

## OFFICE FOR LEASE

±700 - 3,814 SF OF OFFICE SPACE AVAILABLE IN PORTERVILLE, CA

75 W Olive Ave, Porterville, CA 93257



Lease Rate

**\$1.25  
SF/MONTH**

### OFFERING SUMMARY

|                  |                      |
|------------------|----------------------|
| Building Size:   | 13,000 SF            |
| Available SF:    | 700 - 3,814 SF       |
| Lot Size:        | 0.35 Acres           |
| Number of Units: | 3                    |
| Year Built:      | 2000                 |
| Zoning:          | Downtown Commercial  |
| Market:          | Downtown Porterville |
| Submarket:       | South Porterville    |
| Cross Streets:   | Olive St & D St      |
| APN:             | 260-214-001          |

### PROPERTY HIGHLIGHTS

- Well Known Office Building Across From S.V. District Attorney
- ±700 - 3,814 SF Available | Multiple Configurations | Separate Meters
- Multiple Private Offices, Open Floor Plan, & TI's Available!
- (4) Office Suites - Can Be Divided/Combined | Ample Private Parking
- Great Downtown Location Near Newly Constructed Court House
- Located Between Highway 65 and Downtown Porterville
- Excellent Downtown Presence Surrounded with Quality Tenants
- Excellent SBA Loan Candidate w/ Built In Passive Income
- Long-Term Tenants | Low Turnover | Low Maintenance
- Quality Construction | Well Maintained | Economical Spaces
- Functional Hard To Find Small Spaces | Easy To Rent
- Easy Access | Separate Offices | Multiple Configurations
- Secure, Private, Established Location w/ Quality Tenant Mix

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#### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcommercial.com  
CA #01945284

#### KEVIN LAND

Executive Managing Director  
O: 559.705.1000  
kevin@centralcommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
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### PROPERTY DESCRIPTION

Well located retail or office space in a high traffic area. Recently renovated building offers ±700 to 3,814 SF spaces with multiple configurations. 65-B offers 7 private offices, large bull pen area, 2 large training/conference rooms, and private restrooms. 75-A offers 3 private offices, open bull pen area, and restrooms. 75-B offers 5 private offices and 1 executive office, and an open bull pen area. Space is equipped with multiple Cat 5 network connections. Tenant improvements available. Spaces can be combined or divided to suit tenants needs.

### LOCATION DESCRIPTION

Property is well located in the downtown entry off Main Street and Olive Avenue just East of Highway 65, West of Plano Street, North of Highway 190, and south of Morton Avenue on Olive Avenue and "D" Street in Porterville, CA. Surrounding national tenants include Starbucks, MsDonalds, Dutch Bros, Bank of the Sierra, Wells Fargo, Panera, Marshalls, Kohls, Grocery Outlet, Citizens Bank, Cricket, Union Bank, Java Express, Beneficial State Bank, RJ's Cafe, Yum Yum Donuts, The Vault, El Tapatio, Don Vinos, and many others!

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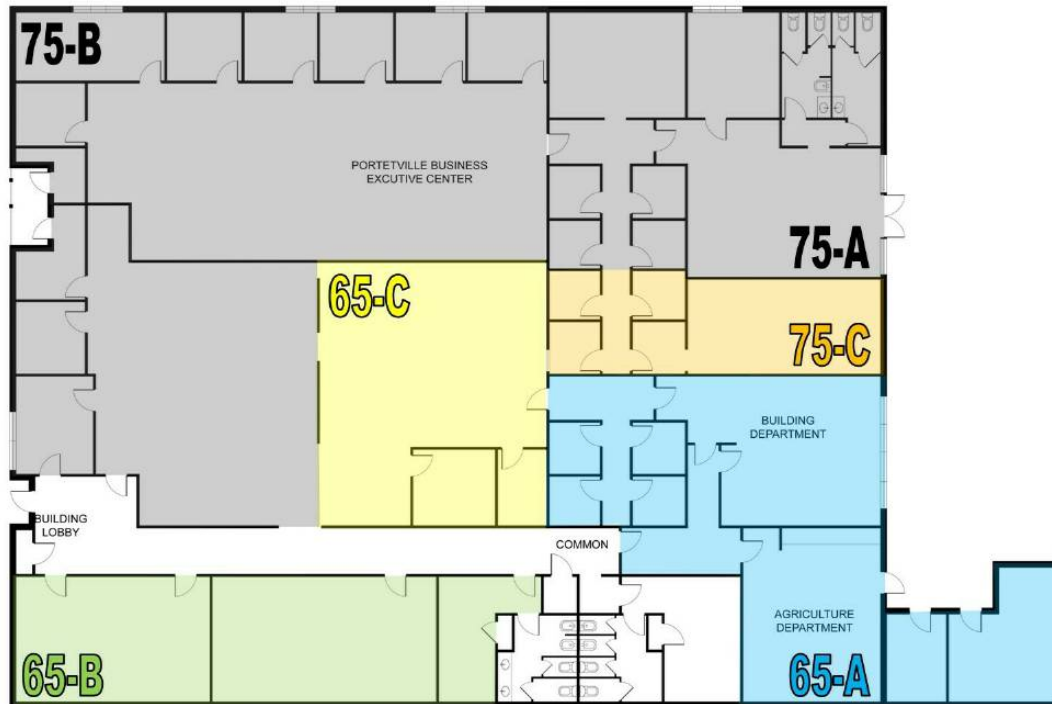
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### AVAILABLE SPACES

| SUITE            | TENANT    | SIZE (SF)        | LEASE TYPE     | LEASE RATE      | DESCRIPTION                                                                                               |
|------------------|-----------|------------------|----------------|-----------------|-----------------------------------------------------------------------------------------------------------|
| 65-A W Olive Ave | Available | 2,045 - 3,814 SF | Modified Gross | \$1.25 SF/month | 5 private offices, large bull pen area, 2 large training/conference rooms, and men's / woman's restrooms. |
| 65-B W Olive Ave | Available | 1,869 - 3,814 SF | Modified Gross | \$1.25 SF/month | 7 private offices, large bull pen area, 2 large training/conference rooms, and men's / woman's restrooms. |
| 65-C W Olive Ave | Available | 1,245 - 3,814 SF | Modified Gross | \$1.25 SF/month | 2 private offices & large open area w/ access to common restrooms.                                        |
| 75-C W Olive Ave | Available | 700 - 3,814 SF   | Modified Gross | \$1.25 SF/month | 4 private offices, & open bullpen area.                                                                   |

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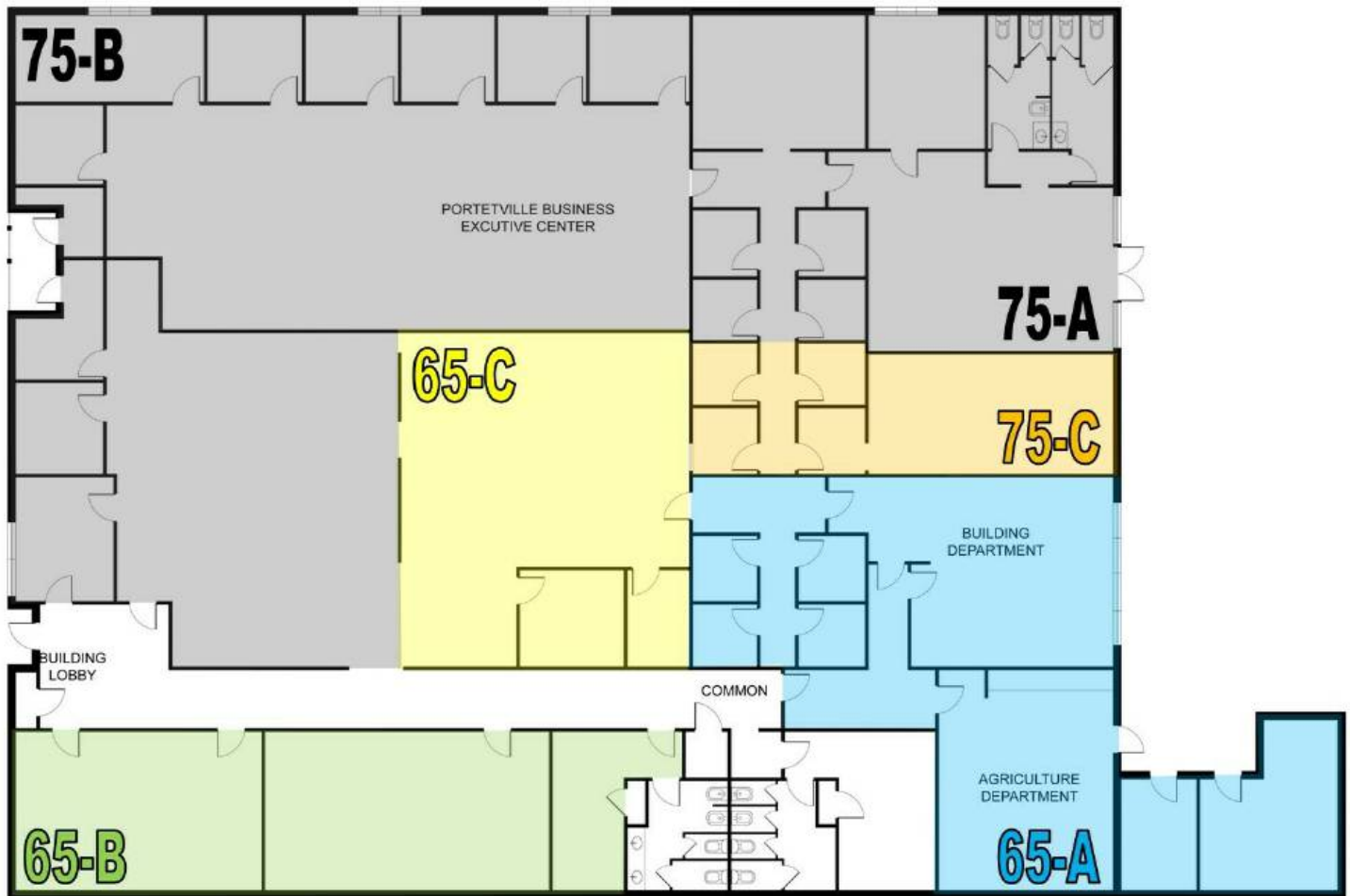
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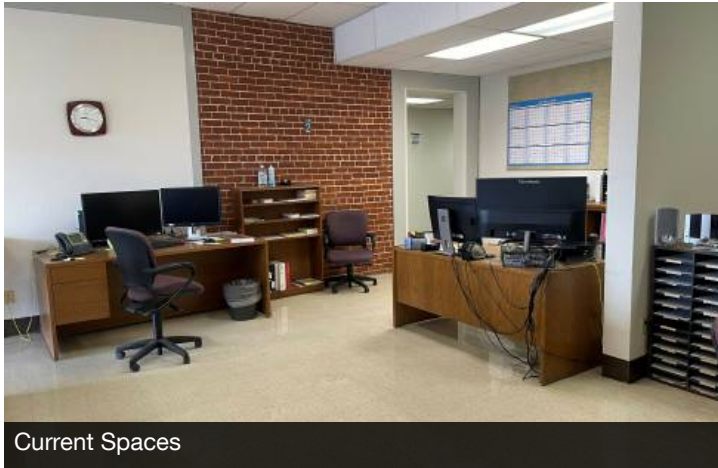
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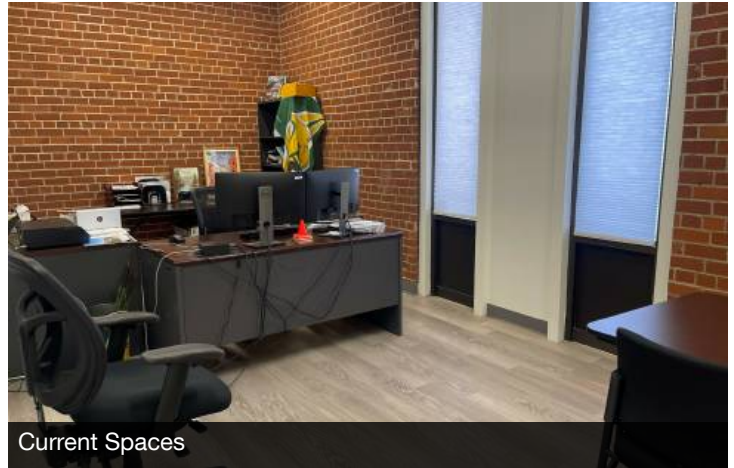
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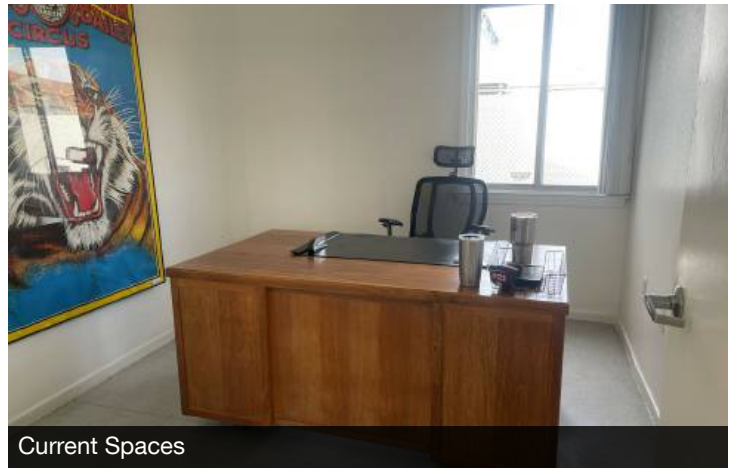
Current Spaces



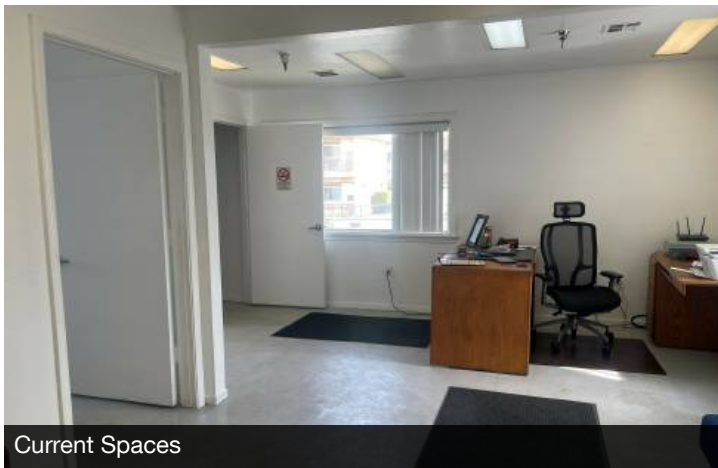
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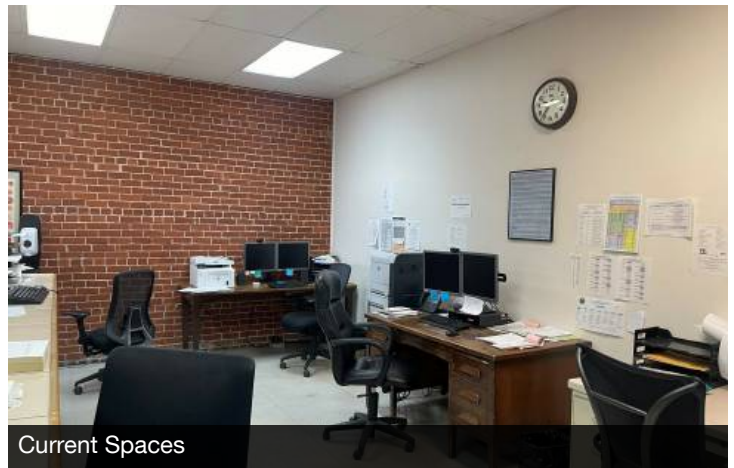
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Current Spaces



Current Spaces



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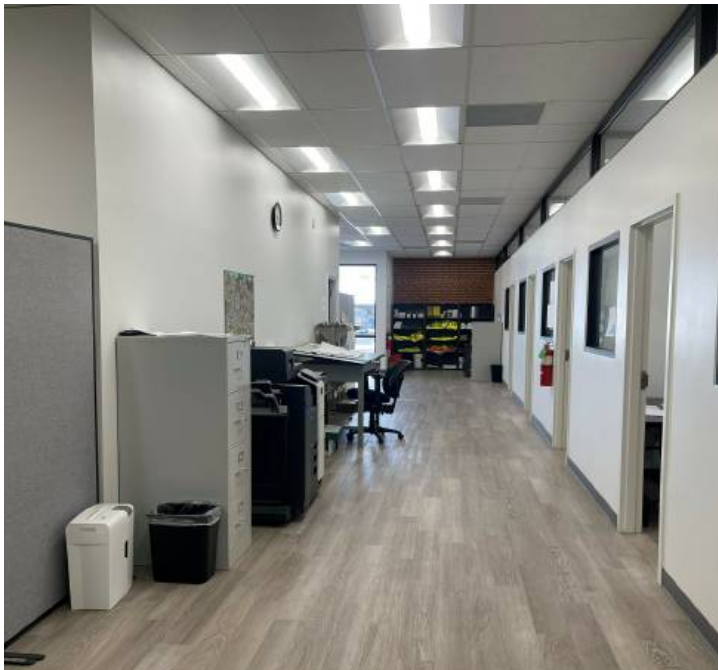
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Potential Improvements



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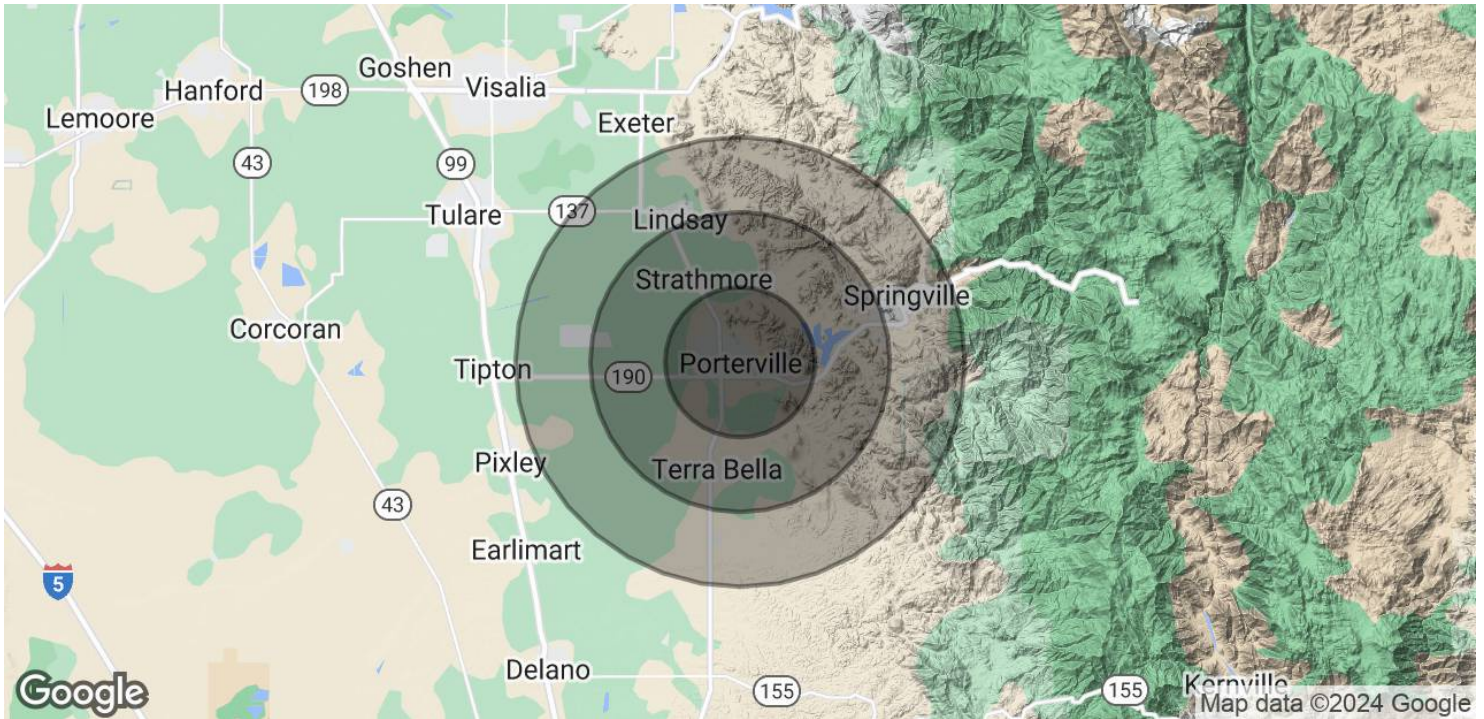
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| POPULATION           | 5 MILES   | 10 MILES  | 15 MILES  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 69,067    | 89,164    | 111,565   |
| Average Age          | 32.6      | 33.6      | 33.8      |
| Average Age (Male)   | 31.1      | 31.9      | 32.2      |
| Average Age (Female) | 33.7      | 34.5      | 34.5      |
| HOUSEHOLDS & INCOME  | 5 MILES   | 10 MILES  | 15 MILES  |
| Total Households     | 21,923    | 28,535    | 35,930    |
| # of Persons per HH  | 3.2       | 3.1       | 3.1       |
| Average HH Income    | \$59,657  | \$57,307  | \$56,103  |
| Average House Value  | \$181,462 | \$185,302 | \$191,479 |
| ETHNICITY (%)        | 5 MILES   | 10 MILES  | 15 MILES  |
| Hispanic             | 67.9%     | 67.7%     | 69.5%     |

\* Demographic data derived from 2020 ACS - US Census

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