

RETAIL FOR LEASE

HIGH EXPOSURE RETAIL SHOP SPACE IN DOWNTOWN PORTERVILLE

172 N Main St, Porterville, CA 93257



Lease Rate

**\$1.00
SF/MONTH**

OFFERING SUMMARY

Building Size:	2,062 SF
Available SF:	2,062 SF
Lot Size:	0.05 Acres
Year Built:	1930
Zoning:	DR-N (Retail-North of Olive)
Market:	Visalia/Porterville
Submarket:	Porterville
APN:	253-187-001

PROPERTY HIGHLIGHTS

- (1) ±2,062 SF Space Available Surrounded w/ Quality Tenants
- Busy & Established Retail Corridor | Ample Parking
- Close Proximity to Major Traffic Generators & CA-65 Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Densely Populated Trade Area w/ ±76,319 People in 5-Miles
- Great Exposure w/ Direct Main St Frontage
- Highly Visible w/ Ample Parking & Easy Access
- Busy Retail Growth Corridor | \$69,333 Avg. Household Income (5 Mile)
- Located Near Professional Offices, Banks, Restaurants & Shopping
- ±74,086 Daytime Population Within 1 Mile Of The Subject Property
- Well-Known Corner Retail Building w/ Large Corner Exposure/Signage
- Easy Access from Surrounding Major Corridors
- Ample Parking, Quality Tenants, & Great Exposure

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PROPERTY DESCRIPTION

Prime $\pm 2,062$ SF retail shop space in Downtown Porterville with existing water/drain improvements (formerly Spoon's Frozen Yogurt) and existing equipment included (2 freezers, 3 piece sink, prep table, POS counter/system, chairs/booths). The space is located directly under the new County of Tulare District Attorney and Public Defender offices. Well-located in Porterville's busiest retail destination corridor - Main & Olive - historically, serving the vast majority of Porterville's residents. The property sits comfortably in Porterville's primary retail corridor, and with its close proximity to a major highway access is easily accessible to motorists. Daytime population of nearly $\pm 15,000$ people within 2 miles of the subject property and located in close proximity to the new $\pm 96,000$ SF Porterville Courthouse.

LOCATION DESCRIPTION

Located in the center of Downtown Porterville off Main Street & Mill Ave. Strategically located in close proximity to the new County of Tulare District Attorney and Public Defender offices, and the 96K SF Porterville Courthouse, serving all of Porterville and surrounding communities of Strathmore, Lindsay, Ducor, Terra Bella, Richgrove, Springville, Woodville and the Tule River Indian Reservation. Property situated at the Southeast corner on Main St & Mill Ave. The property is located North of Oak Ave, South of Mill Ave, East of Main St and West of 2nd Street.



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
172 N Main St	Available	2,062 SF	Modified Gross	\$1.00 SF/month

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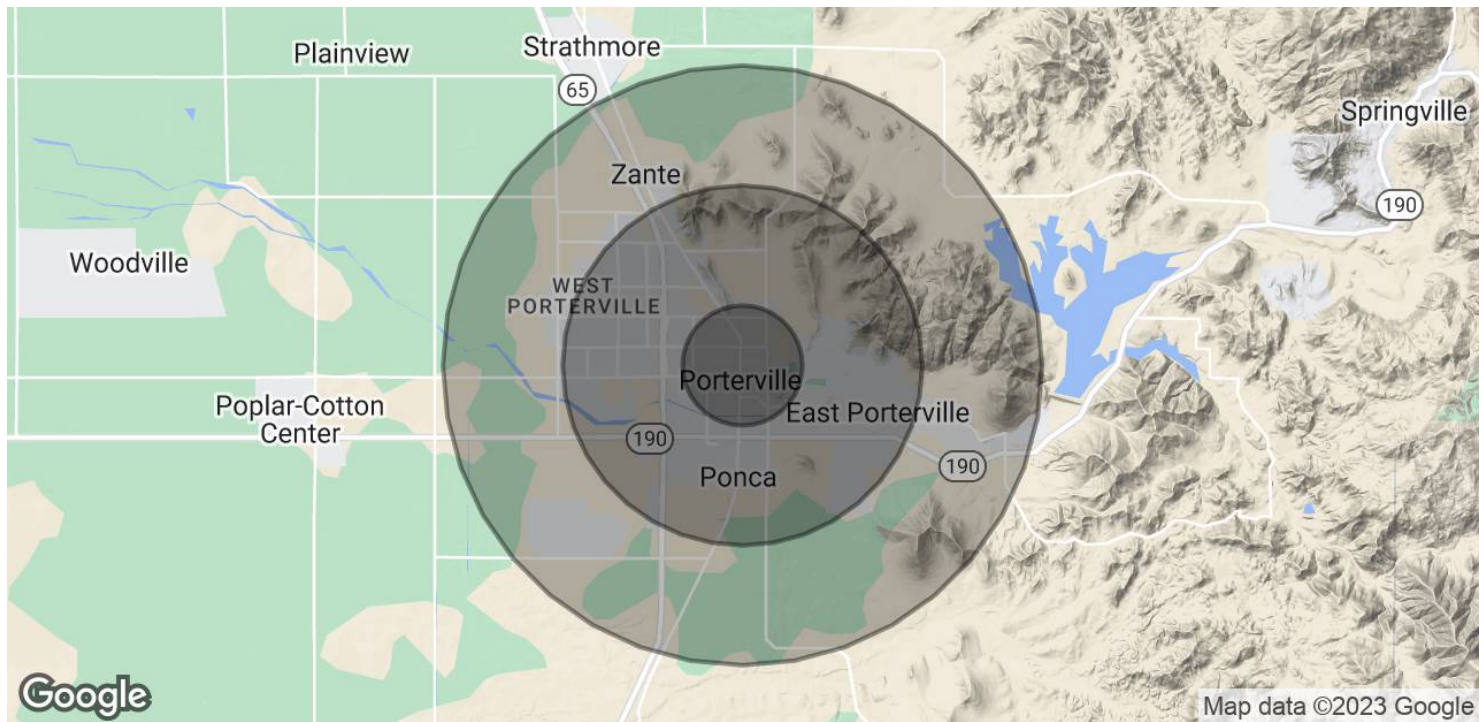
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,502	59,598	69,031
Average Age	34.5	32.1	32.6
Average Age (Male)	32.4	30.6	31.1
Average Age (Female)	37.2	33.3	33.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,236	18,805	21,907
# of Persons per HH	3.0	3.2	3.2
Average HH Income	\$50,119	\$56,739	\$59,657
Average House Value	\$139,808	\$171,325	\$181,663
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	76.2%	70.6%	67.9%

* Demographic data derived from 2020 ACS - US Census

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