

FOR SALE OR LEASE

RIVERWALK MARKETPLACE

Porterville, California



NWC Highway 190 & South Jaye St., Porterville, CA

MICHAEL TURNER
Managing Partner/CEO
michaelturner@proequityam.com
(916) 514-5039 | CA DRE #01220861

KEITH MELLOR
Vice President
keithmellor@proequityam.com
(916) 330-4499 | CA DRE #01268501



PROEQUITY ASSET MANAGEMENT
5180 Golden Foothill Pkwy, Suite 210,
El Dorado Hills, CA 95762
(866) 647-8844 | proequityam.com
CA DRE #01870526

RIVERWALK MARKETPLACE

NWC Highway 190 & South Jaye St., Porterville, CA

PROPERTY OVERVIEW

Riverwalk Marketplace benefits from a strategic location amid South Porterville's growth trajectory. Situated at the Northwest Corner (NWC) of Highway 190 and Jaye Street (Highway 65), the site presents prime opportunities for anchor, junior anchor, pad, and multi-tenant pad developments. With plans for over 400 single-family units and 120 multifamily units, Riverwalk Marketplace is poised to cater to the current and expanding population of Porterville. Anchored by Lowe's, the property enjoys significant frontage along Highway 190, capturing commuter traffic and meeting the needs of nearby major employers such as the Walmart Distribution Facility (approximately 1,000 employees), Porterville Developmental Center (over 1,200 employees), and Porterville College (with nearly 5,000 enrolled students)—all within a 3-mile radius. Furthermore, the site benefits from city-approved retail development in a business-friendly environment.

MICHAEL TURNER

Managing Partner/CEO

michaeltturner@proequityam.com

(916) 514-5039 | CA DRE #01220861

KEITH MELLOR

Vice President

keithmellor@proequityam.com

(916) 330-4499 | CA DRE #01268501

PROPERTY HIGHLIGHTS



- Lowe's Anchor
- National Co-Tenants
- Strong daytime population
- 2,200 Employees
- Single and multi-family growth
- Anchor, junior, pad and drive-thru options

RIVERWALK MARKETPLACE

NWC Highway 190 & South Jaye St., Porterville, CA

SITE MAP

AVAILABLE SPACES

Pad	Size
Major A	236,995 SF
Major B	72,812 SF
Major C	78,665 SF
1	25,919 SF
2	40,438 SF
5	62,573 SF
8	39,406 SF
9	30,223 SF
10	46,993 SF
11	65,004 SF
13 & 14	129,925 SF
F1 & F2	95,780 SF



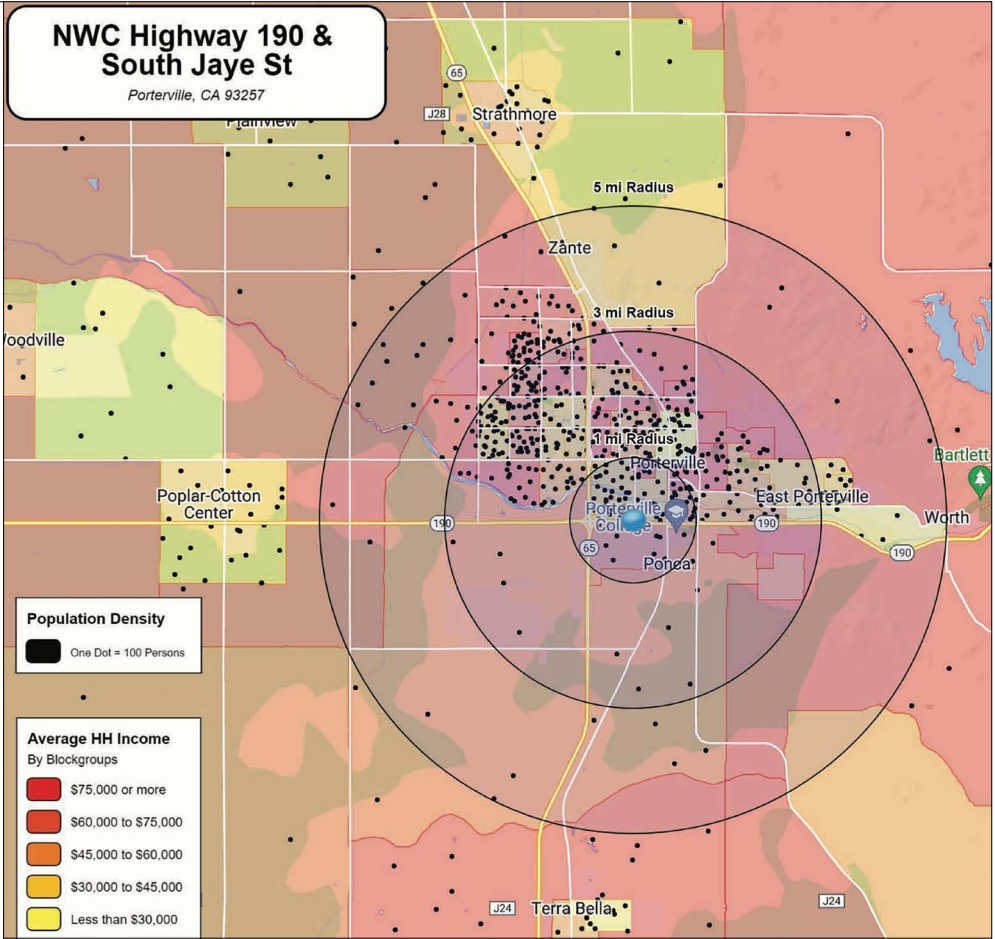
MICHAEL TURNER
Managing Partner/CEO
michaeltturner@proequityam.com
(916) 514-5039 | CA DRE #01220861

KEITH MELLOR
Vice President
keithmellor@proequityam.com
(916) 330-4499 | CA DRE #01268501

DEMOGRAPHICS

DEMOGRAPHICS (2021 EST.)

	1 Mile	3 Miles	5 Miles
Population	12,000	61,079	75,554
Med HH	\$48,169	\$47,181	\$51,322
RACE	1 Mile	3 Miles	5 Miles
White	3,887	23,891	29,894
Black	118	652	781
American Indian	329	1,499	1,805
Asian	329	2,122	2,958
Hawaiin/Pacific Islander	11	158	229
Other Race	2,960	13,228	15,895
EDUCATION	1 Mile	3 Miles	5 Miles
Some High School	892	3,866	4,657
High School Grad	1,940	9,852	11,771
Some College	1,301	7,640	9,807
Associate Degree	459	3,322	4,321
Bachelor Degree +	566	4,145	5,501



MICHAEL TURNER
Managing Partner/CEO
michaeltturner@proequityam.com
(916) 514-5039 | CA DRE #01220861

KEITH MELLOR
Vice President
keithmellor@proequityam.com
(916) 330-4499 | CA DRE #01268501

RIVERWALK MARKETPLACE
NWC Highway 190 & South Jaye St., Porterville, CA

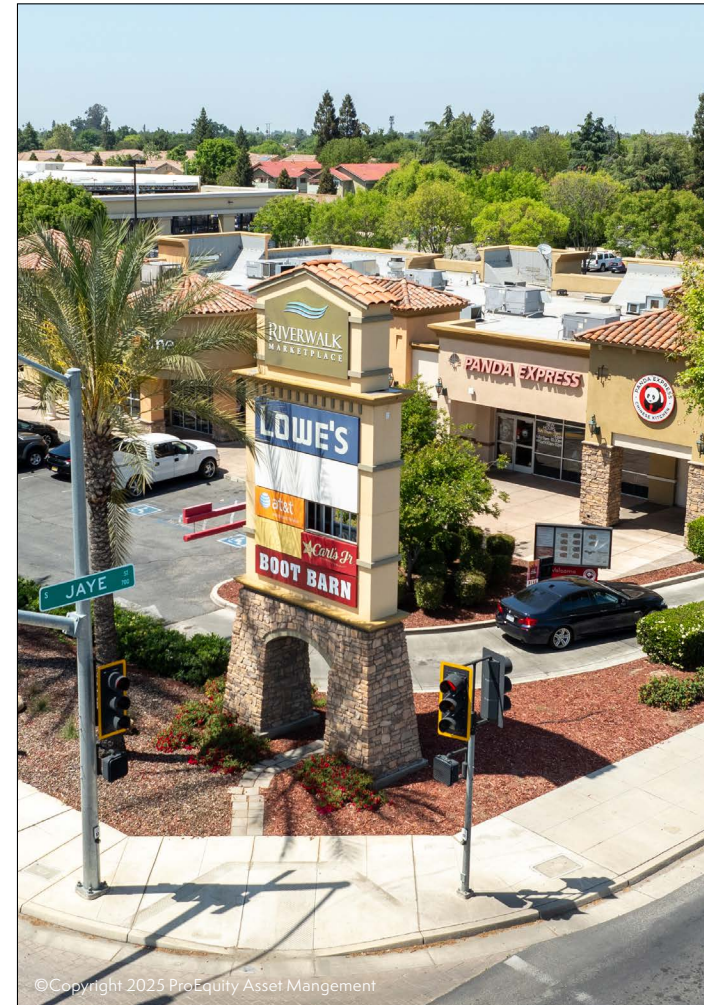
AERIAL OVERVIEW



MICHAEL TURNER
Managing Partner/CEO
michaeltturner@proequityam.com
(916) 514-5039 | CA DRE #01220861

KEITH MELLOR
Vice President
keithmellor@proequityam.com
(916) 330-4499 | CA DRE #01268501

RIVERWALK MARKETPLACE
NWC Highway 190 & South Jaye St., Porterville, CA



MICHAEL TURNER
 Managing Partner/CEO
 michaelturner@proequityam.com
 (916) 514-5039 | CA DRE #01220861

KEITH MELLOR
 Vice President
 keithmellor@proequityam.com
 (916) 330-4499 | CA DRE #01268501

© Copyright 2025. All rights reserved. Though the information above has been deemed to be from reliable sources, it is up to each interested party to conduct all proper due diligence, including but not limited to, any zoning or local governmental requirements, legal and tax consequence. ProEquity Asset Management Corporation cannot be responsible to any claim to the accuracy of any information contained herein. CA DRE #01870526



MICHAEL TURNER
 Managing Partner/CEO
michaelturner@proequityam.com
 (916) 514-5039 | CA DRE #01220861

KEITH MELLOR
 Vice President
keithmellor@proequityam.com
 (916) 330-4499 | CA DRE #01268501

© Copyright 2025. All rights reserved. Though the information above has been deemed to be from reliable sources, it is up to each interested party to conduct all proper due diligence, including but not limited to, any zoning or local governmental requirements, legal and tax consequence. ProEquity Asset Management Corporation cannot be responsible to any claim to the accuracy of any information contained herein. CA DRE #01870526

ABOUT PROEQUITY

PROEQUITY ASSET MANAGEMENT
5180 Golden Foothill Pkwy, Suite 210,
El Dorado Hills, CA 95762
(866) 647-8844 | proequityam.com
CA DRE #01870526



ProEquity Asset Management stands out as one of the fastest-growing companies in the United States, recognized by Inc. 5000. Since its establishment in 2012, ProEquity has distinguished itself in various domains, including commercial real estate asset management, fiduciary, advisory, and receivership services across diverse asset types such as commercial (retail and office), industrial, and multi-family real estate.

With a team of seasoned professionals possessing decades of experience and expertise, ProEquity delivers an expansive range of institutional-grade services. The leadership, backed by a proficient staff of property managers, leasing specialists, marketing team, and accounting experts, ensures excellence across asset management, portfolio management, receivership, property management, development, construction management, and transaction management realms.

ProEquity’s comprehensive suite of services caters to CMBS (Wall Street) Lenders and Servicers, Institutional Owners, Family Offices, and Private Owners nationwide. Their commitment to meticulous attention to detail has earned them a reputation for setting industry standards, fostering enduring relationships with clients who rely on their expertise time and again.

MICHAEL TURNER
Managing Partner/CEO
michaeltturner@proequityam.com
(916) 514-5039 | CA DRE #01220861

KEITH MELLOR
Vice President
keithmellor@proequityam.com
(916) 330-4499 | CA DRE #01268501

© Copyright 2024. All rights reserved. Though the information above has been deemed to be from reliable sources, it is up to each interested party to conduct all proper due diligence, including but not limited to, any zoning or local governmental requirements, legal and tax consequence. ProEquity Asset Management Corporation cannot be responsible to any claim to the accuracy of any information contained herein. CA DRE #01870526