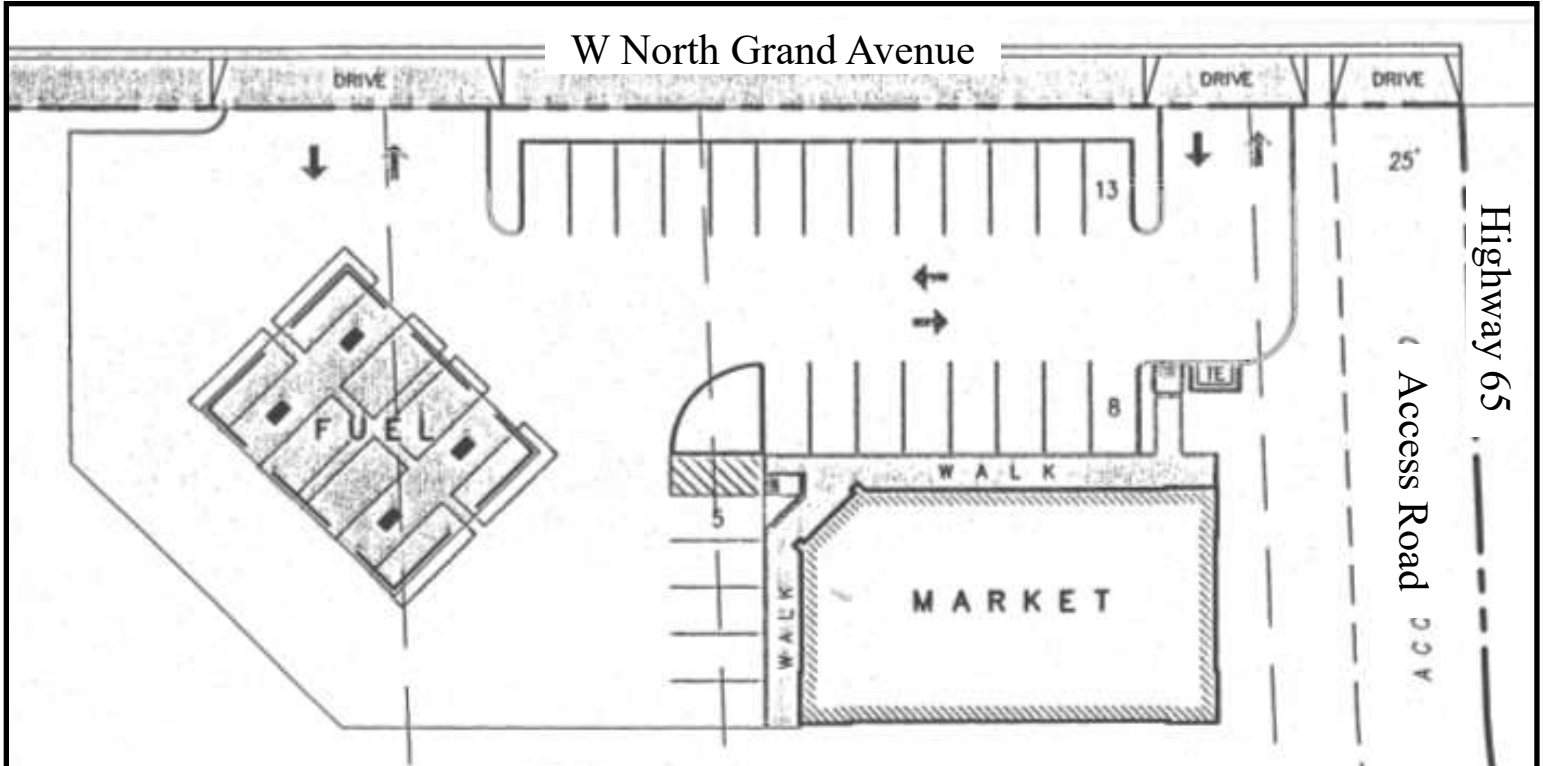


Commercial Land near
Highway 65/North Grand
For Sale/Lease



SWC HWY 65/North Grand Ave, Porterville, CA



Prime Commercial Land in Developing Area

- Retail/Fuel Station Site off Highway 65
- Great Access & Exposure
- On one of Porterville's Major East/West Corridor (North Grand)
- In High Traffic Developing Area - 22,236 Cars Per Day
- Planned Fuel Station and Market/Convenience Store
- 0.5 - 2 Acres Available - At Buyers Request

FOR MORE INFORMATION PLEASE CONTACT:

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Kevin Land

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559-359-4035

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Commercial Land near Highway 65/North Grand For Sale/Lease



SWC HWY 65/North Grand Ave, Porterville, CA

Property Information:

APN:	243-210-061 (TBD)
Address:	1057 W Northgrand Ave, Porterville, CA 93257
Parcel Size:	0.5-2 Acres; at buyers request
Parking:	27 On Site Parking Stalls (proposed)
Fuel Stations:	8+ Fueling Stations
Price PSF:	\$10 per square foot
Zoning:	Commercial
Utilities:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Street, Water
Traffic Counts:	22,236 Cars Per Day
Delivery:	Seller to provide in shovel-ready condition
Comments:	Unique opportunity for a developer/user that needs a well located fuel station with a convenience store who can capitalize on the high vehicle traffic offered. Located off Porterville's Major North/South Highway 65 and major corridor North Grand Avenue on the Northwest side of Porterville. Site can be designed to suit needs; owner owns adjacent parcels.
Location:	Nestled against the foothills of California's Sierra Nevada Mountains, Porterville is a bustling city of over 55,490 and serves as a trade center to over 1150,000 people. The property is well located on W. North Grand Ave off the Highway 65 Exit, North of Highway 190, West of Plano Street and East of Westwood Street in Porterville.
See Also:	Adjacent Proposed Land Site also available For Sale

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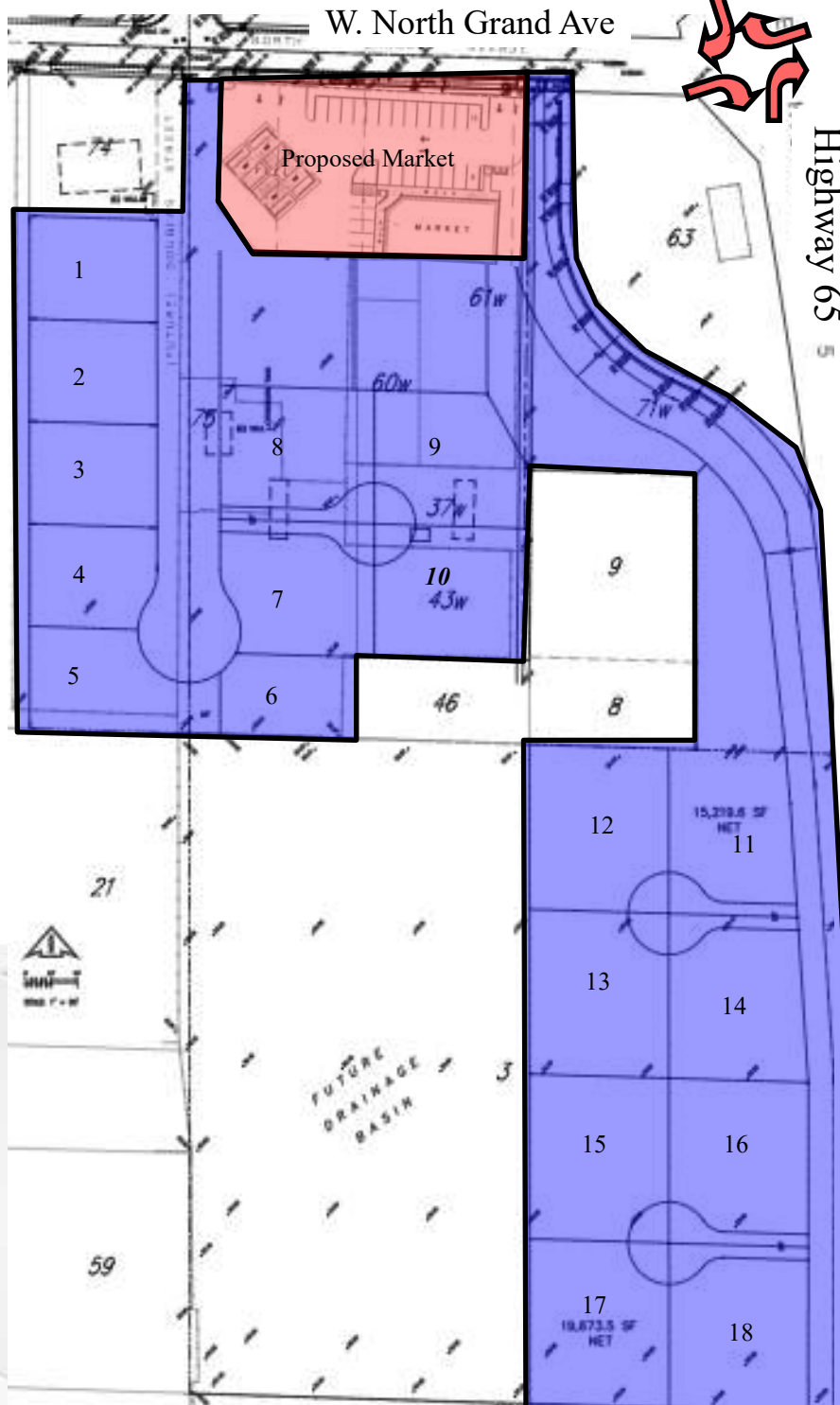
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Commercial Land near Highway 65/North Grand For Sale/Lease/BTS



Site Plan:



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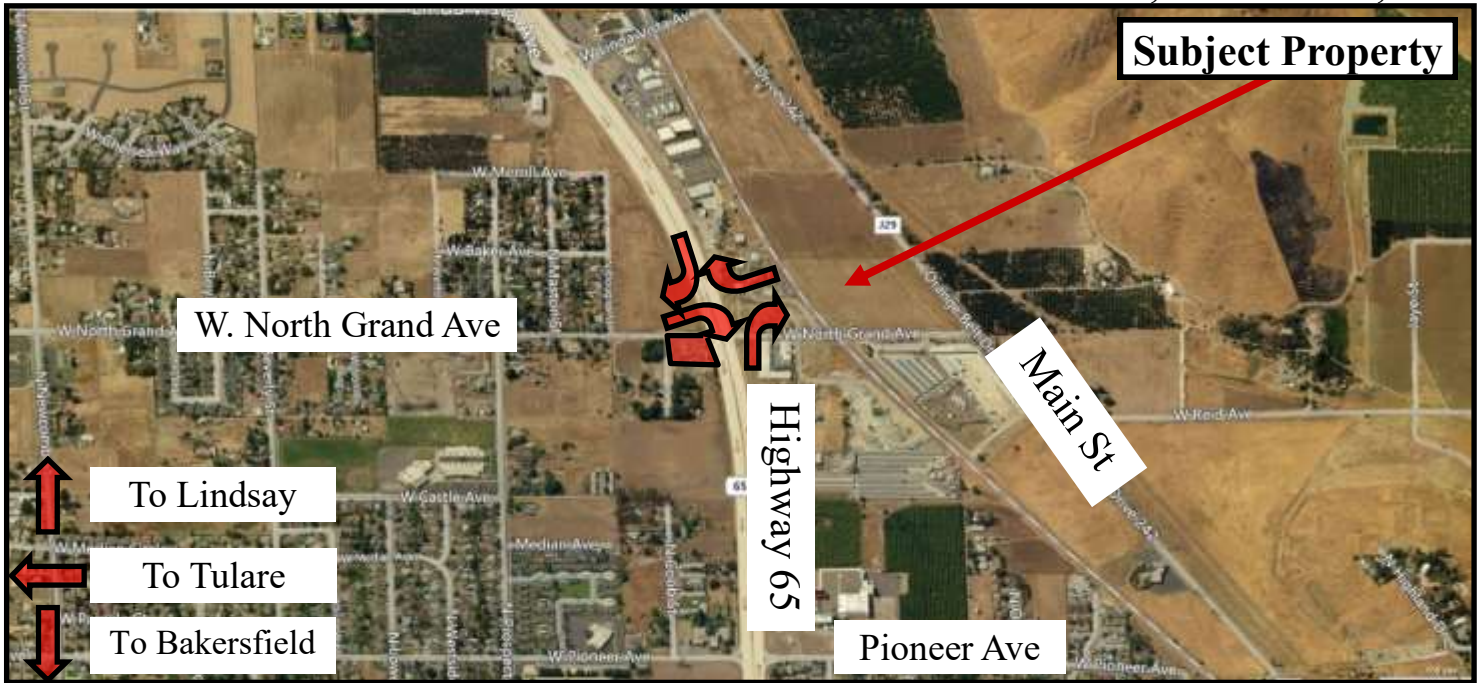
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Commercial Land near Highway 65/North Grand For Sale/Lease



Ariel View:

SWC HWY 65/North Grand Ave, Porterville, CA



Location Map:



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Commercial Land near Highway 65/North Grand For Sale/Lease



SWC HWY 65/North Grand Ave, Porterville, CA

Radius	1 Mile	3 Mile	5 Mile
Population:			
2019 Projection	7,073	53,098	77,840
2014 Estimate	6,808	51,238	75,233
2010 Census	6,493	49,422	73,075
Growth 2014-2019	3.89%	3.63%	3.47%
Growth 2010-2014	4.85%	3.67%	2.95%
2014 Population Hispanic Origin	3,819	31,172	48,231
Daytime Population:			
Total Businesses 2014	71	1,542	1,942
Total Employees 2014	459	14,186	20,239
Specified Consumer Spending (\$):			
2019 Projection	\$ 57,098	\$ 414,787	\$ 591,044
2014 Estimate	\$ 53,985	\$ 390,689	\$ 556,729
Households:			
2019 Projection	2,055	15,675	22,353
2014 Estimate	1,977	15,119	21,584
2010 Census	1,881	14,579	20,918
Growth 2014-2019	3.95%	3.68%	3.56%
Growth 2010-2014	5.10%	3.70%	3.18%
Owner Occupied	1,354	8,825	12,414
Renter Occupied	623	6,294	9,170
2014 Avg Household Income:	\$ 55,400	\$ 53,323	\$ 50,616
2014 Med Household Income:	\$ 41,905	\$ 39,275	\$ 37,413
2014 Households by Household In:			
<\$25,000	552	5,064	7,835
\$25,000 - \$50,000	594	4,195	5,787
\$50,000 - \$75,000	270	2,328	3,417
\$75,000 - \$100,000	276	1,541	2,042
\$100,000 - \$125,000	184	997	1,202
\$125,000 - \$150,000	39	394	552
\$150,000 - \$200,000	48	392	470
\$200,000+	12	208	279

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Benefits of a Central Valley Location in Porterville:



Incentive Zones – Our Foreign Trade Zone and Recycling Market Development Zone are programs geared toward reducing operating costs.

Workforce – Employers boast of low turnover rates and hire from a surrounding labor force of approximately 115,000. Local programs available to assist employers with hiring and training needs.

Permit Fast Tracking – The City’s one-stop permit counter provides for fast turnaround permitting. A liaison is available to assist throughout the entire process.

Development Fee Payment Plan – Companies may take advantage of the City’s Payment Plan which allows for most development fees to be financed over a 10-year period, with 0% interest.

Business Assistance Program – Applicants may be eligible for funding assistance of up to \$35,000 for each new job created

Situated in the heart of California’s Central Valley at the intersection of State Highway 65 and 190, Porterville is a bustling city of over 55,490 and serves as a trade center to over 115,000 people. The economy is a thriving mixture of agri-business, light industry, and commercial enterprise. Local businesses produce a number of products such as electronic medical instruments, printed forms and specialty documents, food products, and more.



- *Convenient central California location*
- *Low on-going Operating & Labor Costs*
- *Existing Affordable Infrastructure*
- *Business Friendly Communities*
- *Lower shipping costs for operations with suppliers and customers in Northern and Southern California*
- *Foreign Trade and Recycling Market Development Incentive Zones*

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