

## RETAIL FOR LEASE

±1,000 SF UNIT AVAILABLE WITHIN LARGE FREESTANDING COMMERCIAL RETAIL BUILDING

308 W Olive Ave, Porterville, CA 93257



Lease Rate

**\$1.50  
SF/MONTH  
(MG)**

### OFFERING SUMMARY

Building Size:	4,400 SF
Available SF:	1,000 SF
Lot Size:	0.41 Acres
Year Built:	1981
Zoning:	CG (General & Service Commercial)
Market:	Visalia/Porterville
Submarket:	Porterville
APN:	260-203-016
Cross Streets:	Olive Ave & N H St

### PROPERTY HIGHLIGHTS

- ±1,000 SF of Retail Space Available in Porterville, CA
- Steady Retail Growth Corridor w/ Great Access & Visibility
- Close Proximity to Major Traffic Generators & Fwy 65 Ramps
- Co-Tenants: Ace Cash Express, Klutch Barber Shop, & WIC
- CSU Fresno Serves over 24,000 Students 2.5 Miles West
- Optimal Visibility w/ Over ±105,891 Cars Per Day
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Direct Access to Freeway 65 On/Off Ramps
- Densely Populated Trade Area
- Newer Building W/Fresh Interior
- Prime Olive Avenue Shop Space

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### PROPERTY DESCRIPTION

Unique opportunity for a retail/office strip space in an established shopping center in Porterville, CA. Prime location with ample parking spaces and great visibility both from the main thoroughfare and HWY 65. Former Valley Total Insurance center with great visibility, convenient parking, and easy access to Highway 65 on/off ramps.

### LOCATION DESCRIPTION

This property is located directly off of W Olive Ave, west of N H St and south of W Willow Ave in Porterville, California. National surrounding tenants include McDonalds, Starbucks, Dutch Bros, Marshalls, Kohls, Panera, Goodwill, Union Bank, AT&T, Bank of the Sierra, Beneficial Bank, Wells Fargo, Citizens Bank, Yum Yum Donuts, Cricket, Java Express, The Vault, China Cafe, Don Vinos, RJ's Cafe, & many others!

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 2019 population (not including East Porterville) was estimated at 59,599.

Porterville serves as a gateway to Sequoia National Forest, Giant Sequoia National Monument and Kings Canyon National Park.



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
308 W Olive Ave #C	Available	1,000 SF	Modified Gross	\$1.50 SF/month

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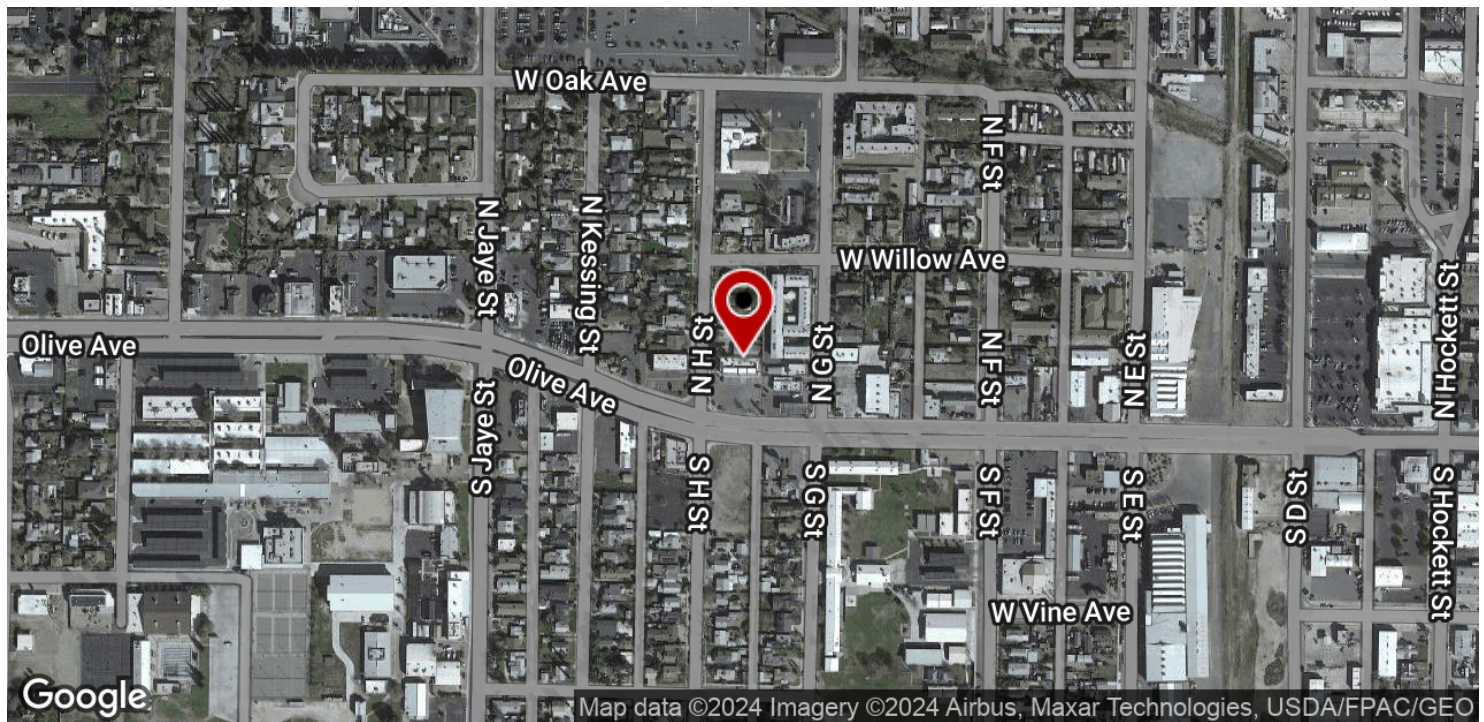


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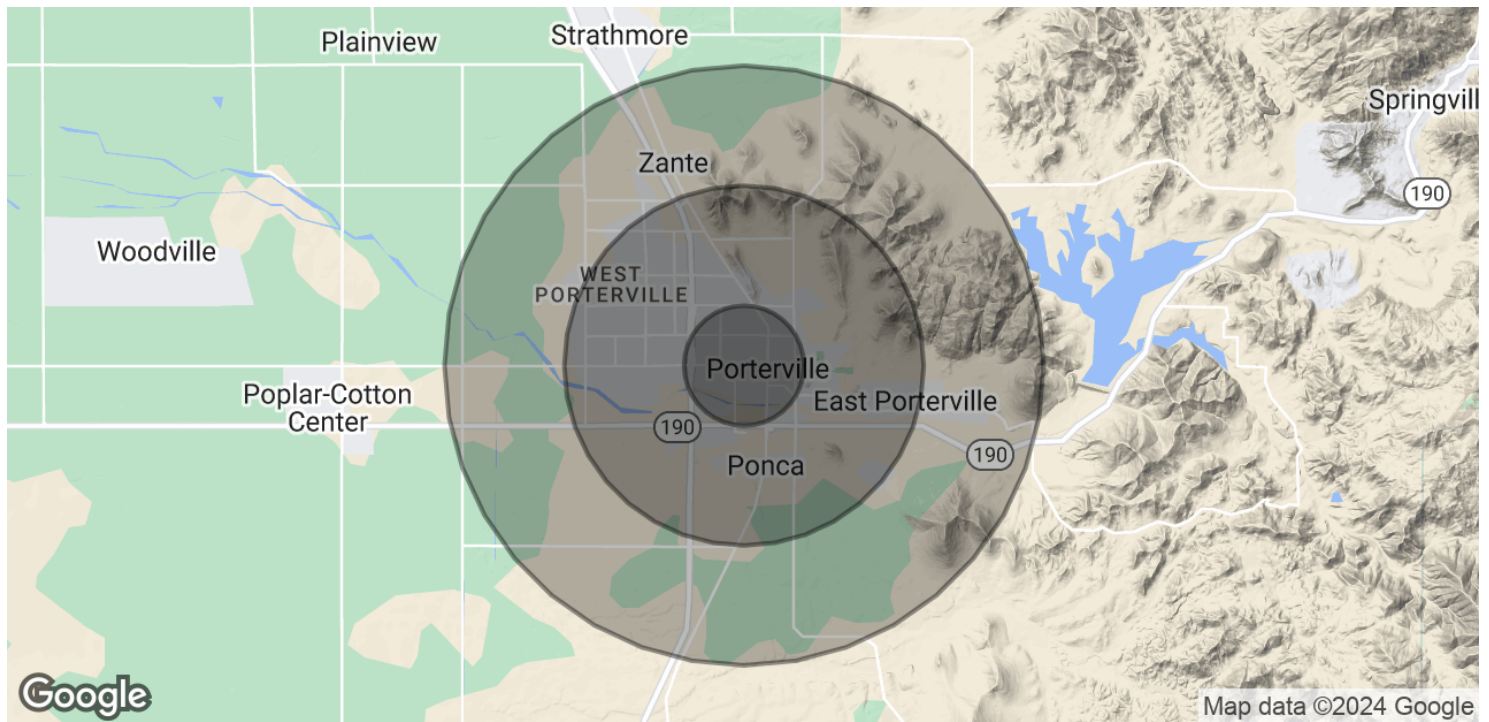
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,682	60,708	69,316
Average Age	33.1	32.0	32.6
Average Age (Male)	31.4	30.6	31.1
Average Age (Female)	36.0	33.2	33.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,523	19,184	21,981
# of Persons per HH	3.0	3.2	3.2
Average HH Income	\$48,133	\$58,071	\$59,751
Average House Value	\$147,273	\$173,736	\$181,600
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	77.0%	70.0%	67.7%

\* Demographic data derived from 2020 ACS - US Census

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