

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 subject property is located along State Highway 190 which provides 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 site with hundreds of employees traveling next to the subject site 24 hours per day. Join Lowe’s, Home Depot, ALDI, Harbor Freight, Starbucks, Panda Express, Burger King, Denny’s, and Les Schwab Tire Center.

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

Zoning: Commercial

Property Size: 3.84± acres

Lease Rate: Please contact agent for more information.

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

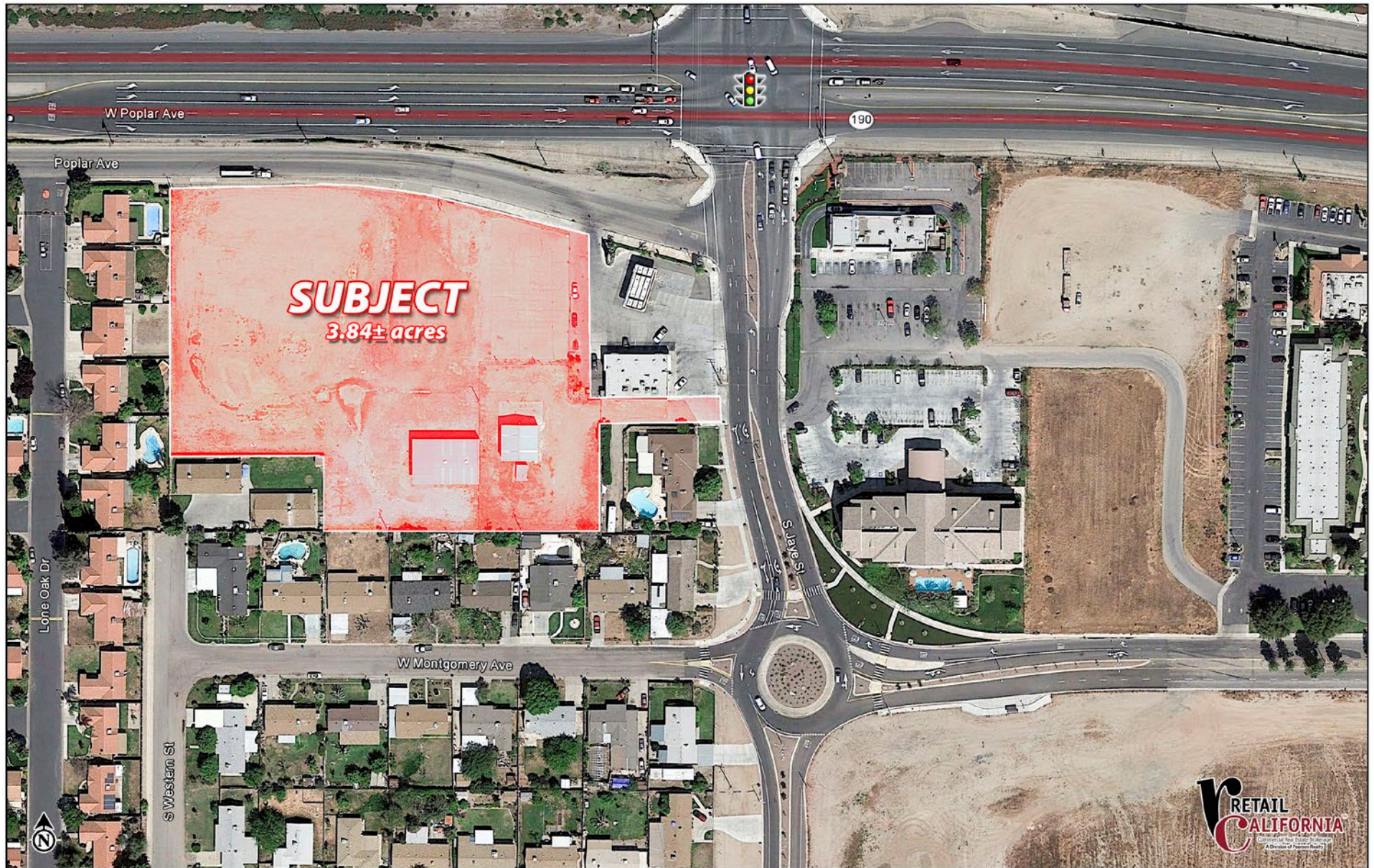
Source: Claritas LLC

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

Site 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.

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.27E., M. D. B. & M.

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

BK.260

AVE. 144

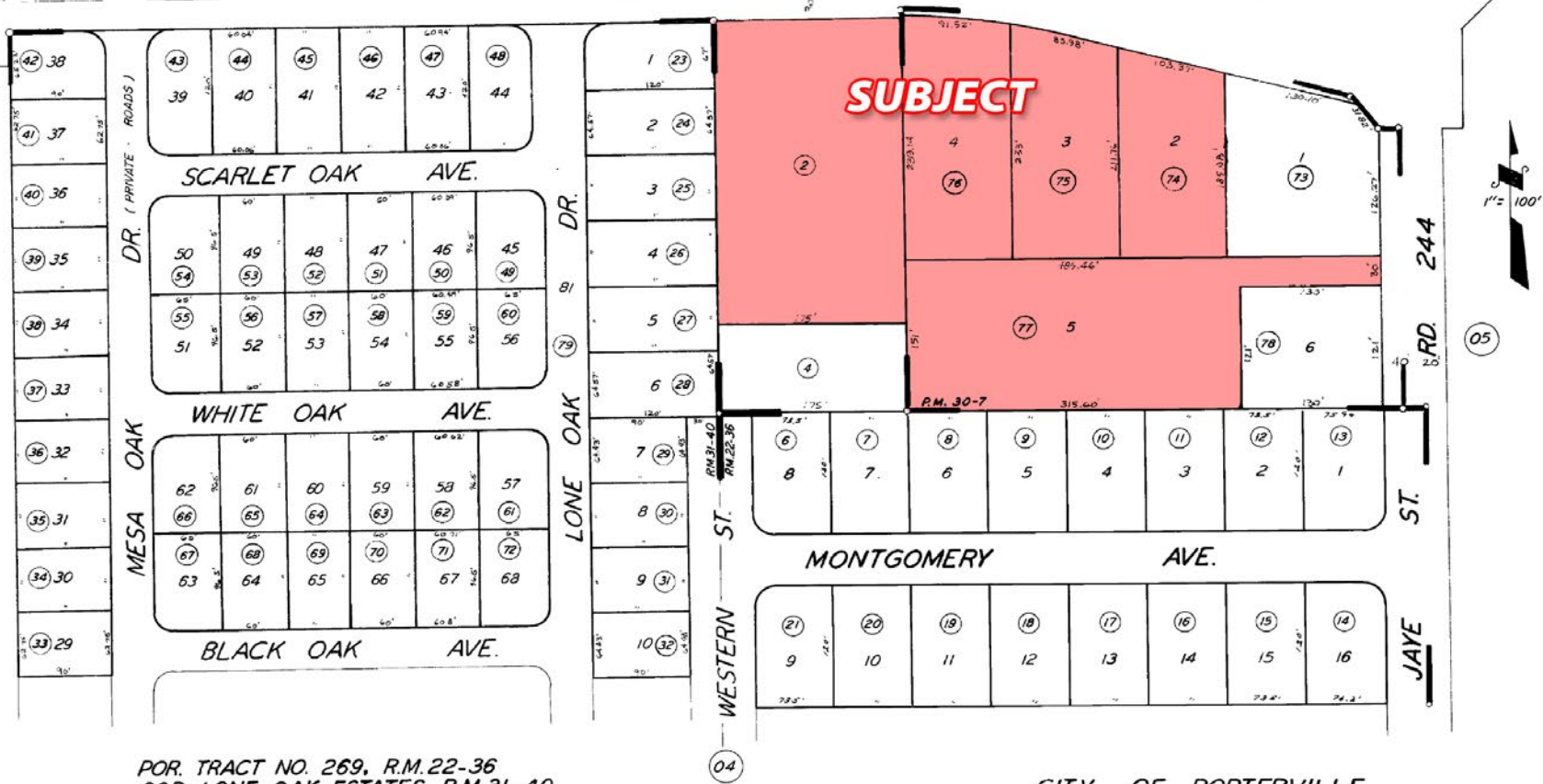
POPLAR AVE.

AVE. POST MILE 5.76

HWY. 190

T. 215.
T. 225.

N 1/2 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