

AVAILABLE FOR SALE
FULLY ENTITLED SHOPPING CENTER LAND

NWC OF HENDERSON AVENUE & HIGHWAY 65

PORTERVILLE, CA



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Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

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PROPERTY INFORMATION

\$ **\$5,000,000**
LISTING PRICE

Availability: 10± Acres
Zoning: CG (*General Commercial*)

PROPERTY DESCRIPTION

Rare opportunity to acquire approximately 10 acres of fully entitled commercial land at the northwest corner of Henderson Avenue and Highway 65, the premier retail intersection in Porterville. Located in the heart of the city's dominant shopping corridor, the property is surrounded by national retailers including Target, Walmart, Kohl's, Marshalls, ULTA Beauty, PetSmart, and Food 4 Less, creating a proven retail destination that draws consumers from throughout the South Valley.

The site offers exceptional visibility and accessibility with direct access to Highway 65, approved left-turn access into the project, and a City-approved 80-foot pylon sign along Highway 65, providing outstanding exposure to thousands of vehicles each day.

With entitlements already in place for the development of a retail shopping center, this shovel-ready opportunity allows developers, investors, and owner-users to accelerate project timelines while capitalizing on one of the strongest commercial locations in the Porterville market.

HIGHLIGHTS

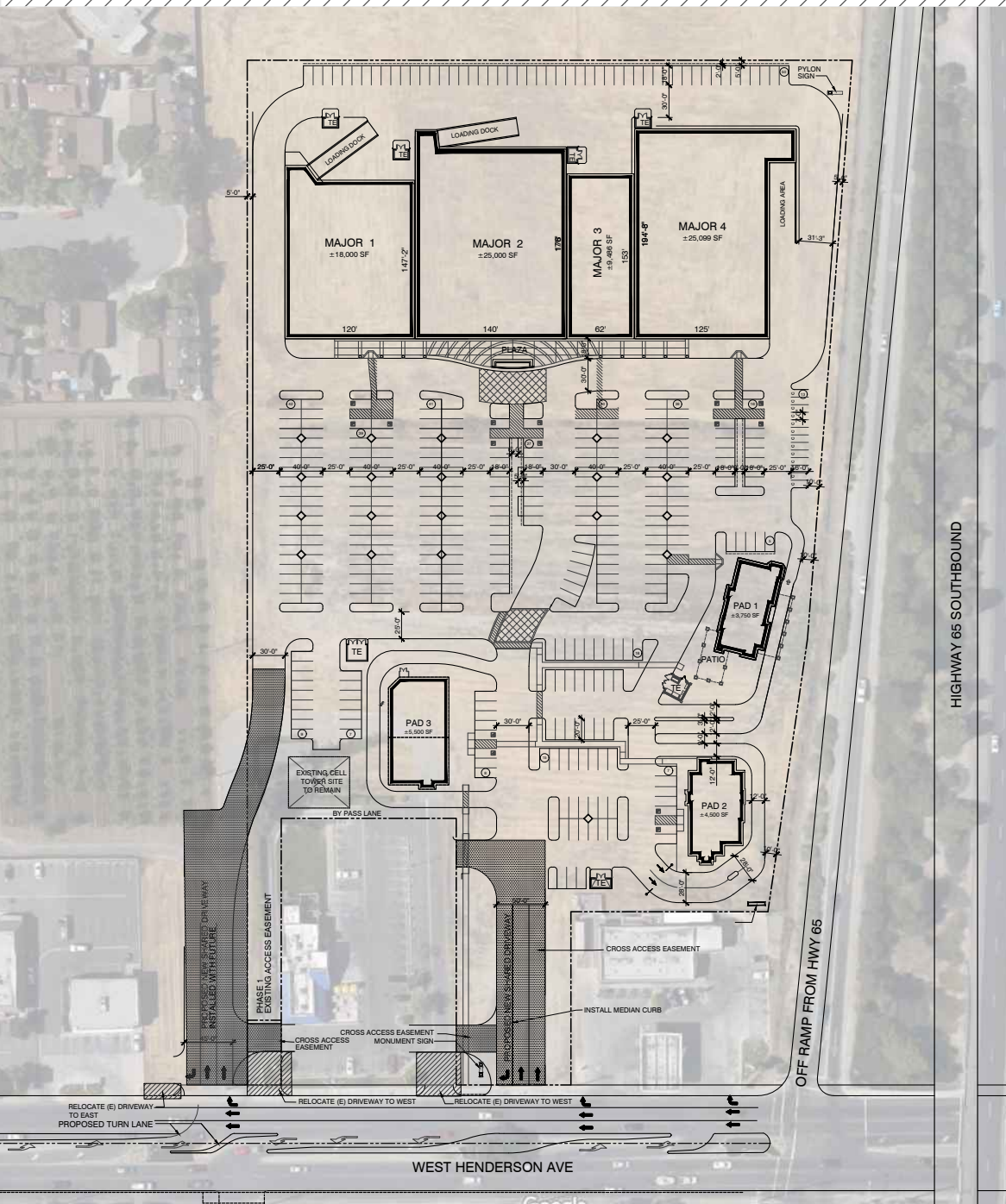
- ±10-acre fully entitled commercial development site
- Approved for construction of a retail shopping center
- Located within Porterville's premier retail corridor
- Surrounded by Target, Walmart, Kohl's, Marshalls, ULTA Beauty, PetSmart, Food 4 Less, and numerous national retailers
- Direct access to Highway 65
- Approved left-turn ingress into the property
- City-approved 80-foot freeway-oriented pylon sign
- Outstanding visibility and exposure along Highway 65



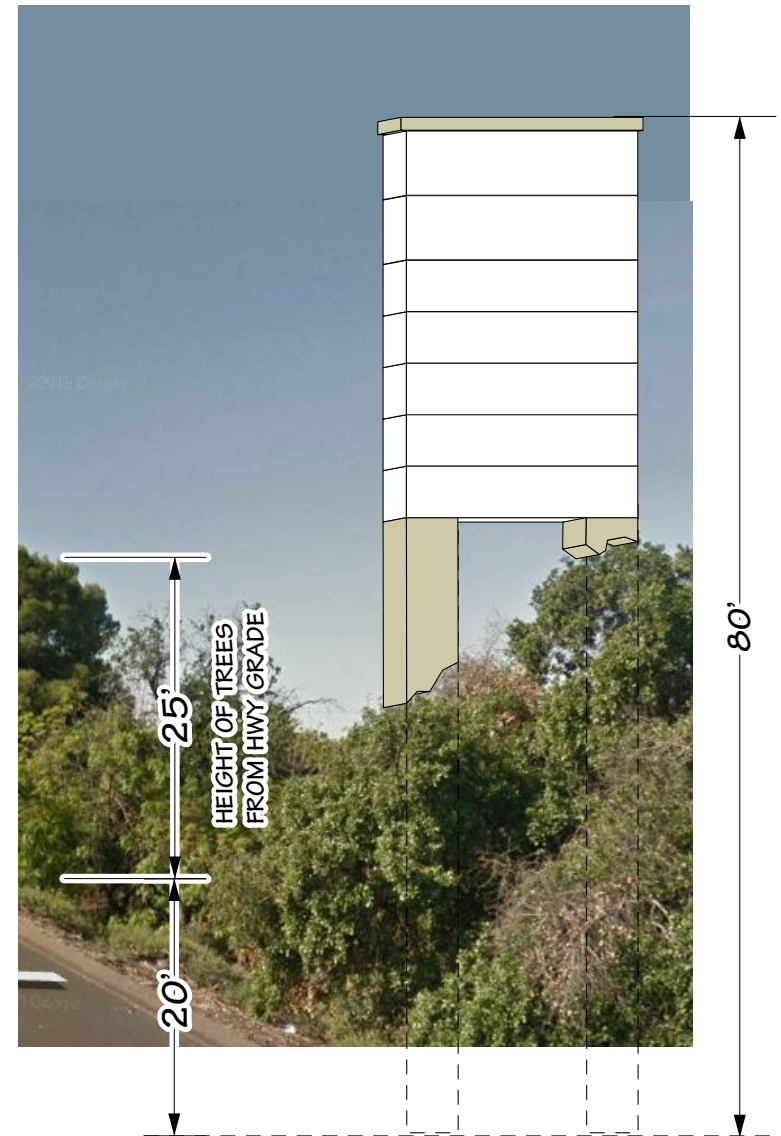
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SITE PLAN



APPROVED 80' PYLON SIGN



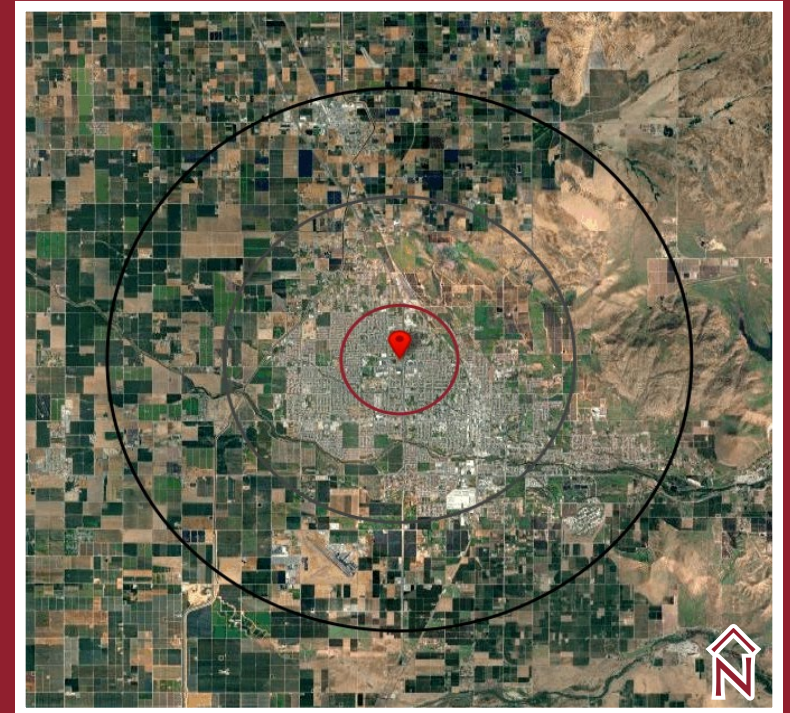
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AREA DEMOGRAPHICS

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2031 Projection	17,240	68,130	80,799
	2026 Estimate	16,979	66,943	79,731
	Growth 2026-2031	1.54%	1.77%	1.34%
	Growth 2020-2026	15.77%	8.66%	4.76%
	Growth 2010-2020	4.74%	2.12%	2.77%
HOUSEHOLD	2031 Projection	5,046	19,916	23,594
	2026 Estimate	4,966	19,491	23,168
	Growth 2026-2031	1.61%	2.18%	1.84%
	Growth 2020-2026	14.81%	9.59%	6.30%
	Growth 2010-2020	1.83%	2.15%	3.35%
	2026 Est. Average HH Income	\$86,494	\$88,305	\$86,569

Source: Claritas 2026



TRAFFIC COUNTS

(Within a One Mile Radius)

49,389± ADT

Henderson Avenue at Prospect Street
(Intersection)

49,201± ADT

Highway 65
(Northbound & Southbound)

Source: Kalibrate TrafficMetrix 2026

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AERIAL
MAP



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