

OFFICE FOR SALE

QUALITY FREESTANDING MEDICAL OFFICE BUILDING + LAND

876 W Grand Ave, Porterville, CA 93257



OFFERING SUMMARY

SALE PRICE:	N/A
LEASE RATE:	\$0.85/SF/month
AVAILABLE SF:	
LOT SIZE:	0.98 Acres
RENOVATED:	2019
ZONING:	CMX (Commercial Mixed-Use)
APN:	251-330-022
MARKET:	Porterville/Lindsay Market
SUBMARKET:	Central Porterville
SALE PRICE / SF:	-

PROPERTY HIGHLIGHTS

- Price Reduced!!
- ±9,548 SF Freestanding Medical Office Building on ±0.98 Acres
- Dr. Office Operating for 26+ Years at This Location
- Excellent Opportunity For Freestanding Office W/Private Parking Lot
- Lush Yard & Professionally Maintained Building
- Outstanding Condition | Renovated in 2005 & 2019
- Ample Rear Parking & Great Signage
- Centrally Located off Henderson Avenue
- Private Reception, Conference Area & Multiple Private Offices
- Easy Access ~ Ample Parking
- Mature Drought Resistant Low-Maintenance Landscaping
- Ethernet/Phone Cabling Throughout & Wireless Internet Ready
- Secure, Private, Established Location w/ Signage Available
- For Sale ~ For Lease ~ Lease w/ Option ~ SBA Candidate

KW COMMERCIAL
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PROPERTY OVERVIEW

Quality ±9,548 SF Freestanding Professional/Medical Office Building on ±0.98 Acres: Excellent opportunity for a single-story turn-key office with a private parking lot (with fresh slurry), well-maintained yard, and professionally maintained building. Formerly occupied by Dr. Dwight James (deceased), the recent renovation included (2) new HVAC's, new roof, fully-remodeled kitchen (w/ appliances), and x-ray equipment. Property offers a flexible floorplan (can be split) with various exam rooms, many offices, reception area, generous break room, storage closets, and private restrooms. Property is positioned toward the front to offer ample rear parking and street signage. 80 free Surface Spaces are available; Ratio of 8.38/1,000 SF; Built in 1980; Renovated 2005; Updated in 2019. High speed Comcast available. In a private, secure, & established garden style office environment with private parking in a lush landscaped, park-like, quiet, professional office area.

LOCATION OVERVIEW

Prime central Porterville location off CA-65 and Henderson Avenue, just 1.1 miles from the Hospital. Property is located north of Grand Avenue, east of Porter Road, south of Henderson Avenue and west of Indiana Street. Easy location that can be accessed within ±10 minutes of all Porterville residences. Quick access to retail along Henderson Avenue including: Target, Kohl's, Walmart, Save Mart, Food 4 Less, Office Max, Rue 21, Marshall's, Dollar Tree, Big 5 Sporting Goods, PetsMart, 99 Cents Only, CVS Pharmacy, Payless Shoes, Starbuck's, McDonald's, Subway, Denny's, Rally's, Taco Bell, Burger King, Jack in the Box, Jamba Juice, and Round Table Pizza.



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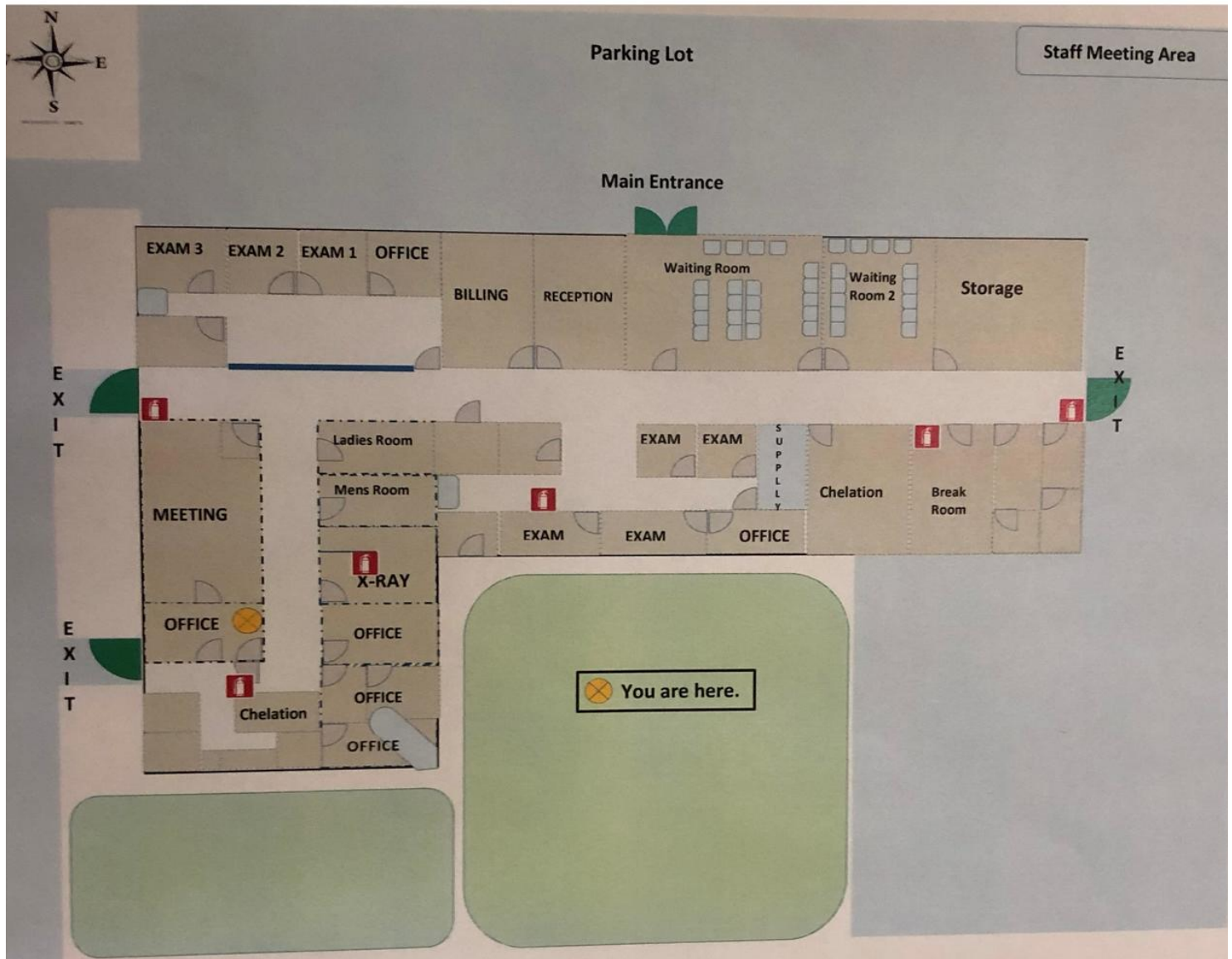
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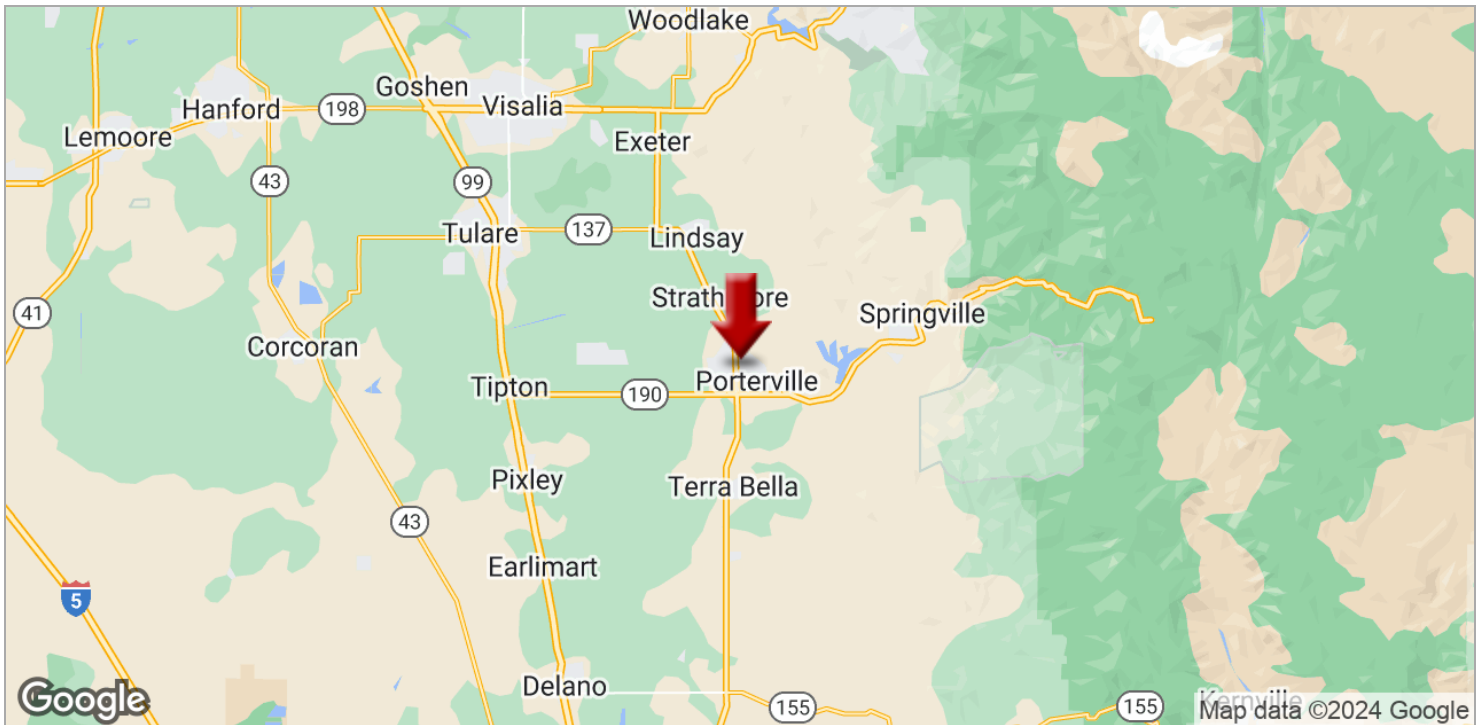
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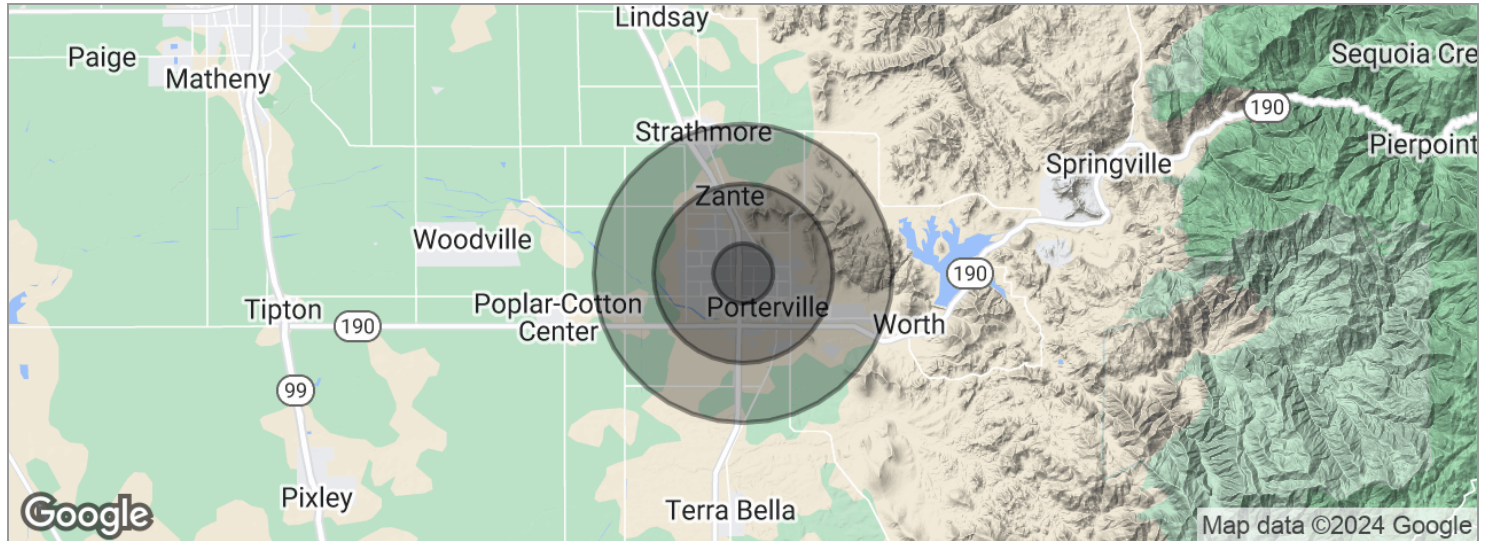
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,449	67,366	80,662
Median age	30.3	28.8	29.1
Median age (male)	28.6	27.5	27.6
Median age (Female)	32.0	30.2	30.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,715	20,038	23,565
# of persons per HH	3.1	3.4	3.4
Average HH income	\$48,828	\$51,249	\$52,138
Average house value	\$221,050	\$217,123	\$222,579
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	55.5%	61.8%	61.5%
RACE (%)	1 MILE	3 MILES	5 MILES
White	77.9%	71.0%	71.6%
Black	0.5%	0.6%	0.8%
Asian	3.0%	3.6%	3.6%
Hawaiian	0.0%	0.1%	0.1%
American Indian	1.7%	1.5%	1.5%
Other	14.1%	19.5%	18.9%

* Demographic data derived from 2020 ACS - US Census

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