

RETAIL FOR LEASE

REMODELED HIGH EXPOSURE FREESTANDING RETAIL BUILDING

368 W Olive Ave, Porterville, CA 93257



Lease Rate

**\$1.10
SF/MONTH**

OFFERING SUMMARY

Building Size:	3,200 SF
Available SF:	3,200 SF
Lot Size:	0.3 Acres
Zoning:	CG (General & Service Commercial)
Market:	Visalia/Porterville
Submarket:	Porterville
APN:	260-201-008
Cross Streets:	Olive Avenue & Kessing St
Traffic Counts:	±27,677 CPD
Building:	3,200 SF

PROPERTY HIGHLIGHTS

- Freestanding Retail Building @ Corner Lot w/ Large Signage
- Busy & Established Retail Corridor | Ample Parking
- Close Proximity to Major Traffic Generators & CA-65 Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Densely Populated Trade Area w/ ±79,584 People in 5-Miles
- Great Exposure w/ Direct Olive Ave Frontage
- Highly Visible | Ample Parking | Easy Access | Quality Tenants
- Busy Retail Growth Corridor | \$68,655 Avg. Household Income (5 Mile)
- Located Near Professional Offices, Banks, Restaurants & Shopping
- ±16,536 Daytime Population Within 2 Miles Of The Subject Property
- Well-Known Corner Retail Building w/ Large Corner Exposure/Signage
- Easy Access from Surrounding Major Corridors
- Ample Parking, Quality Tenants, & Great Exposure

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PROPERTY DESCRIPTION

Prime $\pm 3,200$ SF freestanding retail building with a corner parking lot on Olive Ave. Wide open building with (2) rear offices and restrooms. Flexible zoning (previous car lot, physical therapy, and retail store). Well-located near Porterville's busiest retail destination corridor - Main & Olive - historically, serving the vast majority of Porterville's residents. The property sits comfortably in Porterville's primary retail corridor, and with its close proximity to a major highway access is easily accessible to motorists. Daytime population of nearly $\pm 16,536$ people within 2 miles of the subject property and located in close proximity to the new $\pm 96,000$ SF Porterville Courthouse.

LOCATION DESCRIPTION

Located in the center of Porterville off Olive Ave across from Porterville High School, adjacent to Jack In The Box, and across from Walgreens, Super Burger, Pizza Hut, Taco Bell, & more. Strategically located in close proximity to the new County of Tulare District Attorney and Public Defender offices, and the 96K SF Porterville Courthouse, serving all of Porterville and surrounding communities of Delano, Exeter, Farmersville, Lindsay, Springville, Tulare, Tule River Indian Reservation, & more! Property situated off the NE corner of Olive Ave & Jaye St, on the north side of Olive Ave, south of Morton Ave, east of Jaye St and west of Main Street.



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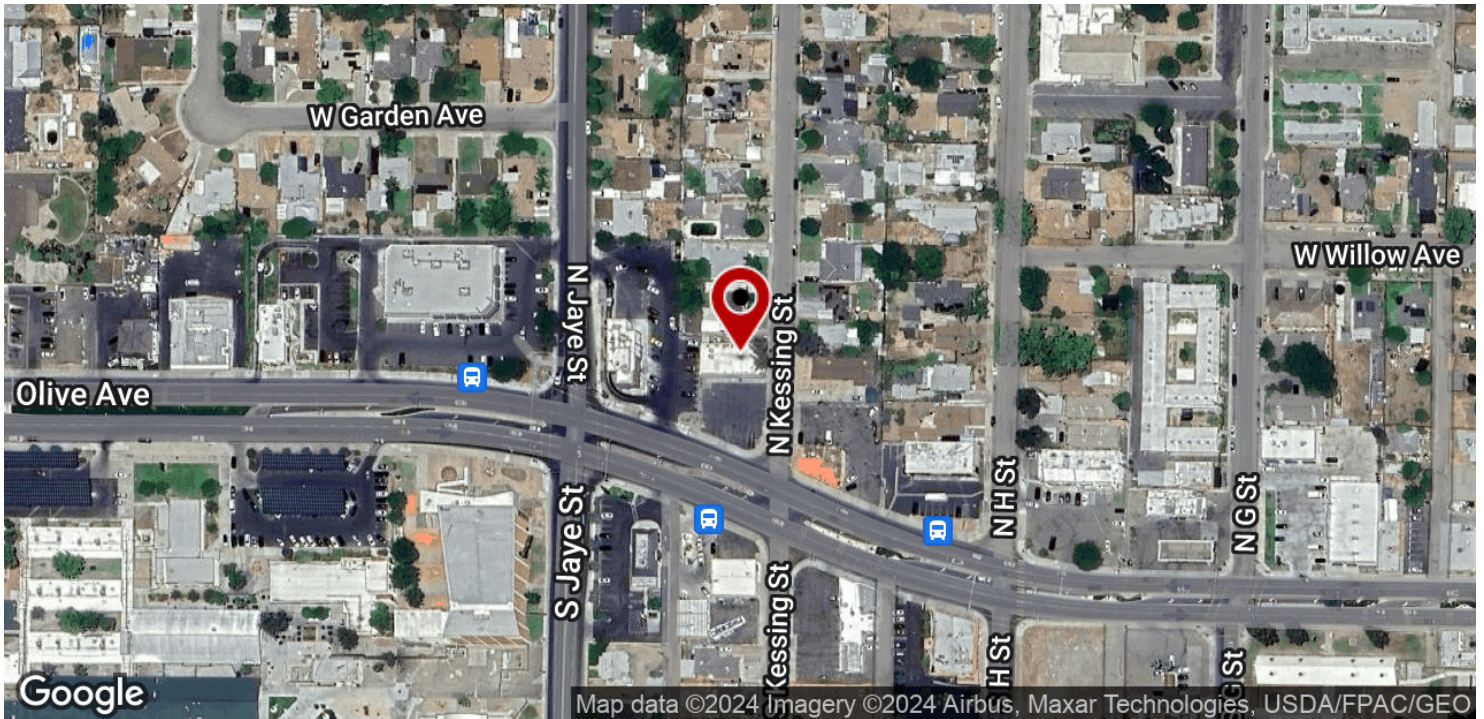
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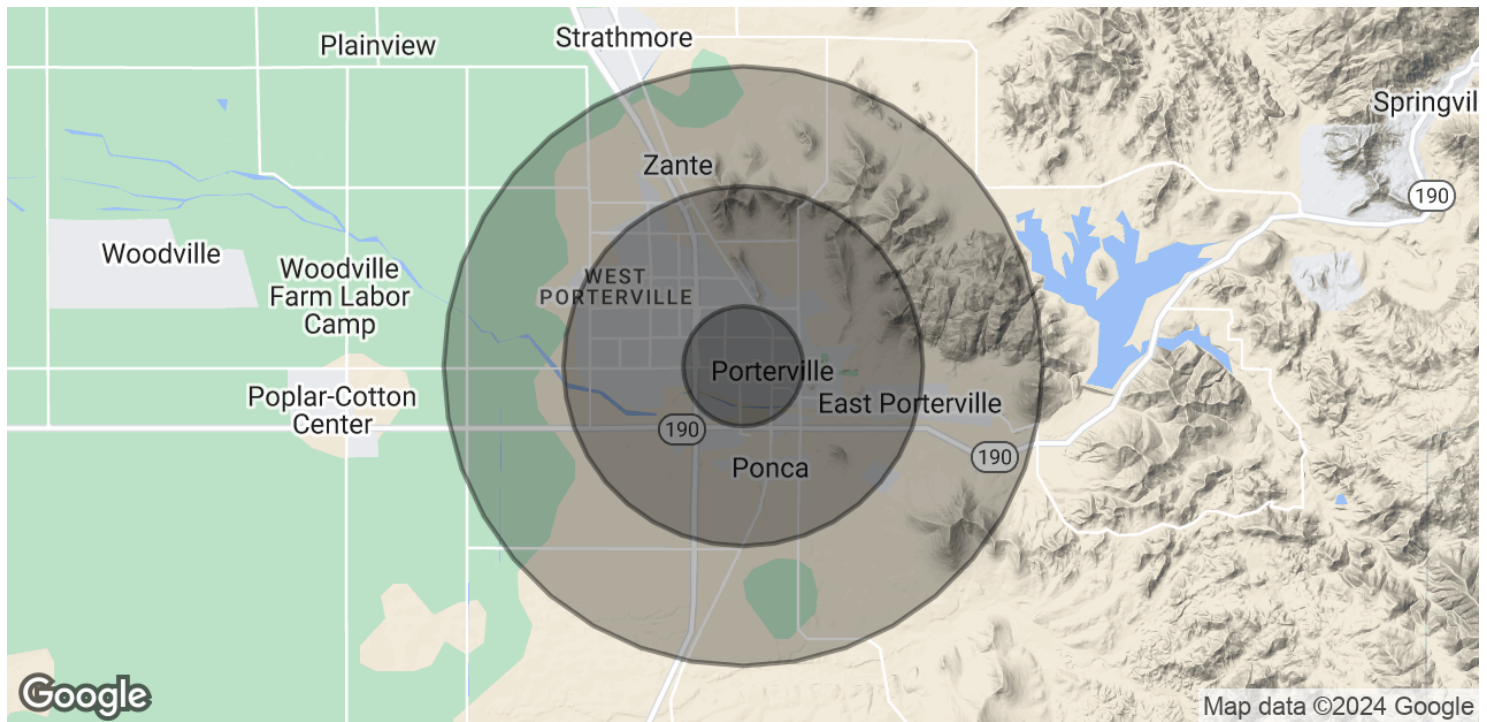
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,533	60,783	69,368
Average Age	33.0	32.0	32.6
Average Age (Male)	31.1	30.6	31.1
Average Age (Female)	35.8	33.1	33.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,485	19,230	21,990
# of Persons per HH	3.0	3.2	3.2
Average HH Income	\$48,193	\$58,411	\$59,770
Average House Value	\$148,904	\$174,517	\$181,601
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	76.8%	69.9%	67.7%

* Demographic data derived from 2020 ACS - US Census

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