION**

Discover the vibrant potential of the Porterville market! Nestled in the heart of the city, the location offers access to a bustling consumer base and a variety of nearby amenities. Just minutes away, Main Street's charming boutiques attract a steady stream of shoppers, while the nearby Porterville College draws in a young, dynamic crowd. Local favorites like the Porterville Historical Museum, McDermont Field House, and the Sequoia National Forest create a vibrant, diverse community ripe for new retail ventures. With its prime location and proximity to popular attractions, this area presents an exciting opportunity for a Retail or Street Retail tenant to thrive and become an integral part of this burgeoning neighborhood.



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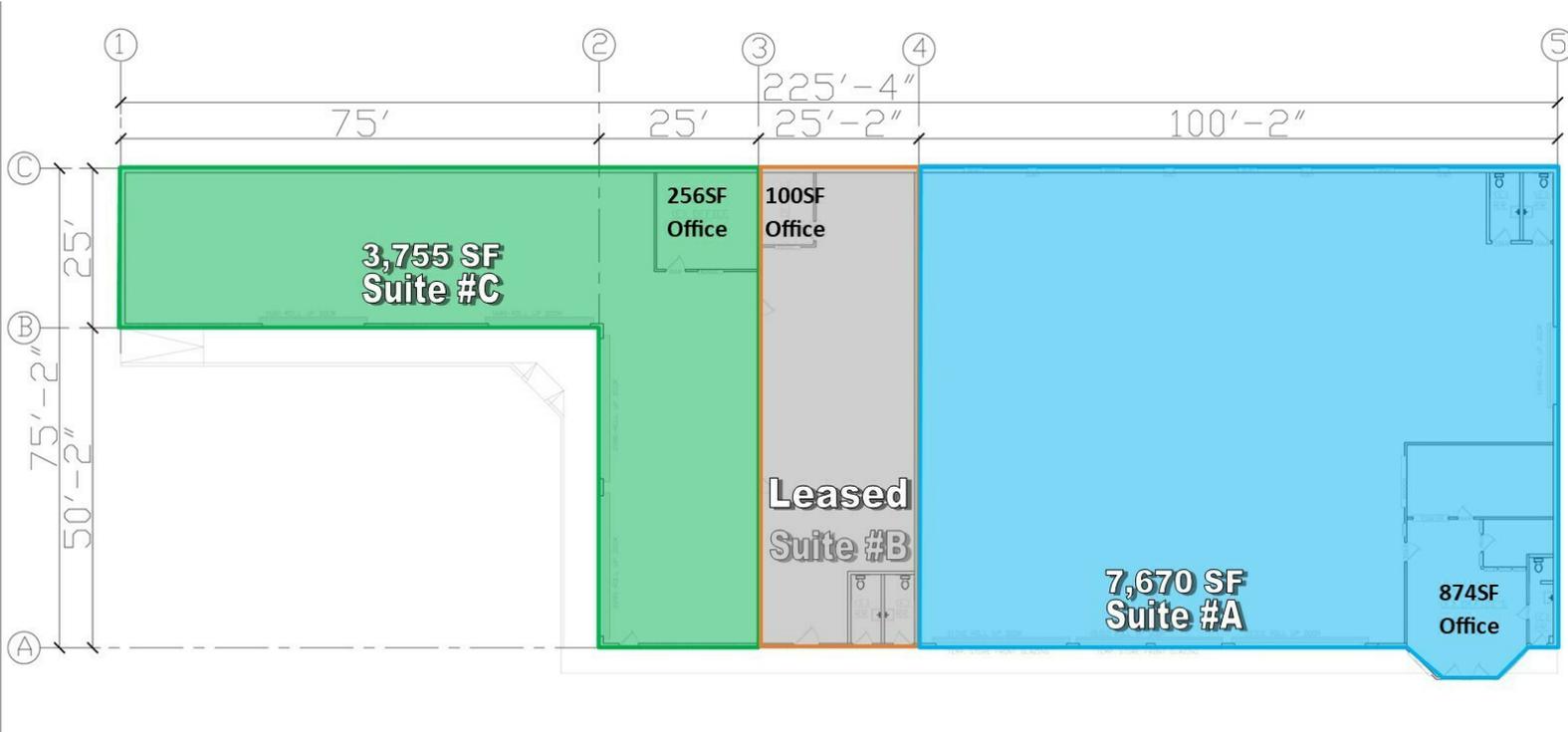
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**LEASE INFORMATION**

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	3,755 - 7,670 SF	Lease Rate:	\$0.75 SF/month

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite #A	Available	7,670 SF	Modified Gross	\$0.75 SF/month	(4) ground level roll up doors - (1) 19' x 12', (1) 19' x 8', & (2) 9' x 12'. One 874 SF private office & private restrooms.
Suite #C	Available	3,755 SF	Modified Gross	\$0.75 SF/month	(4) ground level doors (2) 19' x 9' & (2) 12' x 9'. Open warehouse with 256 SF private office.

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Industrial For Lease | 416 S Main Street Porterville, CA 93257



**CENTRAL CA  
COMMERCIAL**

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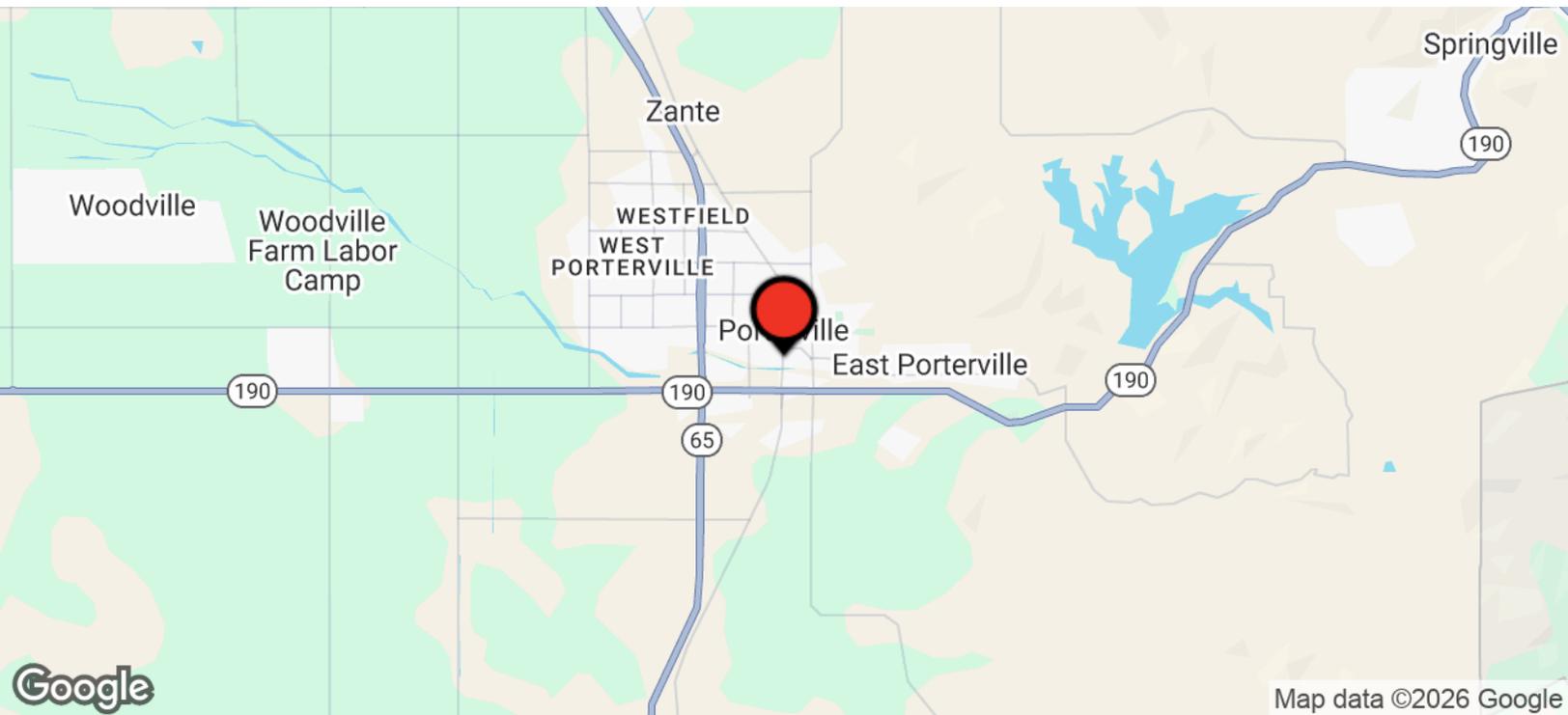
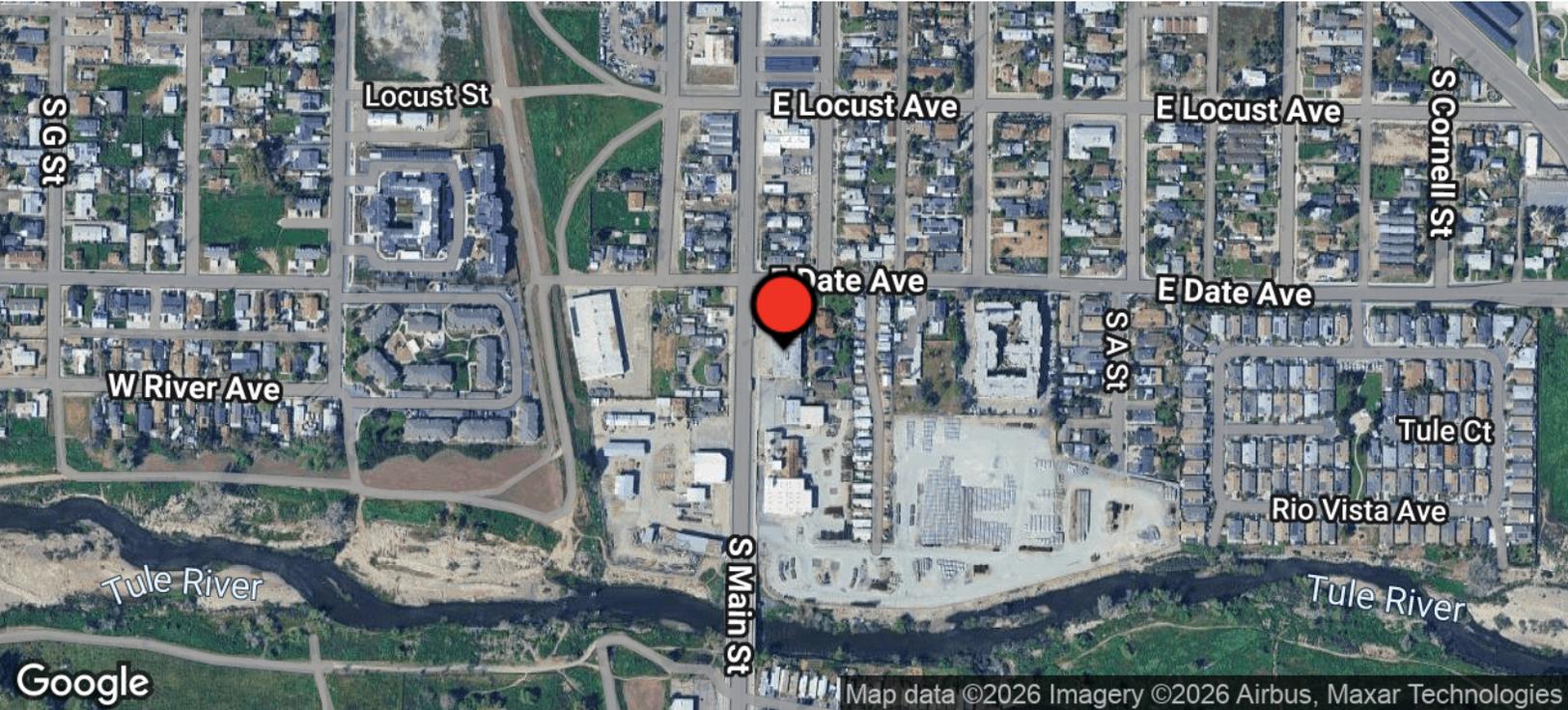
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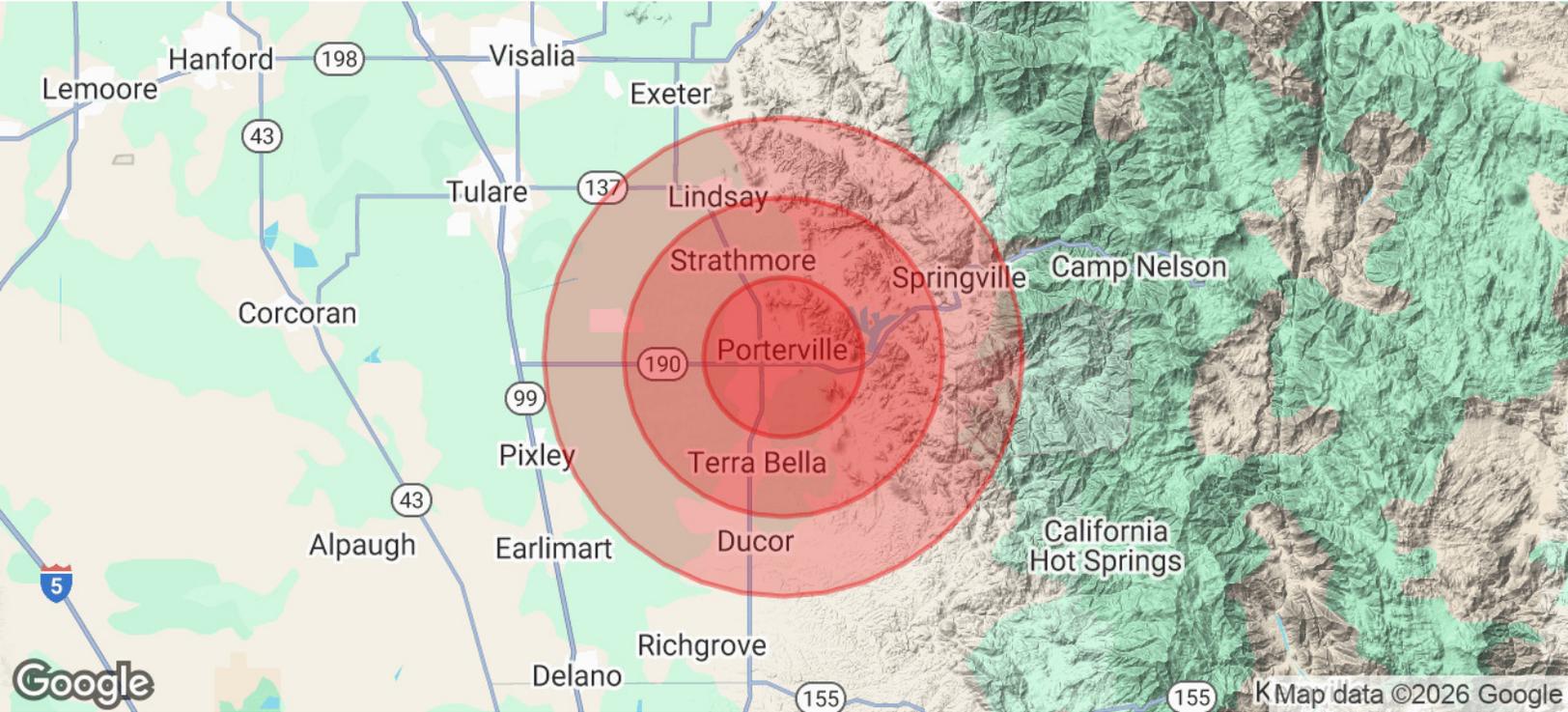
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<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Population	76,103	95,596	119,639
Average Age	34	35	35
Average Age (Male)	34	34	34
Average Age (Female)	35	35	35
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Households	22,048	27,450	34,512
# of Persons per HH	3.5	3.5	3.5
Average HH Income	\$73,803	\$72,313	\$72,074
Average House Value	\$323,767	\$335,628	\$333,805
<b>ETHNICITY (%)</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Hispanic	72.7%	73.5%	74.0%

Demographics data derived from AlphaMap

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