

**PROPERTY DETAILS**

- SALE PRICE: ~~\$650,000.00~~ \$550,000.00
- PARTIALLY IMPROVED PAD
- BUILDABLE SPACE AVAILABLE: UP TO 3,900 SF (APPROX.)
- +/- 34,085 SF/0.78 AC (GROSS) & +/- 23,540 SF/0.54 AC (NET)
- ZONING: CG (GENERAL AND SERVICE COMMERCIAL) IN THE CITY OF PORTERVILLE
- 0.5 MILES FROM CA-65 ON/OFF RAMPS
- COMMON PARKING/CROSS ACCESS THROUGHOUT
- 1 MILE FROM PORTERVILLE HIGH SCHOOL
- LOCATED IN AN ESTABLISHED RETAIL DISTRICT
- NEIGHBORING TENANTS INCLUDE: SMART & FINAL, (BRAND NEW) GOODWILL, AND THE HUMAN BEAN

**Major Price Reduction!**



9810 Brimhall Road  
 Bakersfield, CA 93312  
[www.oliviericommercial.com](http://www.oliviericommercial.com)

*For additional Information  
 please contact:*

**Giana Olivieri**

LIC. #01973774  
 (661) 616-4453

[giana@oliviericommercial.com](mailto:giana@oliviericommercial.com)

**Anthony Olivieri, CCIM, CRX**

LIC. #01325989  
 (661) 617-1850

[anthony@oliviericommercial.com](mailto:anthony@oliviericommercial.com)





The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Logos are for identification purposes only and may be trademarks of their respective companies.





**Subject Site**

12,300 AADT

S Newcomb St

S Lotas St

Olive Ave



<b>PURCHASE</b>			
	<i>PSF</i>	<i>Monthly</i>	<i>Annual/Total</i>
<b>Purchase Price</b>	\$ 16.14		\$ 550,000.00
<b>Tenant Improvement Cost</b>	\$ 160.00		\$ 600,000.00
<b>Total Cost</b>	\$ 176.14		\$ 1,150,000.00
<b>LOAN (SBA + Bank Avg.)</b>			
Equity	10%		\$ 115,000.00
SBA	40%		\$ 460,000.00
Loan Amount	50%		\$ 575,000.00
Interest Rate	5.76%		\$ 1,035,000.00
Term	25		
<b>Payment</b>		\$ (6,517.51)	(\$78,210.09)
Annual Principal Reduction		\$ (860.84)	(\$10,330.05)
Annual Interest Expense	\$ (0.74)	\$ (2,760.00)	(\$33,120.00)
<b>OPERATING EXPENSES</b>			
Annual Operating Expenses	\$ (0.35)	\$ (1,307.01)	\$ (15,684.11)
<b>ACTUAL OWNERSHIP COST</b>	\$ (2.09)	\$ (7,824.52)	\$ (93,894.20)

*\*These are not exact numbers, we advise you to speak with your lender for further information.*







## 1 MILE RADIUS

### KEY FACTS

15,974

Population

31.8

Median Age



3.3

Average Household Size

\$64,520

Median Household Income

## 3 MILE RADIUS

### KEY FACTS

64,742

Population

31.5

Median Age



3.4

Average Household Size

\$58,286

Median Household Income

## 5 MILE RADIUS

### KEY FACTS

75,438

Population

31.6

Median Age



3.4

Average Household Size

\$57,154

Median Household Income

### BUSINESS



311

Total Businesses



3,136

Total Employees

### BUSINESS



1,595

Total Businesses



18,918

Total Employees

### BUSINESS



1,747

Total Businesses



21,565

Total Employees

### INCOME



\$64,520

Median Household Income



\$25,853

Per Capita Income



\$121,948

Median Net Worth

### INCOME



\$58,286

Median Household Income



\$23,943

Per Capita Income



\$101,974

Median Net Worth

### INCOME



\$57,154

Median Household Income



\$23,722

Per Capita Income



\$101,309

Median Net Worth