

LAND FOR LEASE

±1.21 TO ±2.43 AC OF COMMERCIAL INDUSTRIAL LAND OFF CA-65

2150 S. Prospect St, Porterville, CA 93257



Lease Rate

\$2,500/AC

OFFERING SUMMARY

Available SF:	106,050 SF
Lot Size:	2.435 Acres
Market:	Visalia/ Porterville
Submarket:	Porterville
Cross Streets:	Prospect Street & Scranton Ave.
APN:	268-130-040

PROPERTY HIGHLIGHTS

- ±1.21 to ±2.43 AC of Prime Commercial Storage Land
- Fully Fenced w/ Automated Entry + Full LED Lot Lighting
- Fully Improved w/ Quick Access | Water & Power In Place
- High Identity Location | Optimal Visibility w/ ±70,776 Cars/Day
- Direct CA-65 Exposure | 4 Min to CA-65/CA-190 Interchange
- Ideal for Storage, Distribution, or other Commercial Uses
- Prime Land w/ Scranton and Newcomb Access
- 640' Scranton Ave Frontage | Flexible Zoning
- North & South Bound Traffic Generators Near Highway 65
- Close to Public Transportation & Growing Developments
- Excellent Access to CA Highways 65, 190, 99, & I-5
- Established & Quality Industrial Development Area
- Situated Near Many Existing & Planned Developments

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PROPERTY DESCRIPTION

±2.43 AC (505' x 210') of fully fenced Industrial/Commercial Service land available. Prime location just 4-minutes from the CA-65 and CA-190 interchange with direct CA-65 signage/exposure. Located near the Porterville Airport and center of town, the land offers fully enclosed storage via a secure fence and personal gate access. Equipped with motion detection cameras, an advanced alarm system for added security, and scheduled LED yard lighting. Quick access and conveniently located off of CA-65 exit/entrance off Scranton Ave, allowing for convenient access to all the major cities in the area including Porterville, Lindsay, Strathmore, Springville, Terra Bella, Ducor, Tipton, Pixley, Tulare, Exeter, Visalia, and more. The zoning is flexible and allows for a variety of commercial uses. Strategically positioned at Newcomb St and Scranton Ave, which carry approximately ±70,776 cars per day in the area; Scranton Ave: ±3,267; Poplar Ave: ±25,338; HWY-65: ±29,705 & HWY 65 & RD 128: 12,466. All wet & dry utilities at site. Excellent location for retail, commercial and industrial yard storage needs.

LOCATION DESCRIPTION

Parcel is located on SEC of Prospect Street. Strategically located within minutes of the Highway 65 & Ave 128 in Porterville, CA. Parcel is South of HWY-190, East of Rd 232 and West of HWY-65. Surrounding tenants include Target, Starbucks, McDonalds, Dutch Bros, Denny's, Burger King, Carl's Jr. the Wal-Mart Distribution Center, Jenny Lynn's Cafe, and many others! Porterville is a city at the base of the Sierra Nevada mountains on the eastern side of San Joaquin Valley, in Tulare County, California, United States. It is part of the Visalia-Porterville metropolitan statistical area. Serving as the economic hub of the Southern Sierra, the Sequoia National Forest, Giant Sequoia National Monument and Kings Canyon National Park are all nearby.



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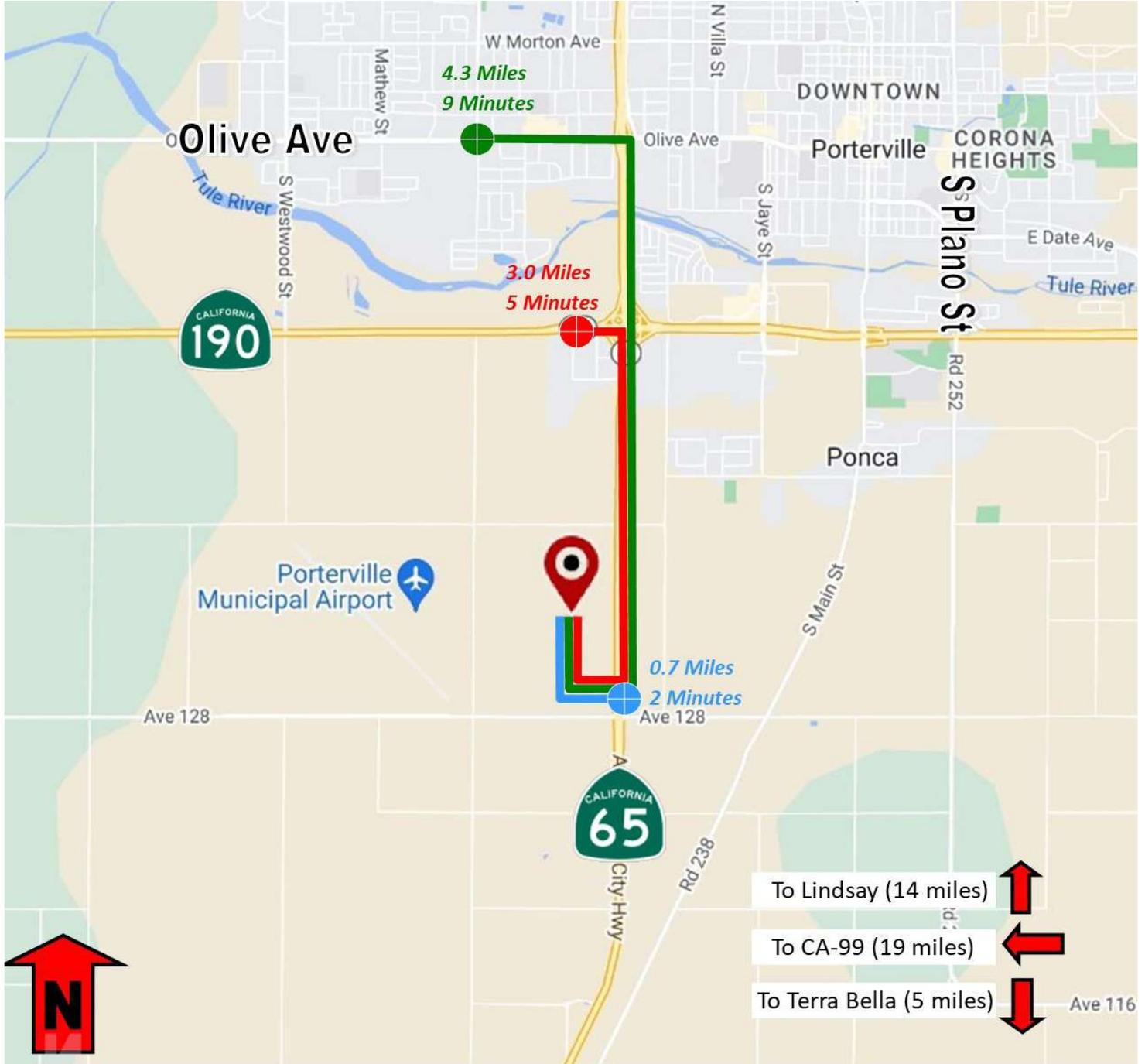
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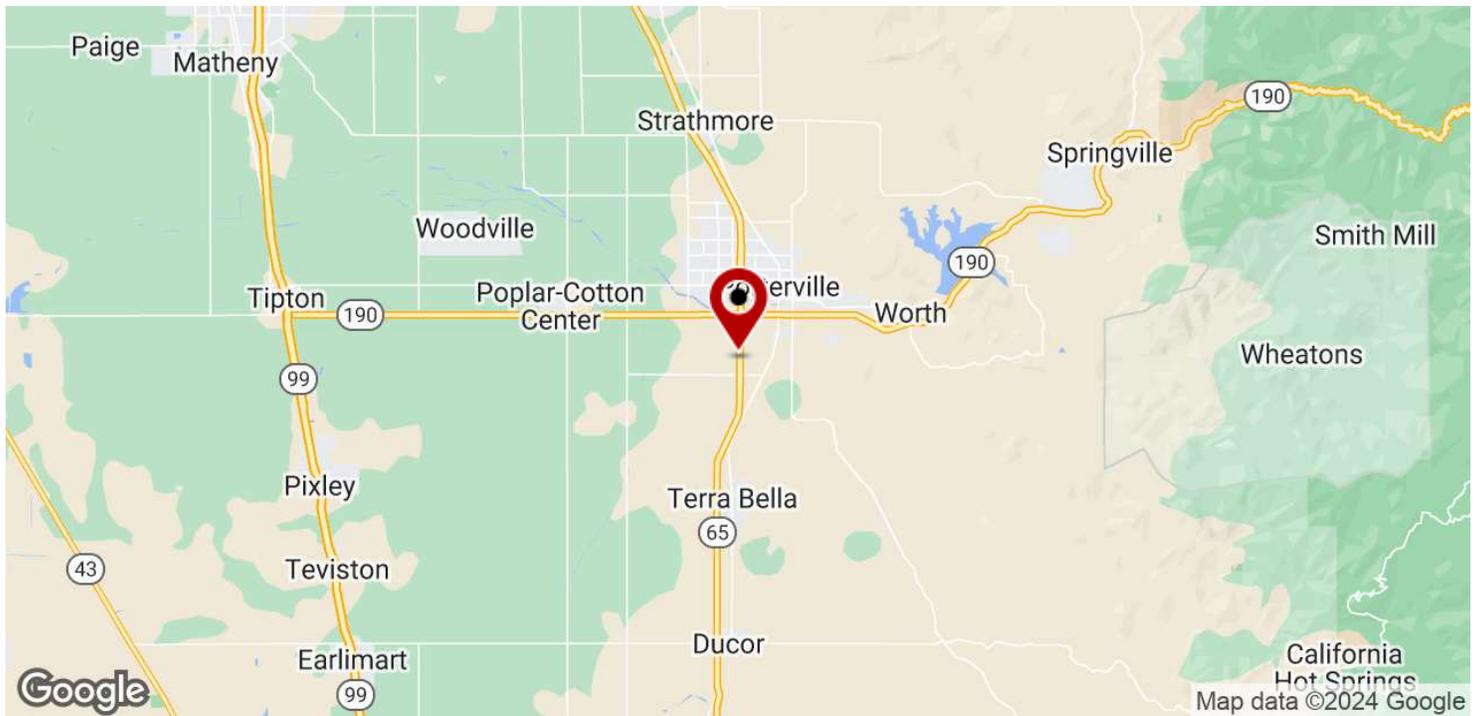
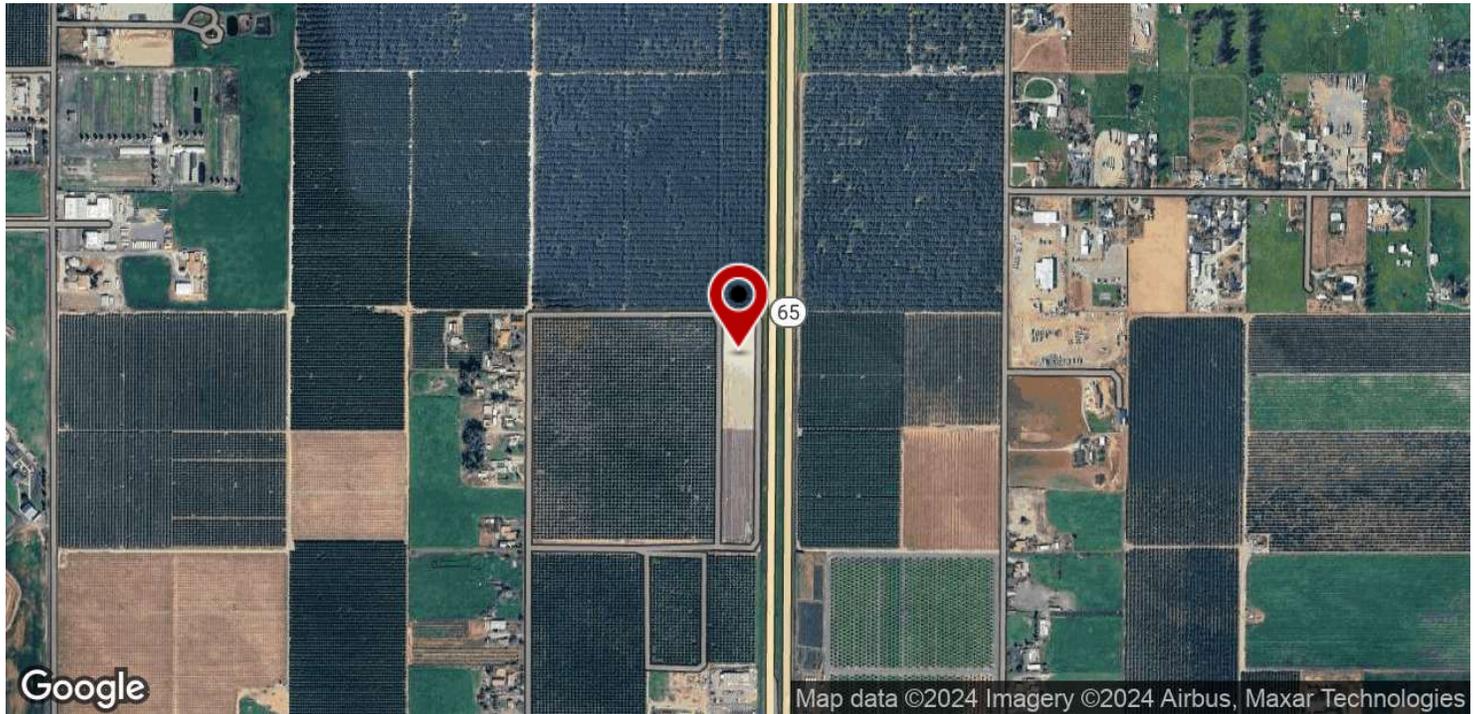
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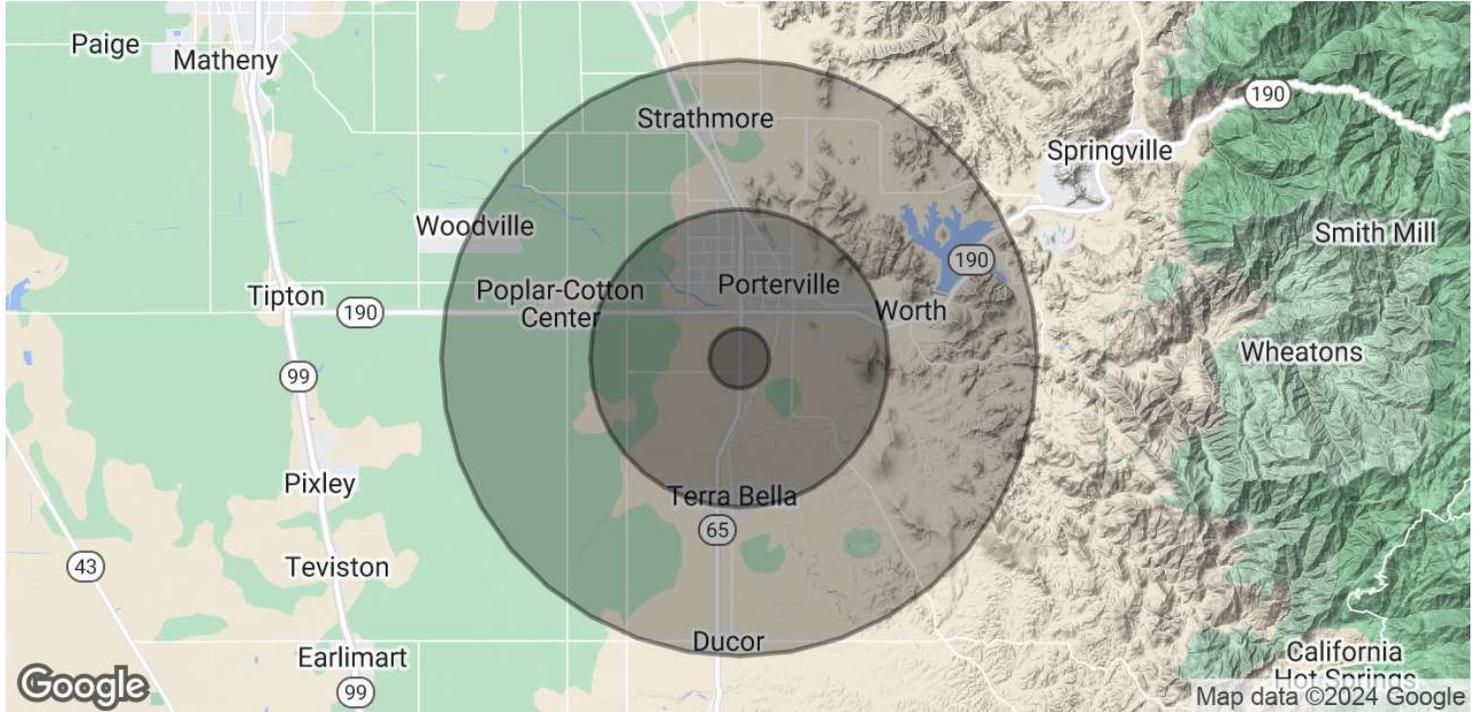
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	515	77,932	96,128
Average Age	39	34	35
Average Age (Male)	38	34	34
Average Age (Female)	40	35	35
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	158	22,481	27,566
# of Persons per HH	3.3	3.5	3.5
Average HH Income	\$75,828	\$72,536	\$72,033
Average House Value	\$323,033	\$323,287	\$334,339
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	62.1%	73.4%	73.8%

Demographics data derived from AlphaMap

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