



FOR SALE, LEASE OR BTS

Prime Highway 190 Commercial Corner Available



SWC State Hwy 190 & Jaye St. in Porterville, CA

For more information, please contact:

Commercial Land Available

SWC Hwy 190 & Jaye St.

Porterville, CA 93257

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DRE Lic. # 001887999

Property Summary

Prime Highway 190 Commercial Corner For Lease or BTS SWC State Highway 190 & Jaye St. in Porterville, CA 93257

Property Description:

The subject property at the southwest corner of Jaye and Highway 190 is vacant land proposed as a retail development. There are 3.84± acres available at this signalized intersection.

Overview:

The property is located on State Highway 190 providing a steady traffic flow and great visibility. This area is Porterville's up-and-coming retail corridor. Walmart's Central California Distribution Center is located only a quarter mile from the subject site with hundreds of employees traveling by it 24 hours daily. Join Lowe's, Home Depot, ALDI, Harbor Freight, Starbucks, Panda Express, Burger King, Denny's, and Les Schwab Tire Center at this busy intersection.

APNs: 269-030-002, 074, 075, 076, & 077

Zoning: Commercial

Property Size: 3.84± acres

Lease Rate: Please contact agent for more information.

Sale Price: \$2,000,000.00

2021 Demographics: (Source: Pitney Bowes Software)

	<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
Total Population:	11,151	74,107	93,524
Total Households:	2,827	20,482	25,904
Avg HH Income:	\$51,692	\$65,315	\$65,233
Total Daytime Pop:	16,139	74,331	90,980

Source: Claritas LLC

2021 Traffic Counts: (Source: City of Porterville, CA DOT)

State Hwy 190 (E/W):	47,703 ADT
Jaye St (N/S):	<u>20,034 ADT</u>
Total Traffic:	67,741 Avg Daily Traffic

Sources: Kalibrate TrafficMetric

Proximity Aerial - SWC State Highway 190 & Jaye St. in Porterville, CA 93257



7480 North Palm Avenue, Suite 101 • Fresno, California 93711 • P 559 256-1700 • F 559 256-7238 • www.retailcalifornia.com

This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his CPA, and/or financial advisor make an independent projection. ©2021 Retail California. All rights reserved.

Site Aerial - SWC State Highway 190 & Jaye St. in Porterville, CA 93257



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Porterville, CA Retail Competition



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Parcel Map - SWC State Highway 190 & Jaye St. in Porterville, CA

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT CONFORM WITH STATE AND LOCAL ADMINISTRATIVE RECORDS. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.

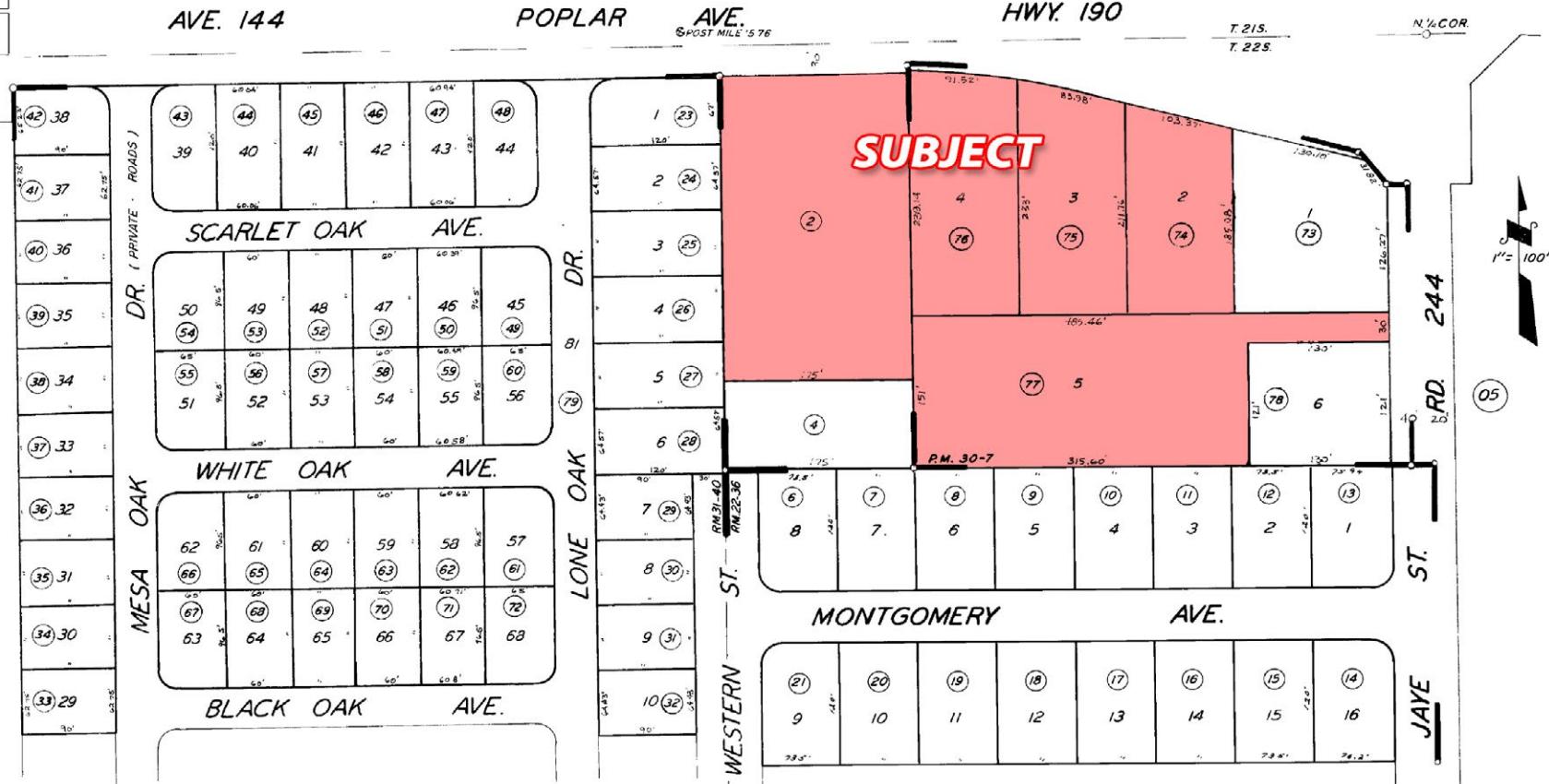
REVISED: 08/14/2007
REASON: TRAC CHANGE
CAD TECH: JRS

TAX CODE AREA
004-000 004-055
004-105 004-130
004-065

269-03

NLY. POR. NE 1/4 OF NW 1/4 SEC. 2, T.22 S., R.27 E., M. D. B. & M

(BK.260)



POR. TRACT NO. 269, R.M.22-36
POR. LONE OAK ESTATES, R.M.31-40
PARCEL MAP 2906, P.M. 30-7

CITY OF PORTERVILLE
ASSESSOR'S MAPS BK. 269, PG. 03.
COUNTY OF TULARE, CALIF.

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES