



HENDERSON PLAZA

Porterville, CA

SWQ Henderson & Newcomb Street / For Sale or Lease



Terri Giovacchini / Associate Director / terri.giovacchini@cushwake.com / +1 559 433 3530

WE ARE
THE CENTER
OF RETAIL

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RETAIL SPACE

A – 8,281 SF Buildable
19,407 SF Land Area

B – 12,879 SF Pad

C – 3,200 SF Buildable
22,957 Land Area

D – 3,200 SF Buildable
14,322 Land Area

RENT

Upon Request

SALE PRICE

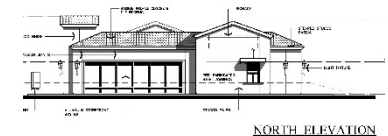
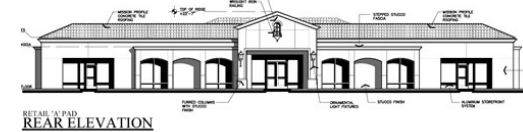
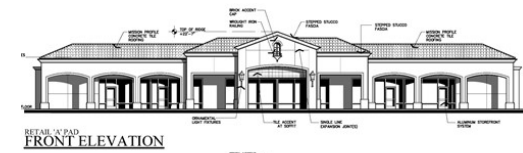
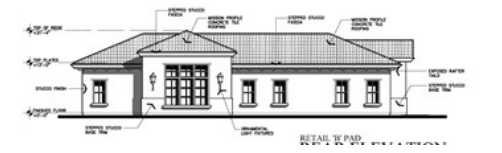
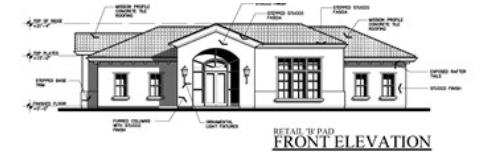
Upon Request

TRAFFIC COUNTS

Henderson Avenue: 12,762 VPD
Highway 65 @ Henderson: 26,000 VPD

COMMENTS

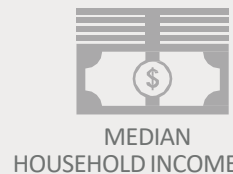
- Surrounded by new residential
- Near State Highway 65
- Retail Opportunity in growing community



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



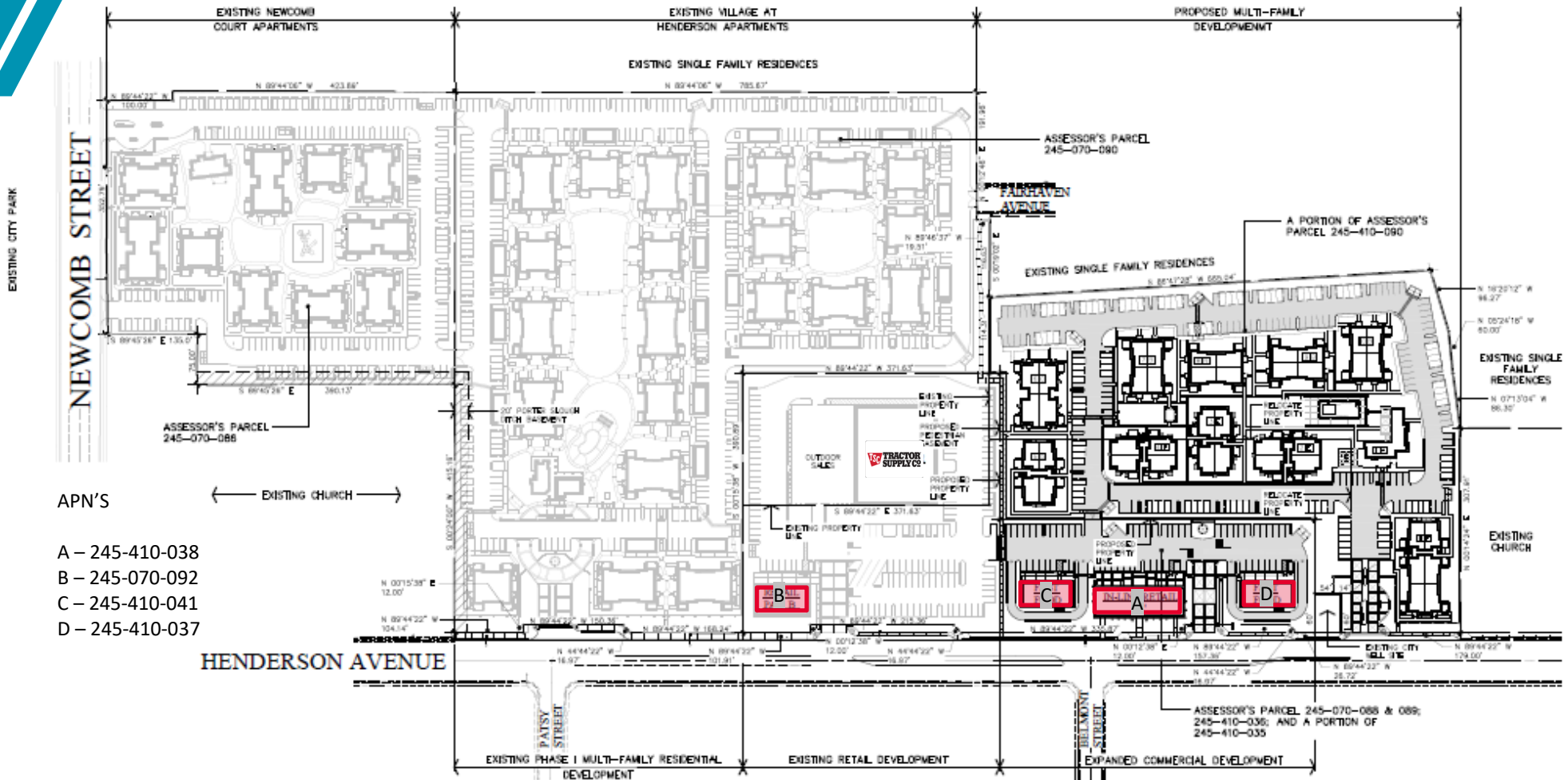
MEDIAN HOUSEHOLD INCOME



PERCENTAGE GROWTH

Distance	Population	Median Household Income	Percentage Growth
1 Mile	18,976	\$65,978	4.98%
3 Miles	57,435	\$51,346	4.96%
5 Miles	72,294	\$48,767	4.98%

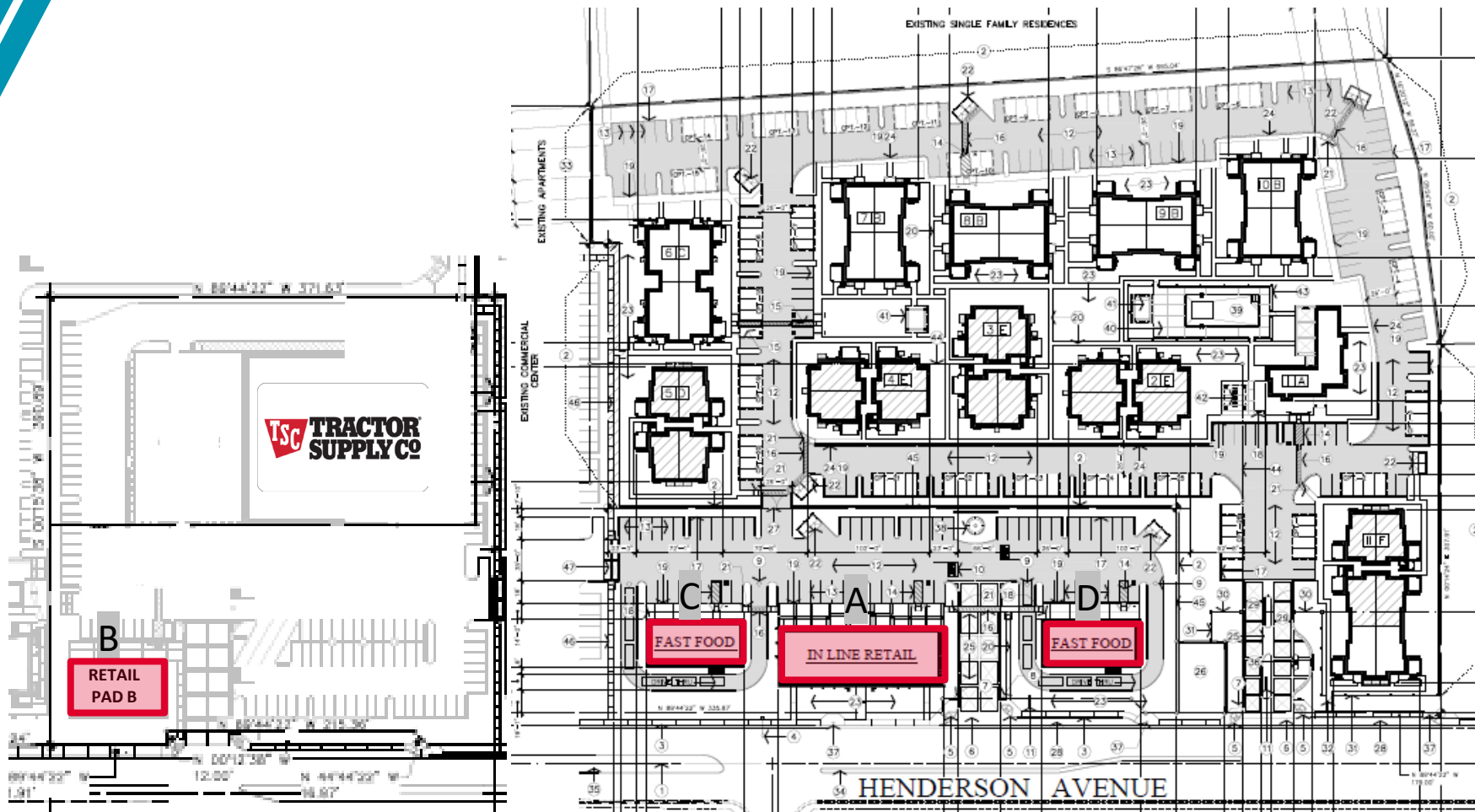
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- APN'S
- A - 245-410-038
 - B - 245-070-092
 - C - 245-410-041
 - D - 245-410-037

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California



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