

## 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):	20,034 ADT
Total Traffic:	67,741 Avg Daily Traffic

Sources: Kalibrate TrafficMetric



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

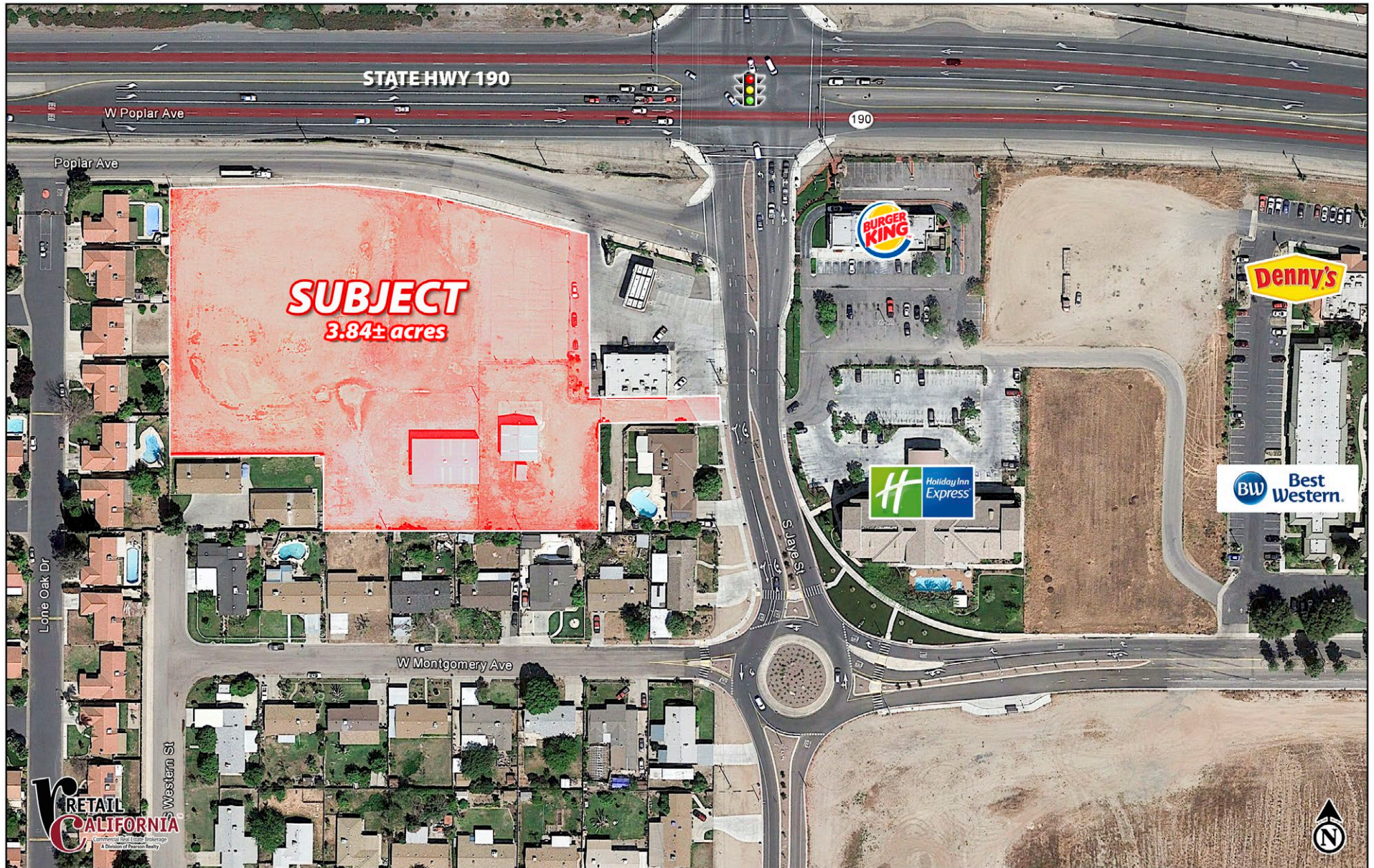


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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. 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 COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.

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

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

BK.260

TAX CODE AREA **269-03**  
004-000 004-055  
004-105 004-130  
004-065

AVE. 144

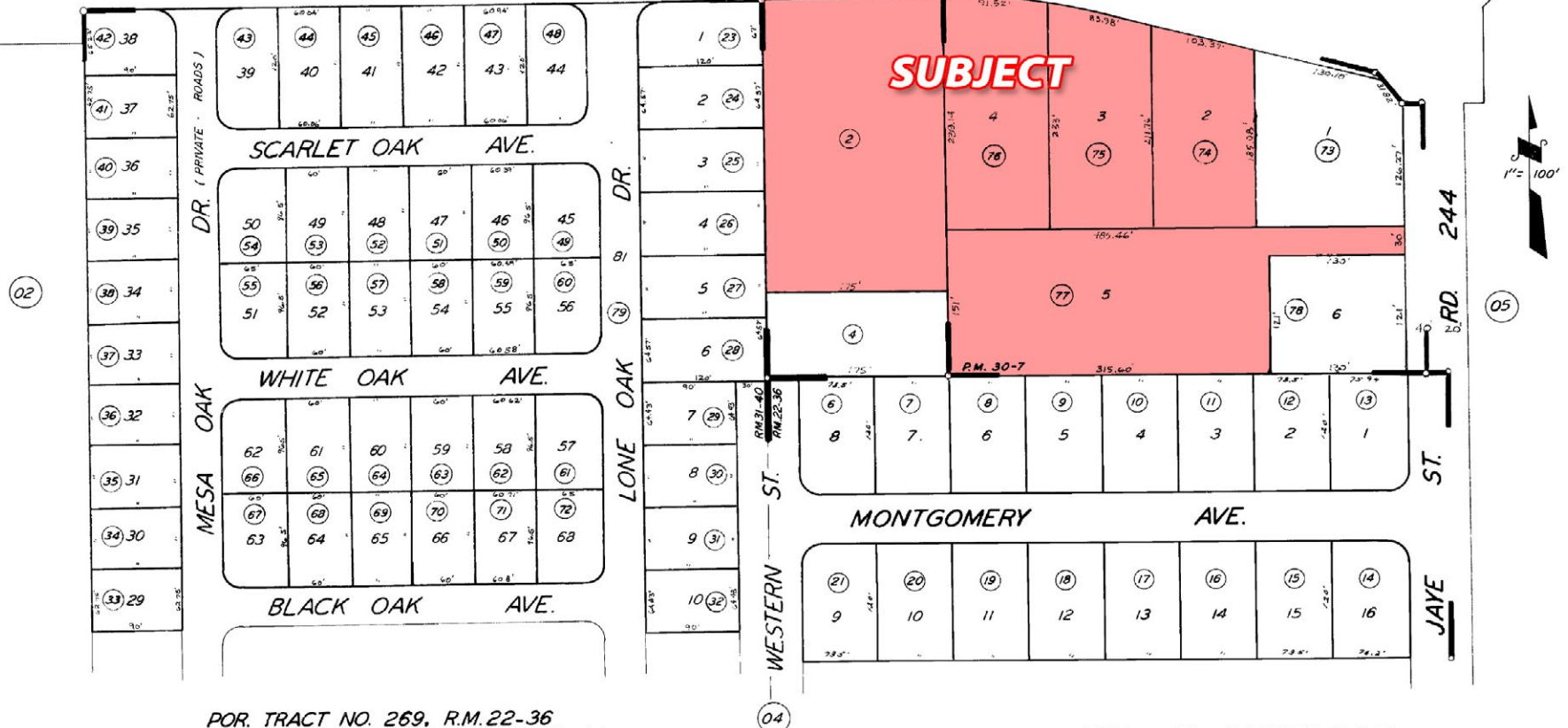
POPLAR AVE.

SPOT MILE 5.76

HWY. 190

T. 21 S.  
T. 22 S.

N 1/4 COR.



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