

## RETAIL FOR SALE & LEASE

### HIGH EXPOSURE RETAIL/OFFICE BUILDING OFF HARD CORNER

38 E Cleveland Ave, Porterville, CA 93257



#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$325,000
<b>NUMBER OF UNITS:</b>	2
<b>AVAILABLE SF:</b>	
<b>LEASE RATE:</b>	Negotiable
<b>LOT SIZE:</b>	6,600 SF
<b>BUILDING SIZE:</b>	2,382 SF
<b>ZONING:</b>	Commercial C2
<b>MARKET:</b>	Downtown
<b>SUBMARKET:</b>	Downtown Retail
<b>PRICE / SF:</b>	\$136.44

#### PROPERTY HIGHLIGHTS

- 
- Located In a Densely Populated Trade Area
- Easy Access From 2 Entrances/Exits
- Walk-able Location | Densely Populated Trade Area
- Well Maintained - Move In Ready Condition
- Ample Private Parking Lot
- Great Exposure in Downtown Porterville
- Busy West Retail Growth Corridor
- Close Proximity to Major Traffic Generators & Fwy Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Seller Will Carry
- Brand New Roof 2020

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [CentralCaCommercial.com](http://CentralCaCommercial.com)

## RETAIL FOR SALE & LEASE

### HIGH EXPOSURE RETAIL/OFFICE BUILDING OFF HARD CORNER

38 E Cleveland Ave, Porterville, CA 93257



#### PROPERTY DESCRIPTION

Well Maintained high exposure  $\pm 2,382$  SF freestanding office/retail building on the corner of E Cleveland Ave and N 2nd St . A Building with 2 suites For Sale or Lease! Vehicle access with private parking lot on the west side of the building and street parking on the southern and eastern sides in a very walk-able area (dense downtown location). 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.

#### LOCATION DESCRIPTION

Visible location off the "Main and Main" of Downtown: Main & Cleveland Ave. Located just east of Hwy 65 off the northwest corner of Cleveland and 2nd St. Nearby retailers include Allstate Insurance, Parks and Leisure Services, Beneficial State Bank, Mid Valley Polygraph, Generations Photography Studio, The Cellar, jr's Barbershop, Elegance Boutique, Don Vinos Italian Bar & Grill, Union Bank, Porterville Fire Department, 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.

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated **CentralCaCommercial.com**

## RETAIL FOR SALE & LEASE

HIGH EXPOSURE RETAIL/OFFICE BUILDING OFF HARD CORNER

38 E Cleveland Ave, Porterville, CA 93257



TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Salon	36	1,587	6/12/2015	MTM	\$14,400	66.62	\$9.07
Vacant	38	797			\$11,925	33.46	\$14.96
Totals/Averages		2,384			\$26,325		\$11.04

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [CentralCaCommercial.com](http://CentralCaCommercial.com)



## RETAIL FOR SALE & LEASE

HIGH EXPOSURE RETAIL/OFFICE BUILDING OFF HARD CORNER

38 E Cleveland Ave, Porterville, CA 93257



**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated **CentralCaCommercial.com**

## RETAIL FOR SALE & LEASE

HIGH EXPOSURE RETAIL/OFFICE BUILDING OFF HARD CORNER

38 E Cleveland Ave, Porterville, CA 93257



**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [CentralCaCommercial.com](http://CentralCaCommercial.com)



## RETAIL FOR SALE & LEASE

HIGH EXPOSURE RETAIL/OFFICE BUILDING OFF HARD CORNER

38 E Cleveland Ave, Porterville, CA 93257



**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

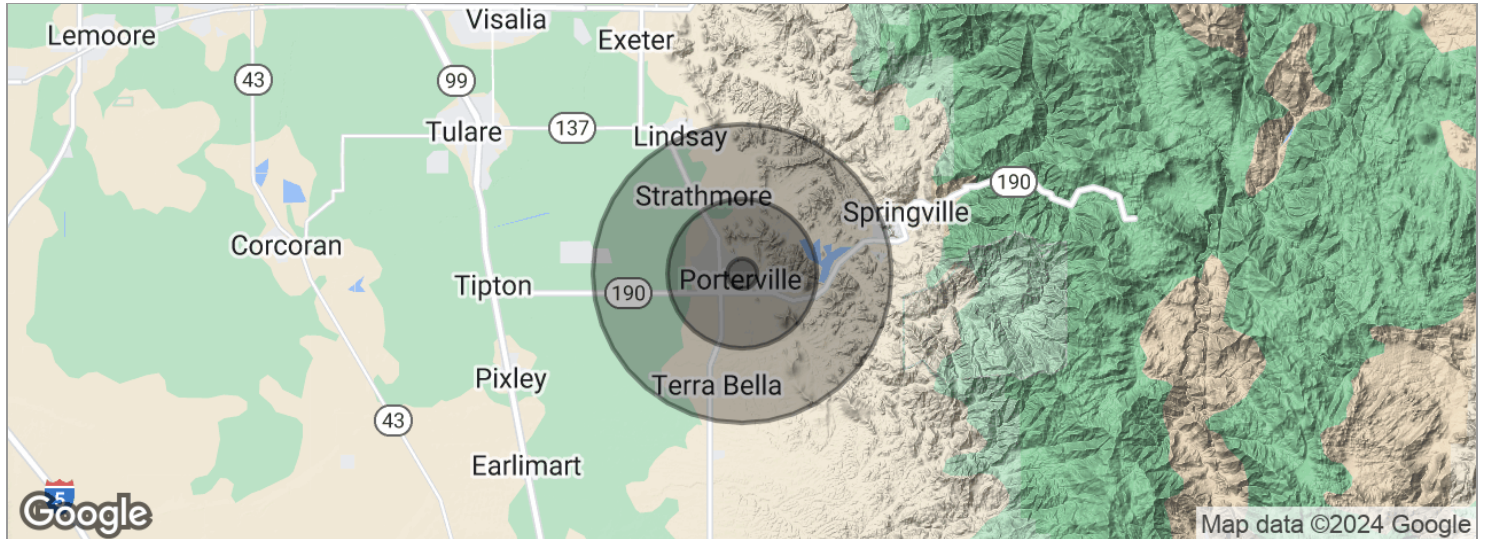
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [CentralCaCommercial.com](http://CentralCaCommercial.com)

## RETAIL FOR SALE & LEASE

### HIGH EXPOSURE RETAIL/OFFICE BUILDING OFF HARD CORNER

38 E Cleveland Ave, Porterville, CA 93257



POPULATION	1 MILE	5 MILES	10 MILES
Total population	929	16,423	69,403
Median age	35.5	34.4	31.5
Median age (male)	35.1	34.5	31.5
Median age (Female)	34.2	32.8	31.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	312	5,373	20,993
# of persons per HH	3.0	3.1	3.3
Average HH income	\$69,430	\$67,629	\$64,720
Average house value		\$194,014	\$204,484
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	37.8%	38.8%	43.3%
RACE (%)	1 MILE	5 MILES	10 MILES
White	71.7%	73.2%	73.8%
Black	10.1%	8.9%	7.7%
Asian	2.7%	2.9%	4.5%
Hawaiian	0.0%	0.0%	0.1%
American Indian	0.6%	0.7%	0.7%
Other	11.8%	11.8%	10.7%

\* Demographic data derived from 2020 ACS - US Census

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [CentralCaCommercial.com](https://www.centralcacommercial.com)