

RETAIL FOR SALE

INVESTOR OR PASSIVE INCOME OWNER/USER OPPORTUNITY

214 N 2nd St, Porterville, CA 93257



Sale Price

\$525,000

OFFERING SUMMARY

Building Size:	±12,703 SF
Available SF:	±12,703 SF
Lot Size:	0.29 Acres
Zoning:	DR-N (Retail-North of Olive)
Market:	Visalia/Porterville
Submarket:	Porterville
Cross Streets:	N 2nd & St & Putnam Ave
Traffic Counts:	±74,086 CPD
APN:	253-183-002

PROPERTY HIGHLIGHTS

- Harris Furniture: 40+ Years Of Operating History
- Gross Sales: \$1.9M Five Year Average | Local Staple
- ±10,000 SF Showroom w/ ±2,703 SF Office/Storage Area
- Well-Known Freestanding Retail Building @ Corner Location
- (2) Private Offices, Multiple Entrance Points, Open Rooms
- Excellent SBA Loan Candidate w/ Built In Passive Income
- Upside in Leasing Potential or Owner/User
- Low Maintenance, Updated Flooring, and Economical Spaces
- Ethernet/Phone Connections & High Speed Internet Ready
- Secure, Private, Established Location w/ Quality Tenant Mix
- Convenient Location Between CA-65 and CA-190
- Excellent Main St Presence Surrounded with Quality Tenants
- Potential For Business To Be Included: Call Agent For Details

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PROPERTY DESCRIPTION

Former ±12,703 SF furniture store located in the high traffic area of Downtown Porterville, CA. The building consists of ±10,000 SF showroom & ±2,703 SF office space & storage room. This retail building features an open floor plan that can easily be modified or converted to allow for many uses. Excellent Owner/User with Passive Income, or Investment.

Harris Furniture serves as a local staple to the community of Porterville. This successful business has been operating for 40+ years & has a five year average of \$1,866,092 in gross sales. They offer quality products, great customer service, & a guaranteed outstanding experience. The well deserved five star rating business provides services not only to the Porterville community but other surrounding communities as well.

LOCATION DESCRIPTION

Located in the most desirable area of Downtown Porterville, on 2nd Street between Mill and Putnam Avenues. 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. Porterville is located midway between San Francisco and Los Angeles. With a quaint, historic downtown district, it features art galleries and museums, fine dining and boutiques, just to name a few. Visual and performing arts thrive with cultural programs. There are many historical landmarks to see. Industry has become a significant factor in the development of the community. The Wal-Mart distribution center and others are located here as well as large public facilities.



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BUSINESS REVIEWS:

- I found this gem when I first moved to the area several years ago. I had just moved and urgently needed a bed. Larissa did not have one of the mattresses displayed so she had her employees pull one from storage so I could try it. It is the best mattress I've ever owned and my son loved it so much we got another one for him. Since then I've bought a sofa and entertainment center from Harris and they are both excellent quality. In the past I've had trouble finding just the right furniture but I never have that problem at Harris. Their selection and their price points are just right. Cannot recommend highly enough.

- I have purchased my furniture from Harris Home Furnishing for 20 plus years. I have only had to replace a couch and chair/ottoman. Meaning the furniture is high quality. Larissa is an amazing decorator, matching designs and colors. I'm in awe when I finally get to see the finished product. I absolutely love my new couch, end tables and lamps, my gorgeous bedroom set, and my daughter loves her beautiful bedroom set. Larissa is a kind hearted and hard working woman who will have you falling in love with the personalized furniture you purchase from her. Have a wonderful day!

- This place is amazing. I prefer shopping locally whenever possible. I was not disappointed here. The owners always make me an awesome deal and that's why from now on I'll only shop here for any of my furniture needs. Save yourself time and money and just come here.

- Great, clean store with friendly staff! Although we didn't buy anything when we went in, they treated us with kindness and good customer service. Would definitely recommend them!

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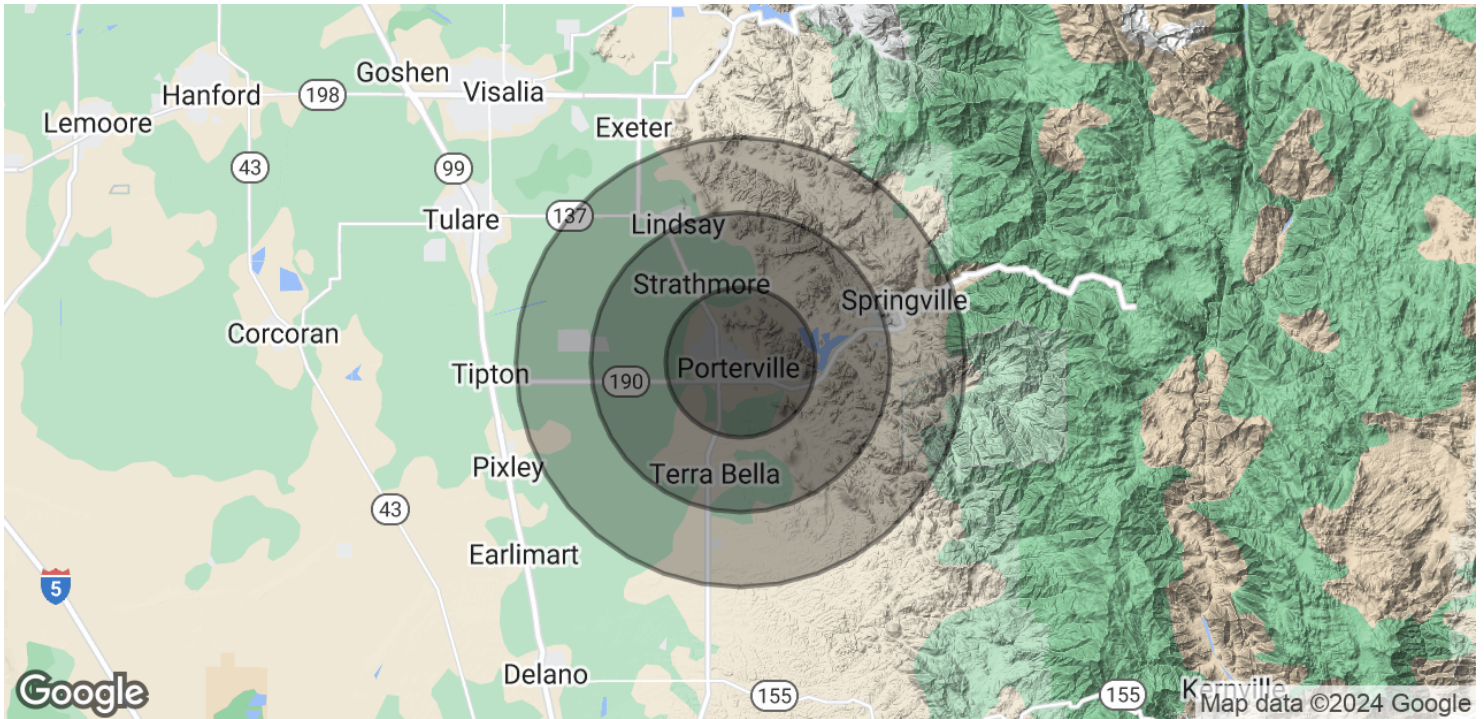
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	68,989	89,887	111,461
Average Age	32.6	33.6	33.9
Average Age (Male)	31.1	31.8	32.2
Average Age (Female)	33.7	34.5	34.5
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	21,895	28,783	35,938
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$59,641	\$57,190	\$56,139
Average House Value	\$181,649	\$185,596	\$191,716
ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	68.0%	67.7%	69.4%

* Demographic data derived from 2020 ACS - US Census

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