

RETAIL FOR LEASE

2 RETAIL STOREFRONT SPACES AVAILABLE IN DOWNTOWN PORTERVILLE, CA

41 N Main St, Porterville, CA 93257



AVAILABLE SF:	2,500 - 3,000 SF
LEASE RATE:	\$0.80 SF/Month (MG)
LOT SIZE:	0.14 Acres
BUILDING SIZE:	5,500 SF
YEAR BUILT:	1980
RENOVATED:	2018
ZONING:	DR-N (Retail-North Of Olive)
MARKET:	Downtown Porterville
SUB MARKET:	Olive/Main Street Retail
CROSS STREETS:	Olive Avenue

PROPERTY FEATURES

- ±3,000 & ±2,500 SF Available Spaces Surrounded with Quality Tenants
- Move In Ready Interior, Fully Updated!
- Busy Retail Growth Corridor w/ Surrounding Developments
- Includes Flexible General Commercial Zoning
- Close Proximity to Major Traffic Generators
- Great Access & Visibility w/ High Level of Consumer Traffic
- Private Parking Located in Downtown
- Offers Parking on Three Sides of the Building
- Densely Populated Trade Area
- Great Exposure w/ Olive & Main Street Frontage
- Fully Remodeled + Private Restroom
- Spaces are Separately Metered and Addressed

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PROPERTY OVERVIEW

2 Fully remodeled spaces of $\pm 2,500$ SF and $\pm 3,000$ SF Store Front Building with separate addresses and electrical meters. Remodel includes quality hard-surface flooring, fresh paint, secure steel rear door, and refreshed entry. Space has an open front area/showroom, rear storage area, and rear restroom. The building offers parking on three sides of the building: direct private parking adjacent to the building, additional public stalls in front of the building, and a rear loading area with additional private parking. Located in downtown Porterville in front of the "Main and Main". Move-in ready interior, the visibility offers a tremendous draw of traffic from the nearby retailers and neighborhoods. Includes flexible general commercial zoning (which lends itself to MANY Commercial uses). Great access, excellent location, and prime visibility.



LOCATION OVERVIEW

This property is located north of Olive Avenue, east of Hockett Street, south of West Oak Avenue and west of North Main Street in downtown Porterville, California. Surrounded by local and national tenants that include: Yum Yum Donuts, Grocery Outlet Bargain Market, Starbucks, Sinclair Gas Station, CVS, Subway, Chingons Tacos, Bank of Sierra, American Car Wash, Helping Hands of Porterville, The Flower Mill Inc, and many more!!



Porterville is a city in the San Joaquin Valley, in Tulare County, California, United States. It is part of the Visalia-Porterville metropolitan statistical area. Since its incorporation in 1902, the city's population has grown as it annexed nearby unincorporated areas. The city's July 2018 population (not including East Porterville) was estimated at 59,988. Porterville serves as a gateway to Sequoia National Forest, Giant Sequoia National Monument and Kings Canyon National Park.

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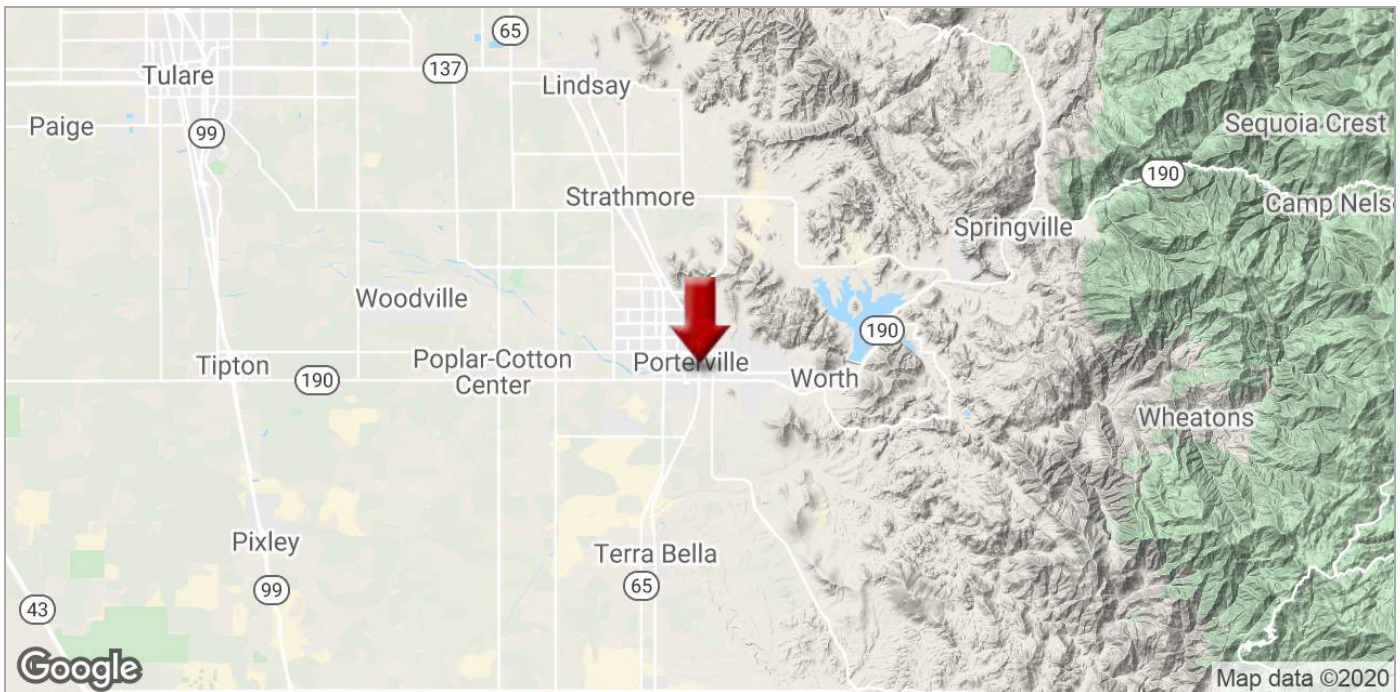
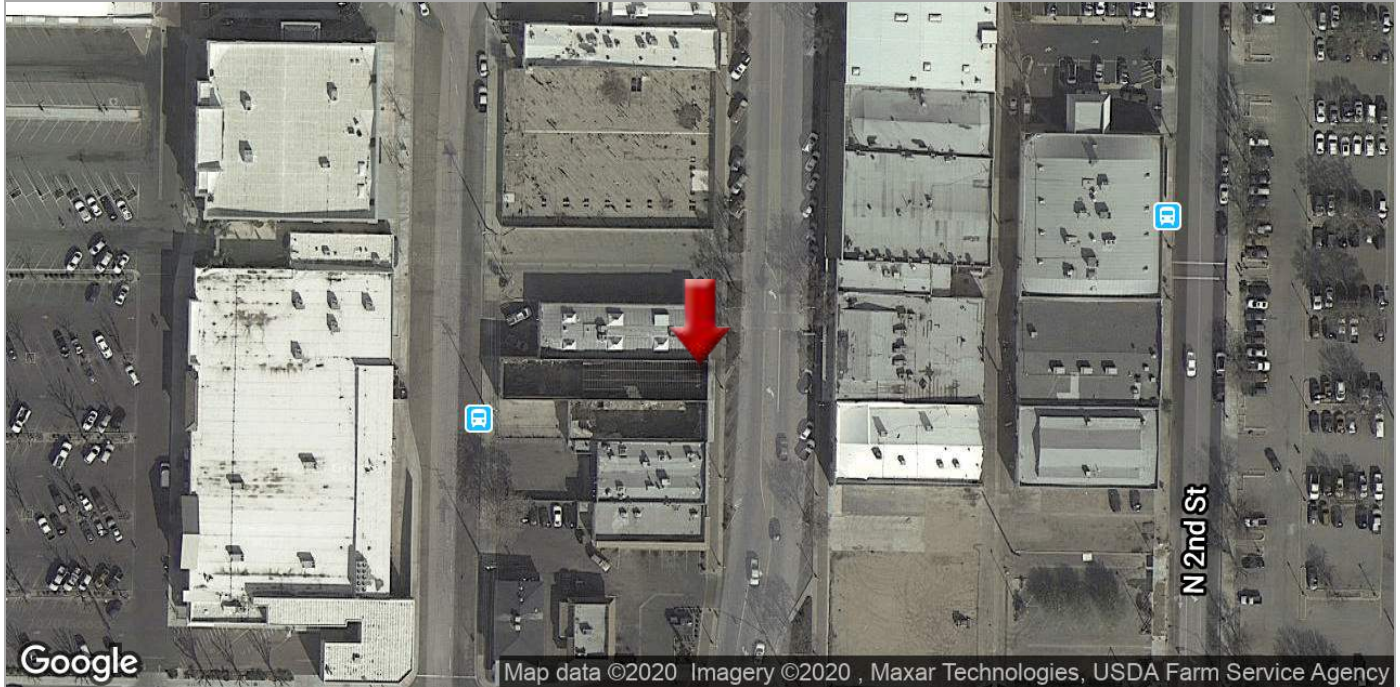
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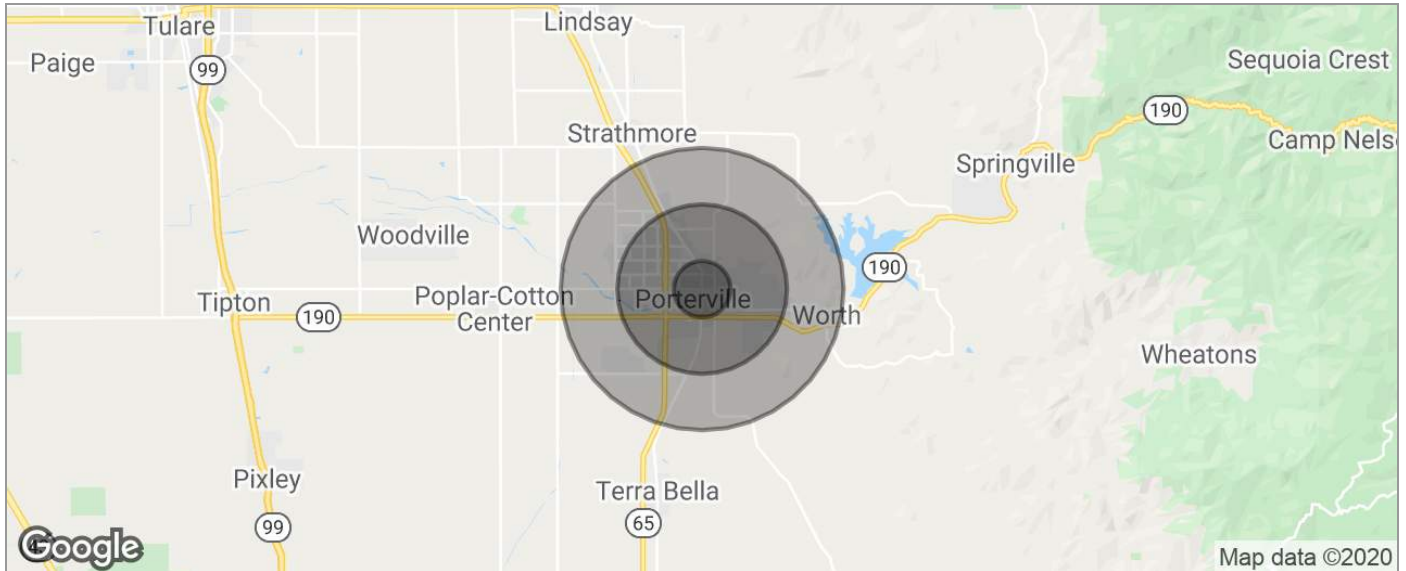
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,257	55,151	80,462
MEDIAN AGE	28.4	28.9	29.1
MEDIAN AGE (MALE)	26.6	27.3	27.8
MEDIAN AGE (FEMALE)	30.1	30.5	30.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,540	16,335	23,603
# OF PERSONS PER HH	3.4	3.4	3.4
AVERAGE HH INCOME	\$39,821	\$46,525	\$51,190
AVERAGE HOUSE VALUE	\$173,069	\$210,085	\$219,002
RACE	1 MILE	3 MILES	5 MILES
% WHITE	65.6%	71.2%	71.5%
% BLACK	1.2%	1.0%	0.8%
% ASIAN	2.9%	2.8%	3.5%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	2.0%	1.6%	1.6%
% OTHER	25.4%	20.3%	19.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	70.6%	64.3%	62.1%

* Demographic data derived from 2010 US Census

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