

AVAILABLE FOR SALE  
2.18± ACRES

# 832 W. OLIVE AVENUE

PORTERVILLE, CA

\$ ↓ NEW PRICING!



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Independently Owned and Operated | Corporate License #00020875 | [retailcalifornia.com](http://retailcalifornia.com)

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# 832 W. OLIVE AVENUE

PORTERVILLE, CA

## PROPERTY INFORMATION

**Land Size:** 2.18± ac (94,857± SF Total)

**Separate Parcel Prices:**

251-202-006:	18,264± SF (Zoned RM3) - <del>\$100,000.00</del> \$50,000.00
251-202-025:	37,939± SF (Zoned CG) } <del>\$1,150,000.00</del> \$900,000.00
251-202-032:	38,654± SF (Zoned CG) }

Sold All Together: ~~\$1,250,000~~ \$950,000 (\$10.02 PSF) for all 3 parcels

### PROPERTY DESCRIPTION

The subject property consists of 3 separate legal parcels, to be sold together or separately, totaling 2.18± acres. The property contains a small metal building consisting of roughly 1,000 square feet with a fenced in yard. There is no value factored into the purchase price for the building. The curb, gutter and sidewalk are in place and all utilities are either on-site or within close proximity to the property.

### PROPERTY HIGHLIGHTS

The subject property is located along the Olive Avenue corridor near State Hwy 65 ramps in Porterville, CA. The site is less than a half-mile from Porterville High School and about 1-mile from Downtown Porterville. This centrally located, infill property is near many retailers and restaurants such as Starbucks, Black Bear Diner, Auto Zone, O'Reilly Auto Parts, and Smart & Final Extra! The property is also surrounded by homes and industrial property, providing for a strong daytime population in the area.

### HIGHLIGHTS

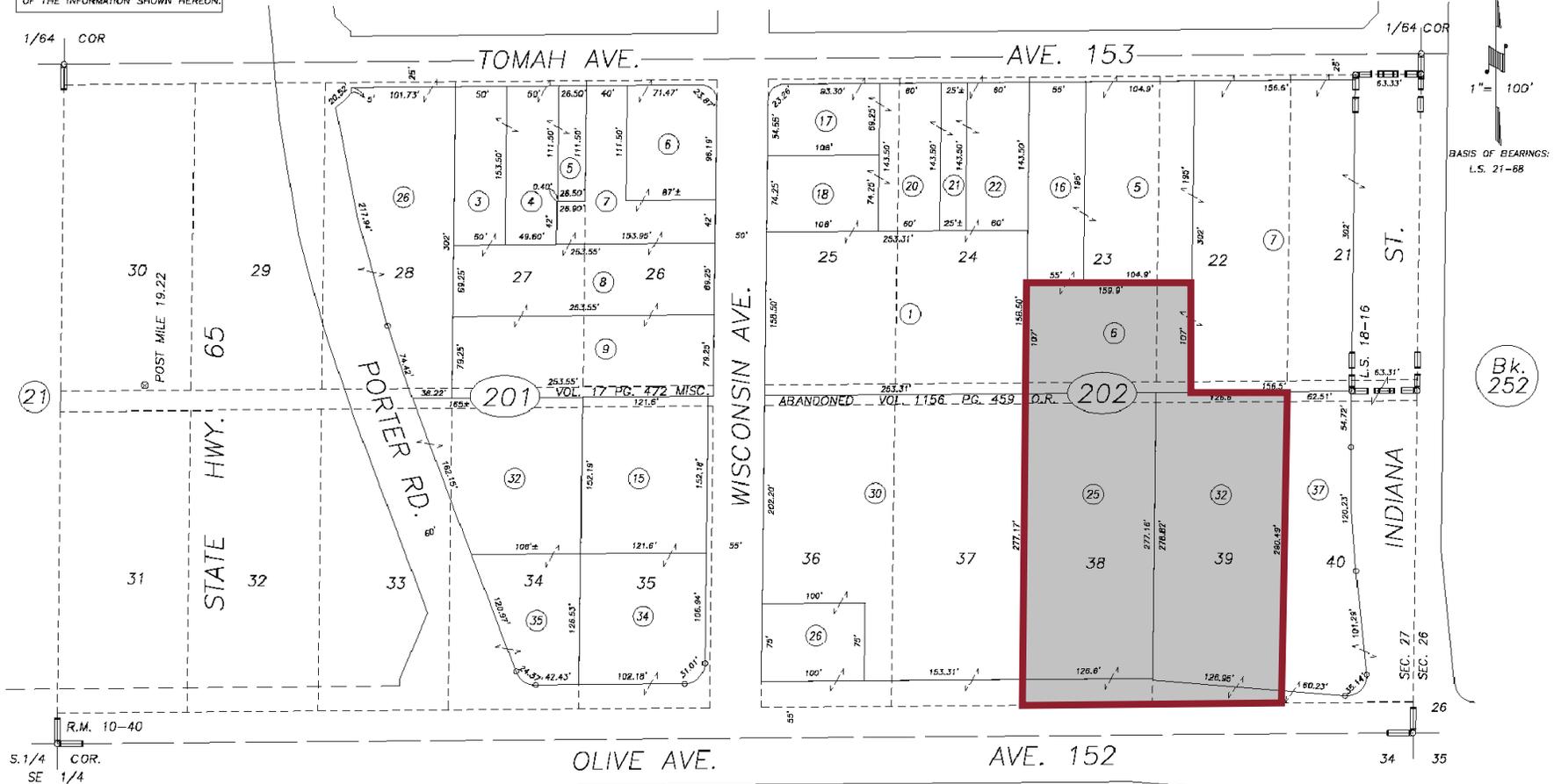
- 3 Legal Parcels to be Sold Together or Separately totaling 2.18± acres
- Located on Olive Ave by Hwy 65 Ramps
- Close to many Retailers and Restaurants including Starbucks, Black Bear Diner, AutoZone, O'Reilly Auto Parts and more
- Surrounded by Homes and Industrial
- 17,653 Strong 1-Mile Radius Daytime Pop
- 32,404± ADT Signalized Intersection



S1/2 OF SE1/4 OF SE1/4 SEC.27, T.21S., R.27E., M.D.B.&M.

Tax Area Codes 251-20  
004-150  
004-157

**DISCLAIMER**  
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND THE PARCELS SHOWN HEREOF MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES, AND NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION SHOWN HEREON.



POR. SCHULZ SUB., R.M. 10-40  
RECORD OF SURVEY, L.S. 18-16  
POR. RECORD OF SURVEY, L.S. 21-68

Bk.  
259

CITY OF PORTERVILLE  
ASSESSOR'S MAPS BK.251 , PG20  
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles 1 123  
Assessor's Block Numbers Shown in Ellipses

2005-0075803	03/29/2012	RLW
REVISION	DATE	TECH



**832 W. OLIVE AVENUE**  
PORTERVILLE, CA

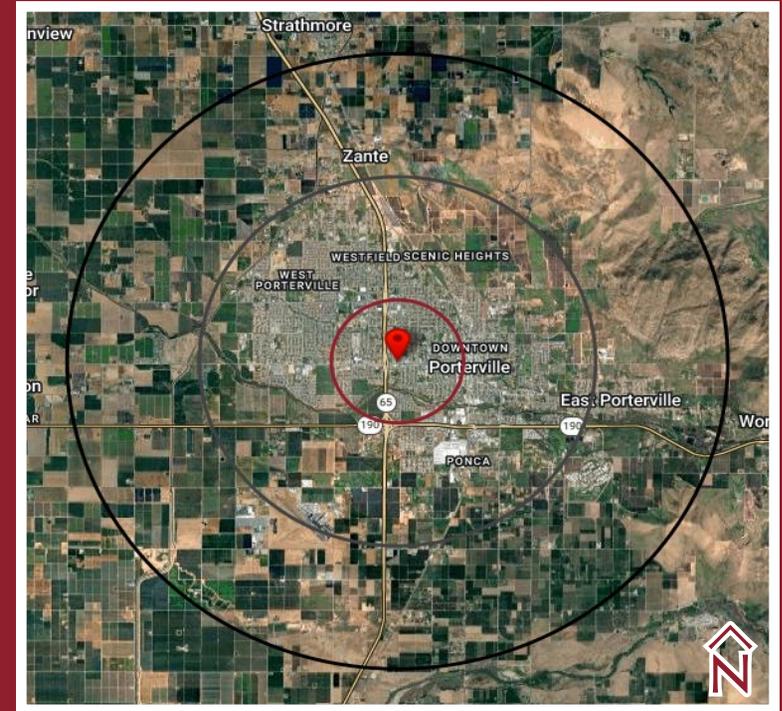
**AREA**  
DEMOGRAPHICS

POPULATION

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2030 Projection	18,264	69,585	75,964
2025 Estimate	18,183	69,137	75,564
Growth 2025-2030	0.44%	0.65%	0.53%
Growth 2020-2025	5.44%	6.88%	2.63%
Growth 2010-2020	8.29%	1.50%	4.12%
<hr/>			
2030 Projection	5,203	20,298	22,154
2025 Estimate	5,186	20,098	21,955
Growth 2025-2030	0.33%	1.00%	0.91%
Growth 2020-2025	5.95%	8.31%	3.65%
Growth 2010-2020	4.20%	0.72%	4.50%
<b>2025 Est. Average HH Income</b>	<b>\$69,655</b>	<b>\$77,817</b>	<b>\$78,028</b>

Source: Claritas 2025

HOUSEHOLD



**TRAFFIC COUNTS**

(Within a One Mile Radius)

**48,002± ADT**

Highway 65 at Olive Avenue  
(Northbound & Southbound)

**40,399± ADT**

Olive Avenue at Highway 65  
(Westbound & Eastbound)

**88,401± ADT**

Total Intersection Traffic

Source: Kalibrate TrafficMetrix 2025

832 W. OLIVE AVENUE  
PORTERVILLE, CA

AREA  
MAP



65

INDIANA STREET

VILLA STREET

OLIVE AVENUE

**SITE**



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