

Prime Office Space on Main St in Porterville, CA

Retail For Lease | 126 N Main St Porterville, CA 93257



CENTRAL CA COMMERCIAL



Lease Rate	\$1.45 SF/MONTH
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OFFERING SUMMARY

Building Size:	±6,600 SF
Available SF:	±2,866 SF
Lot Size:	±0.152 Acres
Year Built:	1901
Zoning:	DR-N (Retail-North of Olive)
Market:	Visalia
Submarket:	Downtown Porterville
Cross Streets:	Main St & Oak Ave
APN:	253-172-001

PROPERTY HIGHLIGHTS

- Available in August 2026!
- (1) ±2,866 SF Space Available Surrounded w/ Quality Tenants
- Open Work Space, Private Office, (2) Private Restrooms
- Move-In Ready Condition | Ample Parking
- Close Proximity to CA-65 Ramps | Great Access & Visibility
- Densely Populated Trade Area w/ ±79,822 People in 5-Miles
- Great Exposure w/ Direct Main St Frontage
- Highly Visible | Surrounded by Quality Tenants
- Located Near Professional Offices, Banks, Restaurants & Shopping
- 15,000 Daytime Population Within 2 Miles Of The Subject Property
- Well-Known Office Building w/ Signage
- Easy Access from Surrounding Major Corridors

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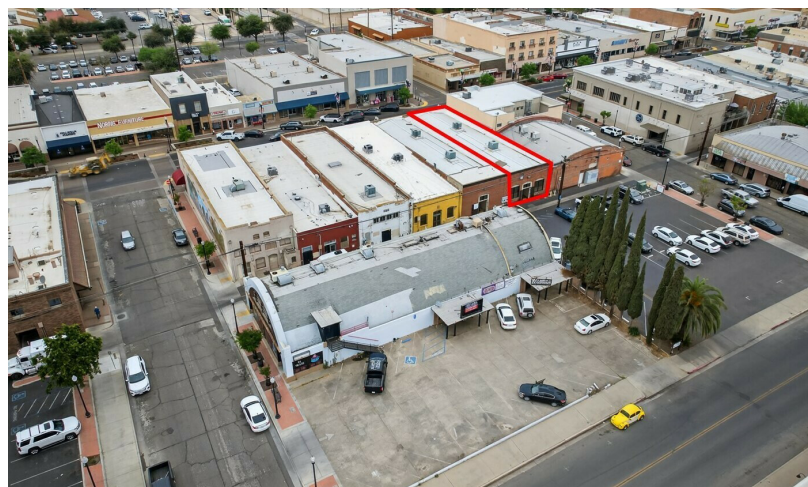
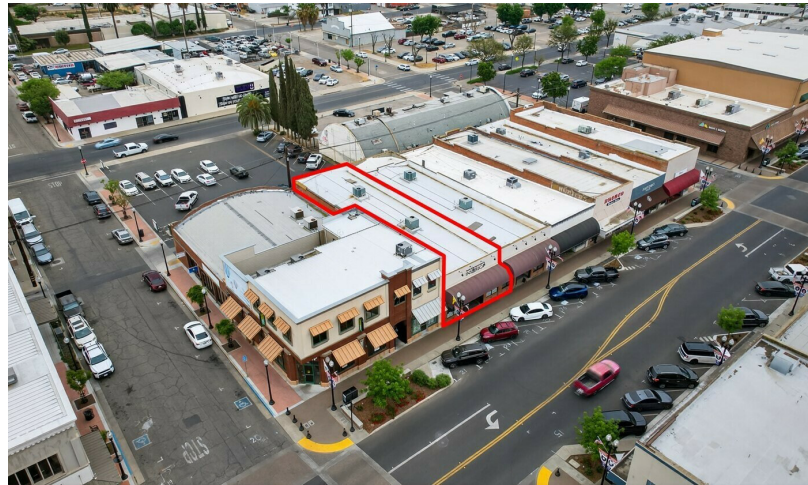
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PROPERTY DESCRIPTION

Prime ±2,866 SF office space in Downtown Porterville. The property features a wide open reception area, large open work space, conference room area, break room with sink, a private office, and (2) private restrooms. Situated in close proximity to the County of Tulare District Attorney and Public Defender offices, the property sits comfortably in Porterville's primary retail corridor, and with its close proximity to a major highway access is easily accessible to motorists. Daytime population of around ±15,000 people within 2 miles of the subject property and located in close proximity to the ±96,000 SF Porterville Courthouse. The space was formerly used as a insurance office.

LOCATION DESCRIPTION

Located in the center of Downtown Porterville off Main Street & Olive Ave. Strategically located in close proximity to the County of Tulare District Attorney and Public Defender offices, and the 96K SF Porterville Courthouse, serving all of Porterville and surrounding communities of Strathmore, Lindsay, Ducor, Terra Bella, Richgrove, Springville, Woodville and the Tule River Indian Reservation. Property situated on Main St & Oak Ave. The property is located North of Olive Ave, South of Putnam Ave, East of "E" St and West of 4th Street.



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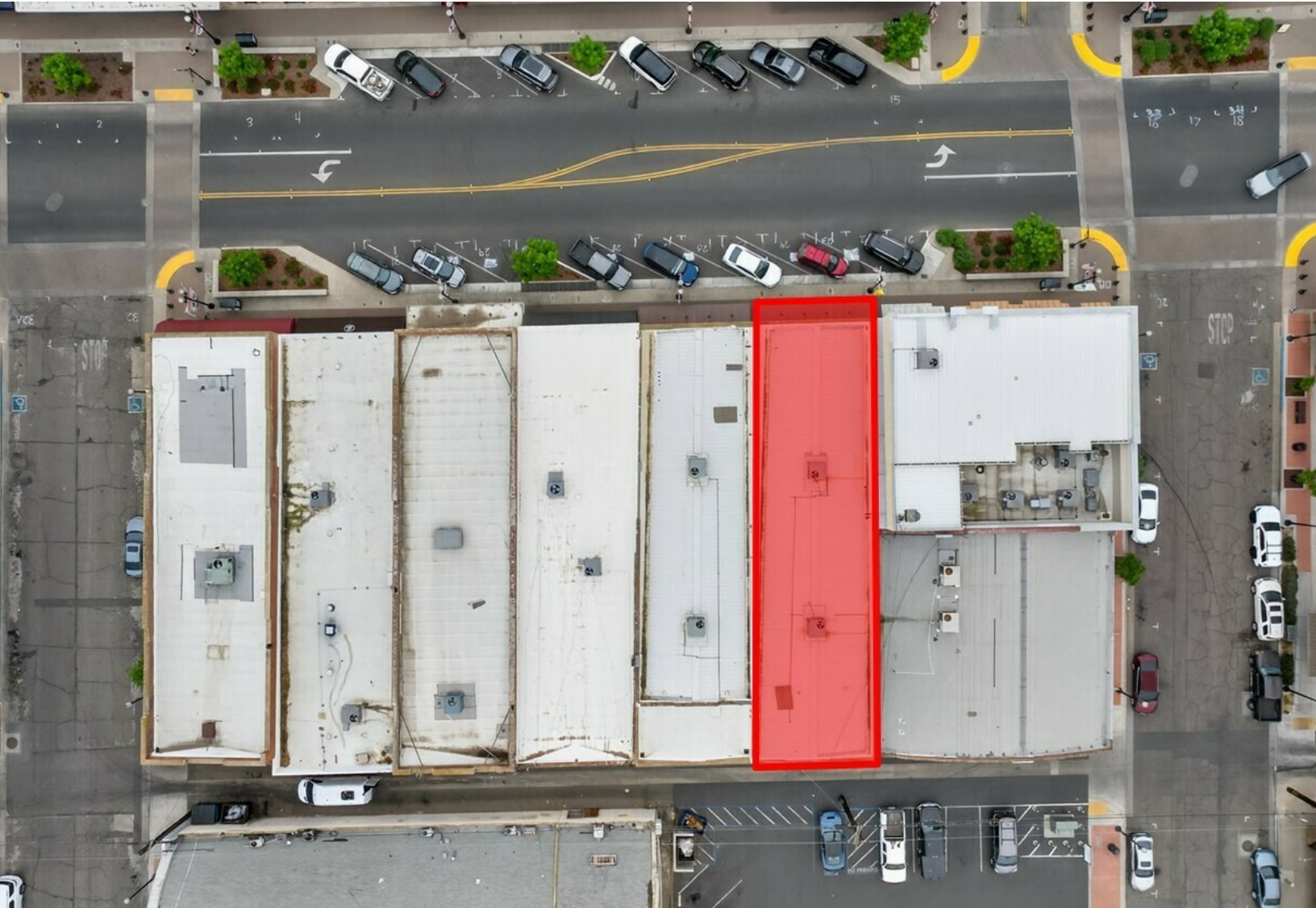
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
126 N Main St	Available	2,866 SF	Modified Gross	\$1.45 SF/month	Wide open front area, large work space, private office, conference room, break room, (2) private restrooms.

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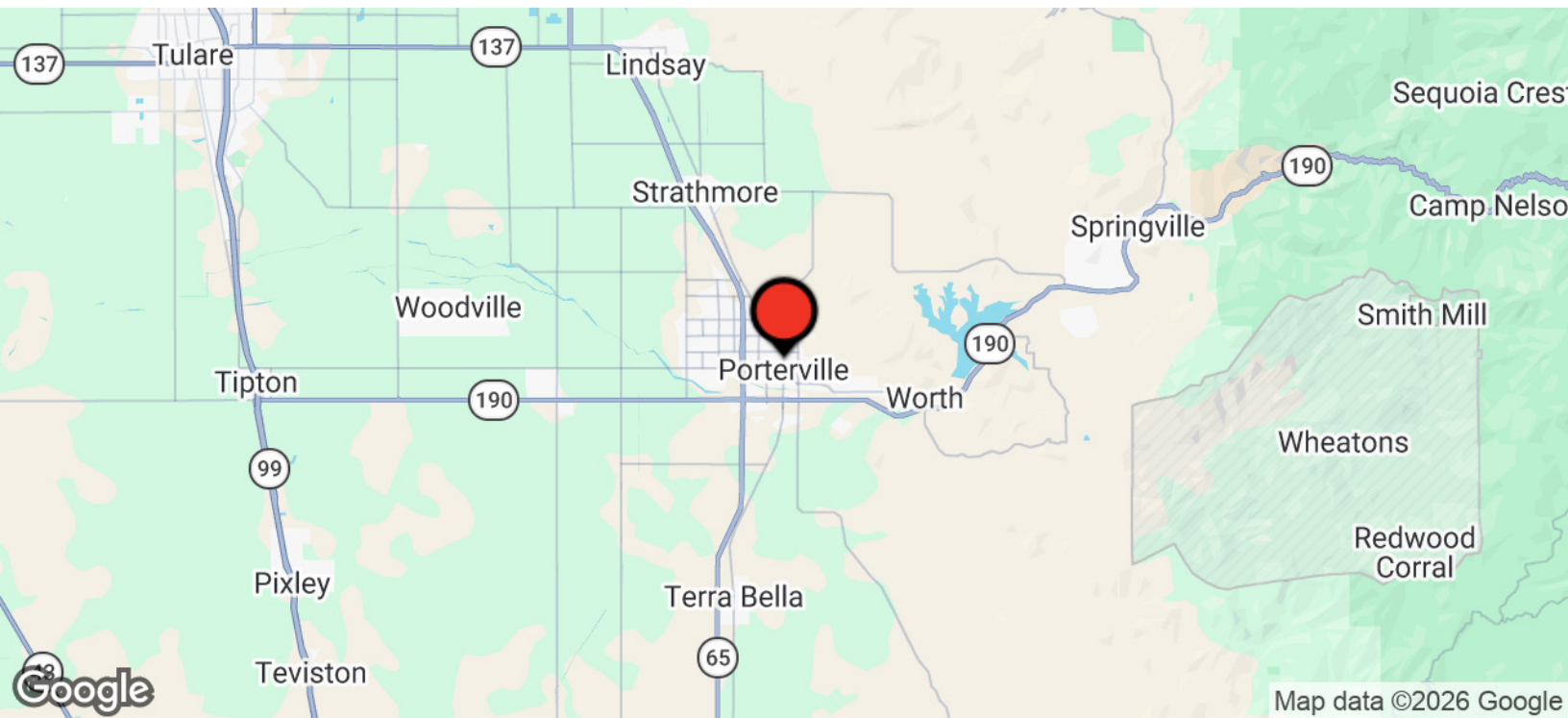
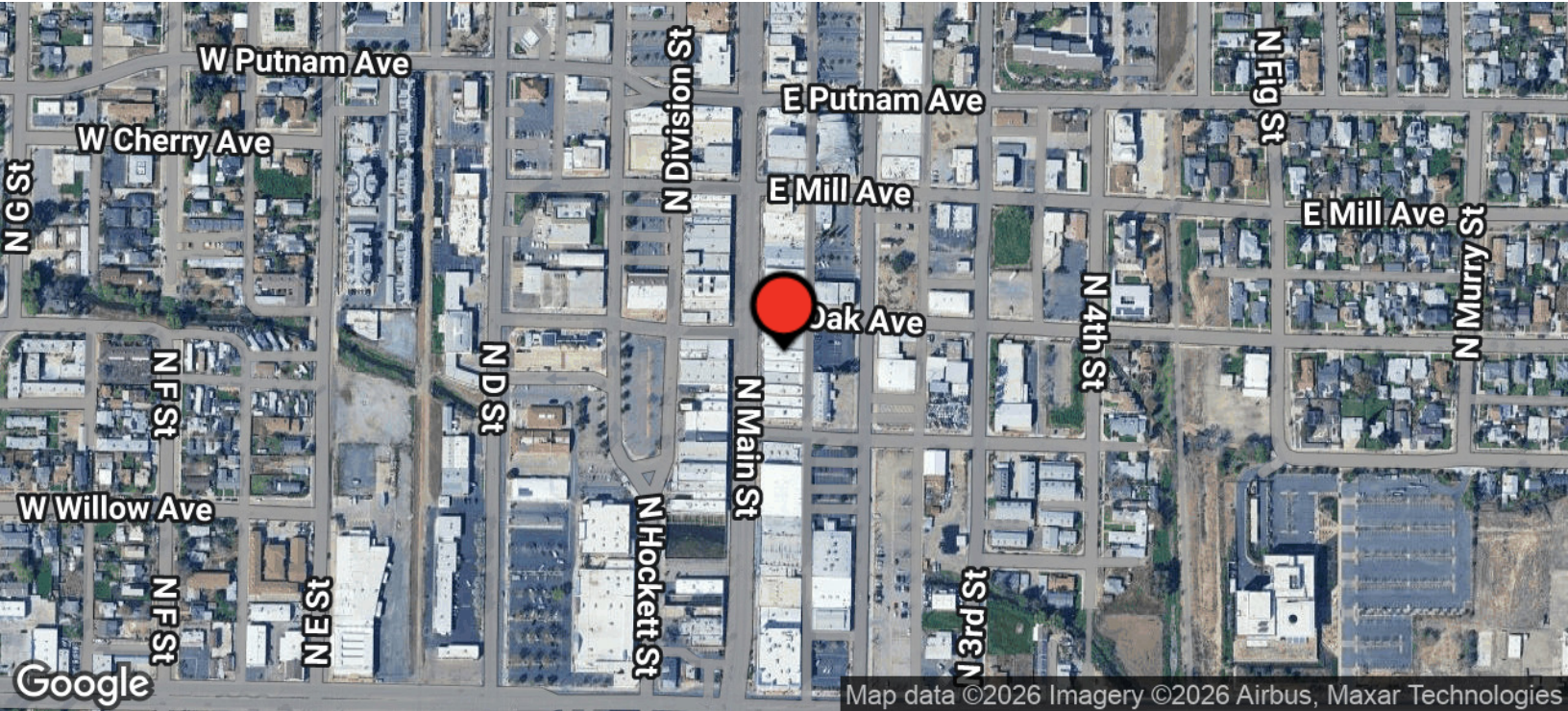
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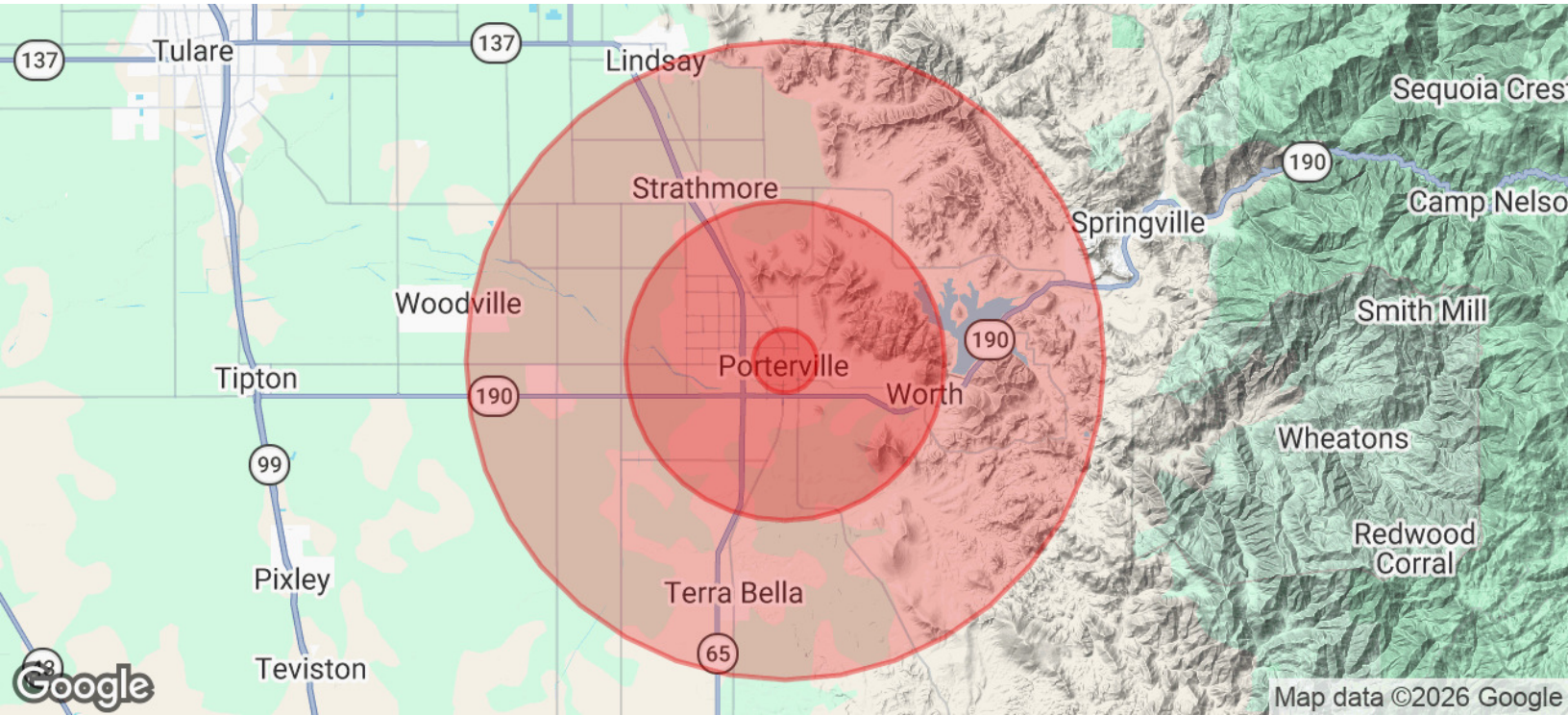
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	15,942	72,741	93,309
Average Age	31.7	31.5	31.7
Average Age (Male)	30.7	30.2	30.6
Average Age (Female)	31.8	31.6	32.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,198	21,827	27,582
# of Persons per HH	3.1	3.3	3.4
Average HH Income	\$63,708	\$76,053	\$77,198
Average House Value	\$228,137	\$289,701	\$282,525
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	76.9%	73.0%	72.8%

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