

OFFICE FOR LEASE

SUITES AVAILABLE IN FREESTANDING COMMERCIAL OFFICE BUILDING - PORTERVILLE, CA



177 W Henderson Ave, Porterville, CA 93257



Lease Rate

\$750.00 PER MONTH

OFFERING SUMMARY

Building Size:	6,432 SF
Available SF:	±550 SF
Lot Size:	27,700 SF
Year Built:	1988
Zoning:	C-3
Market:	Porterville-Lindsay
Submarket:	Henderson Office/Retail
APN:	252-130-044
Cross Streets:	N Main St & W Henderson Ave
Traffic Count:	±59,731 CPD

PROPERTY HIGHLIGHTS

- Prime Location: "Main and Main" Intersection
- ±550 SF Available | Move-In Ready
- Newly Remodeled Building w/ Fresh Interiors
- Busy & Established Retail Corridor w/ Direct Access to Downtown
- Located on THE Main Thoroughfare - Henderson Ave
- Economical Spaces @ Conservative Rents
- Great Signage w/ 258' Frontage on Henderson (2 Curb Cuts)
- Surrounded with Ample Parking and Mature Landscaping
- Secure, Private, Established Location w/ Quality Tenant Mix
- Separately Metered Suites
- Perfect For Small Real Estate Firm, Mortgage Firm, Nail/Hair Salon Etc.
- Situated on 0.64 Acres of Land & Signalized Intersection

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PROPERTY DESCRIPTION

±550 SF available on Henderson Ave on the signalized intersection of Main St. Freestanding office building on ±0.635 Acres (±27,700 SF) with a private parking lot, well-maintained yard, and professionally maintained building. Building is positioned close to the street offering great visibility, corner and Henderson Ave signage, convenient rear parking & easy access from 2 sides. Spaces feature a functional floor plan that are move-in ready. Nice setup for a small real estate firm, car sales, dispatch, mortgage company, hair salon, nail salon, etc. Neighbors include The Allstate Corporation, Placement Pros (a division of Randstad), Kings View Behavioral Health Systems (one on one counseling), and Robert's Barber Shop.

LOCATION DESCRIPTION

Attractive freestanding office building Located on THE Main signalized Thoroughfare - Henderson Ave - and Main Street. Provides easy access to Highway 65 to the north, downtown access to the south, and several nearby retail amenities to the west. The vibrant Henderson Avenue attracts various quality tenants surrounding the location bringing great synergy for each tenant to flourish. Provides a central location surrounded with close proximity to many restaurants, services and many other amenities. Nearby quality tenants include the South County Justice Center Courthouse, Bank of Sierra Corporate Offices, City of Porterville Hall, Porterville Recorder Newspaper, CA DMV, Proteus, Bank of America, Beneficial State Bank, United Staffing, and many more.



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit #4	Available	550 SF	\$45 Water, Garbage, & Landscape	\$750 per month

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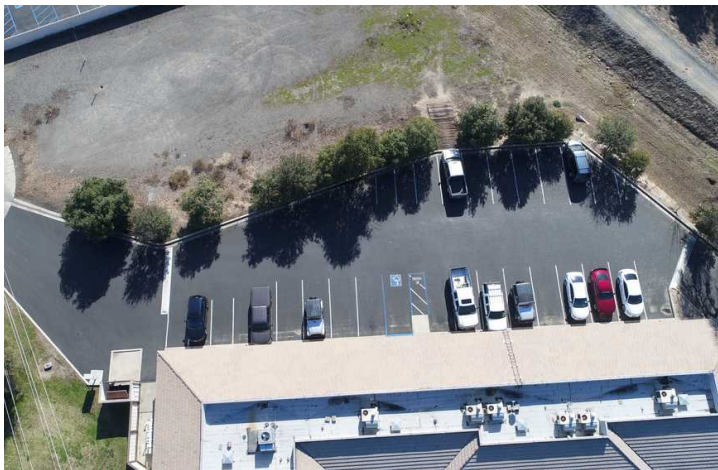
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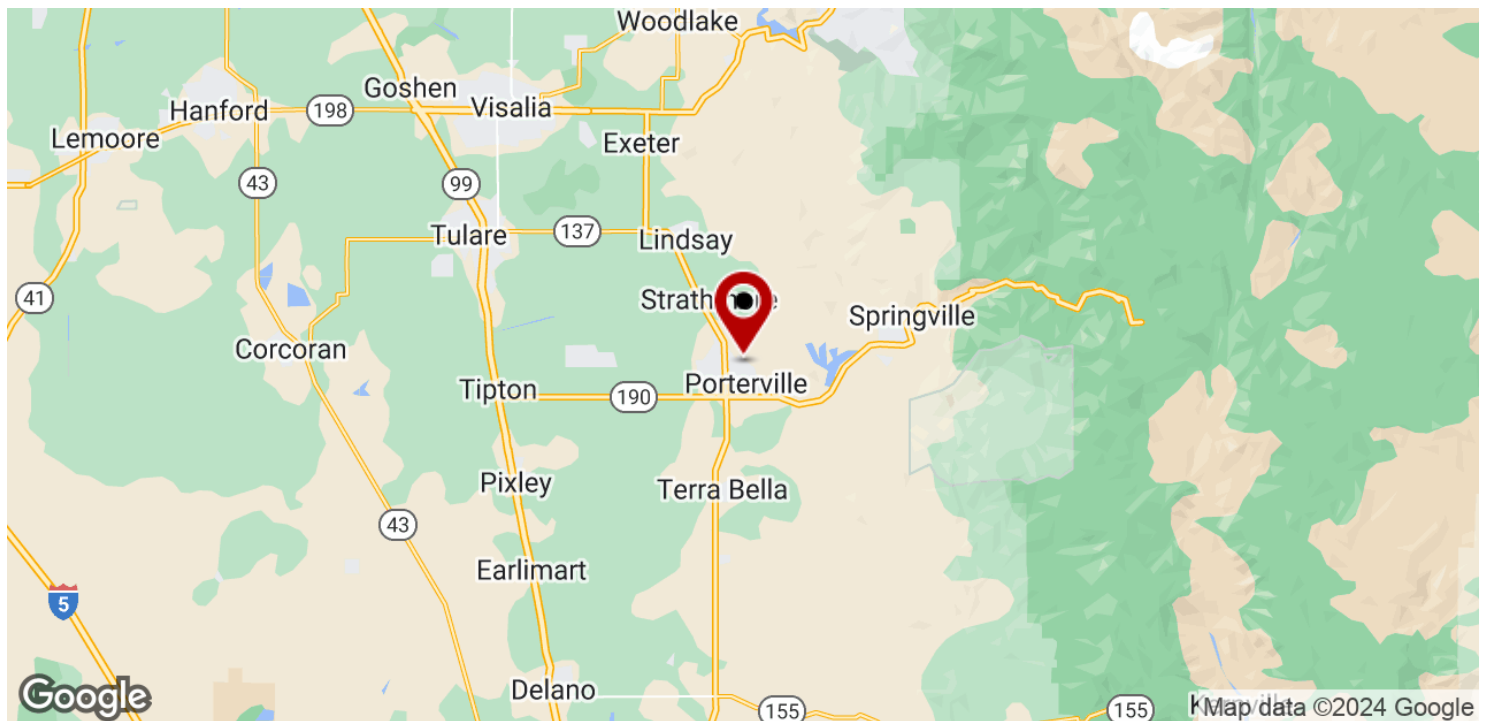
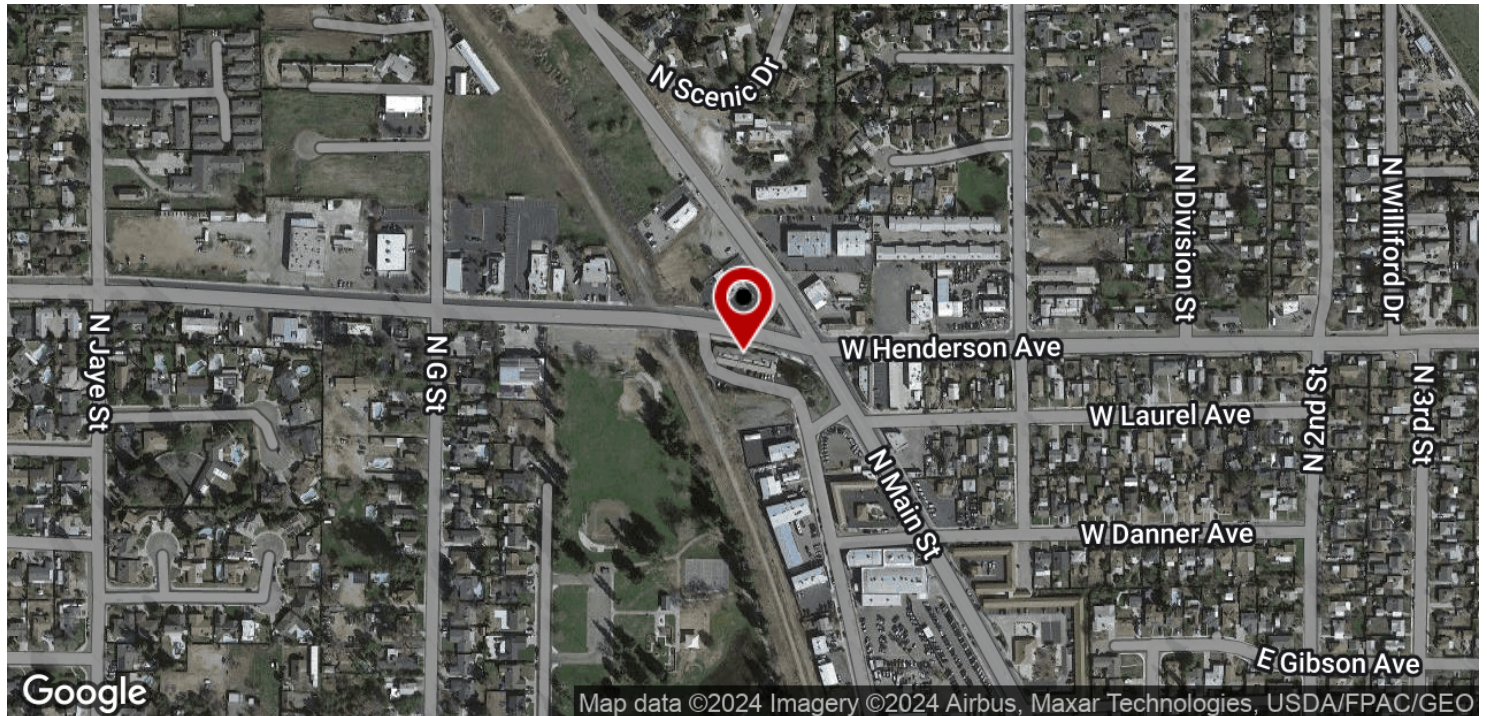
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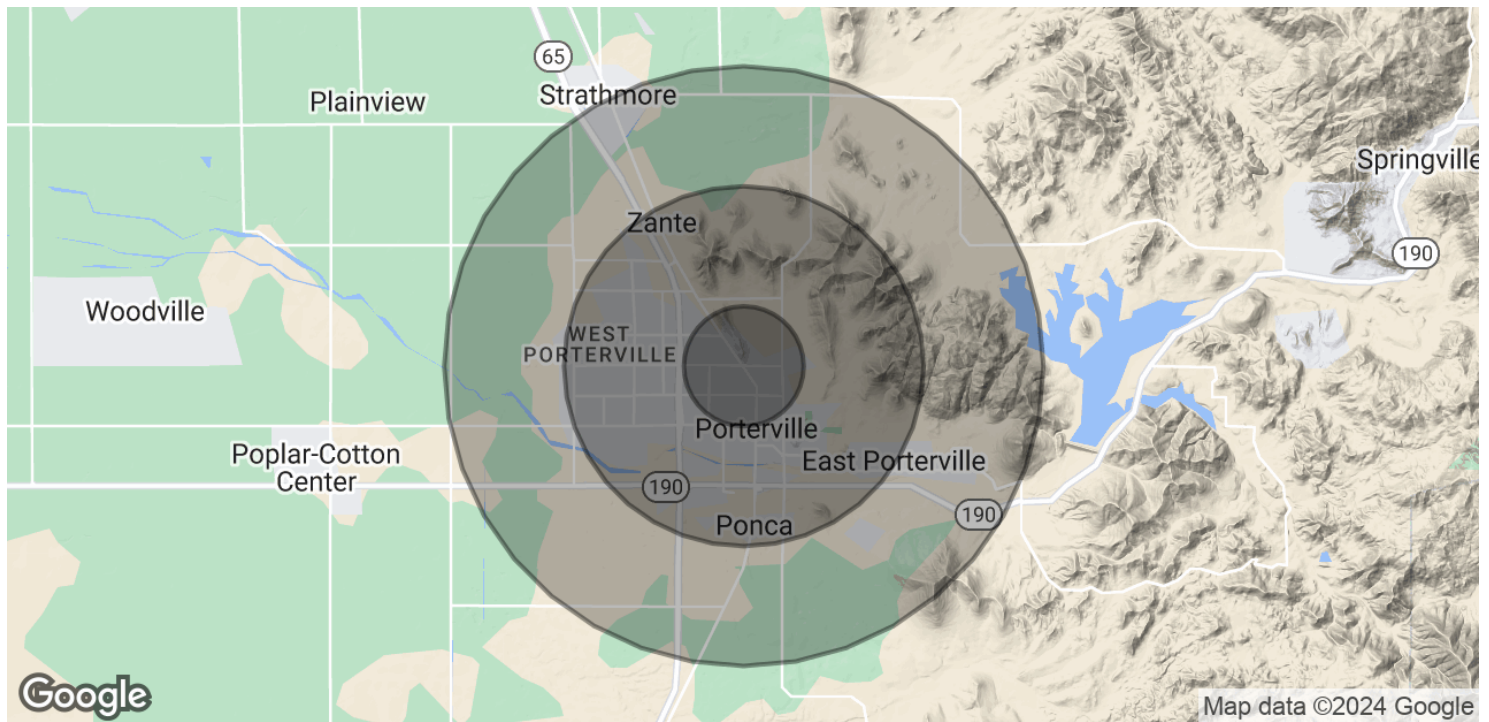
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,383	61,527	81,491
Average Age	30.5	28.8	29.1
Average Age (Male)	28.5	27.4	27.6
Average Age (Female)	32.0	30.3	30.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,343	18,246	23,839
# of Persons per HH	3.1	3.4	3.4
Average HH Income	\$44,868	\$48,596	\$51,369
Average House Value	\$229,228	\$213,170	\$220,102
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	54.4%	64.0%	62.1%

* Demographic data derived from 2020 ACS - US Census

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