

OFFICE FOR LEASE

±1,200 SF PROFESSIONAL FIRST CLASS MEDICAL SPACE

567 W Putnam Ave, Porterville, CA 93257



Lease Rate

**\$2.00
SF/MONTH**

OFFERING SUMMARY

Building Size: 2,496 SF
Available SF: 1,200 SF
Lot Size: 0.111 Acres
Number of Units: 1
Zoning: C-P Commercial
Market: Porterville Medical Area
Submarket: Putnam Office Market
Cross Streets: W Putnam & N Villa
APN: 252-271-038

PROPERTY HIGHLIGHTS

- First Class Medical & Professional Office Space
- ±1,200 SF Turn Key Medical Office | Move-In Ready
- Located On Signalized Intersection (Putnam/Villa)
- Move-In Ready Condition @ Below Market Rates!
- Beautiful Exterior Entrance & Mature Landscaping
- Located Near Professional Offices, Banks, Restaurants & Shopping
- Well-Known Freestanding Office Building
- Private Offices, Various Rooms, Multiple Entrance Points
- Ample Private Parking Lot on all sides of the Building
- Convenient Location Between CA-65 and CA-190
- Excellent Putnam Presence Surrounded with Quality Tenants
- Nearby access to Highway 65 on/off ramps
- Visible Building Signage Available

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7520 N. Palm Ave #102
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PROPERTY DESCRIPTION

±1,200 SF of well known and newer first-class medical office space. Located just blocks away from Porterville's Regional Hospital, the County Courthouse, and City Hall. Includes 2 exam rooms with cabinets, counter space, and a sink, a private office, chart room, pacemaker holter room, hot lab, a large waiting room/reception area with a walk up glass window, counter space, multiple windows and plenty of room for chairs, a break area (see floorplan) and (2) restrooms. Prime location offering ample parking and easy access to Highway 65 off/on ramps. The building's parking lot is located on the west side of the entrance with (17) available parking spaces.

LOCATION DESCRIPTION

Property is located on the south side of the street in between N Villa St and Carmelita St in the Sierra Vista Professional Complex, near one of Porterville's busiest corridors, offering convenient access to various national retailers, restaurants, shopping, and banks. Neighboring tenants include Starbucks, Applebee's, Jack in the Box, Marshalls, Maurices, Kohls, Bank of the Sierra, Cricket, Citizens Bank, Grocery Outlet, Yum Yum Donuts, The Vault, Fugazzis, Beneficial State Bank, Don Vinos, Union Bank, RJ's Café, Juicy Burger, Wells Fargo, China Café, and many others!



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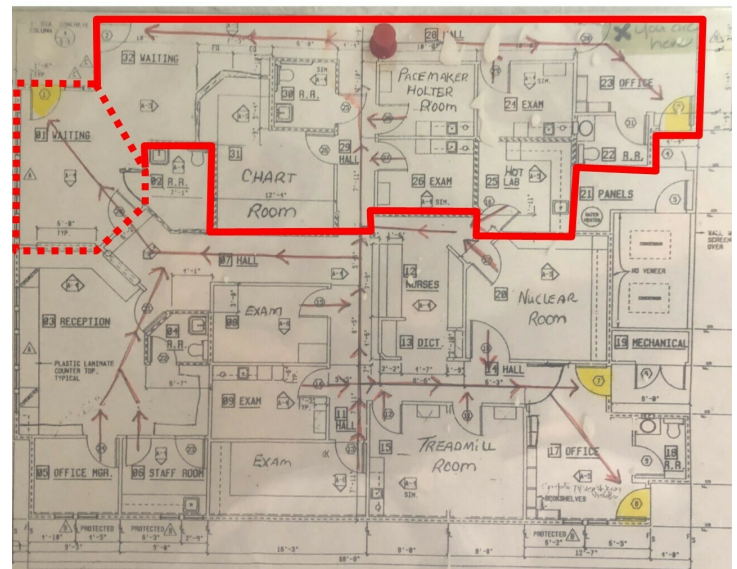
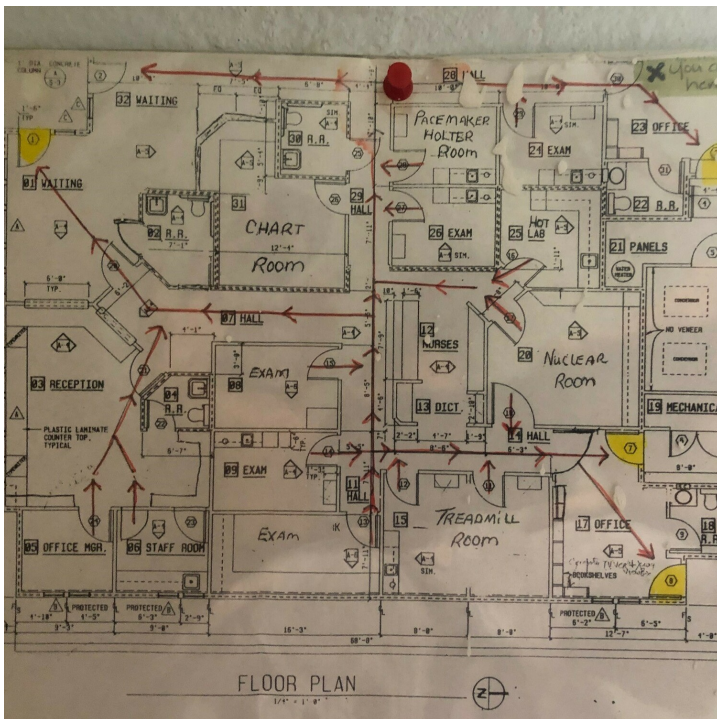
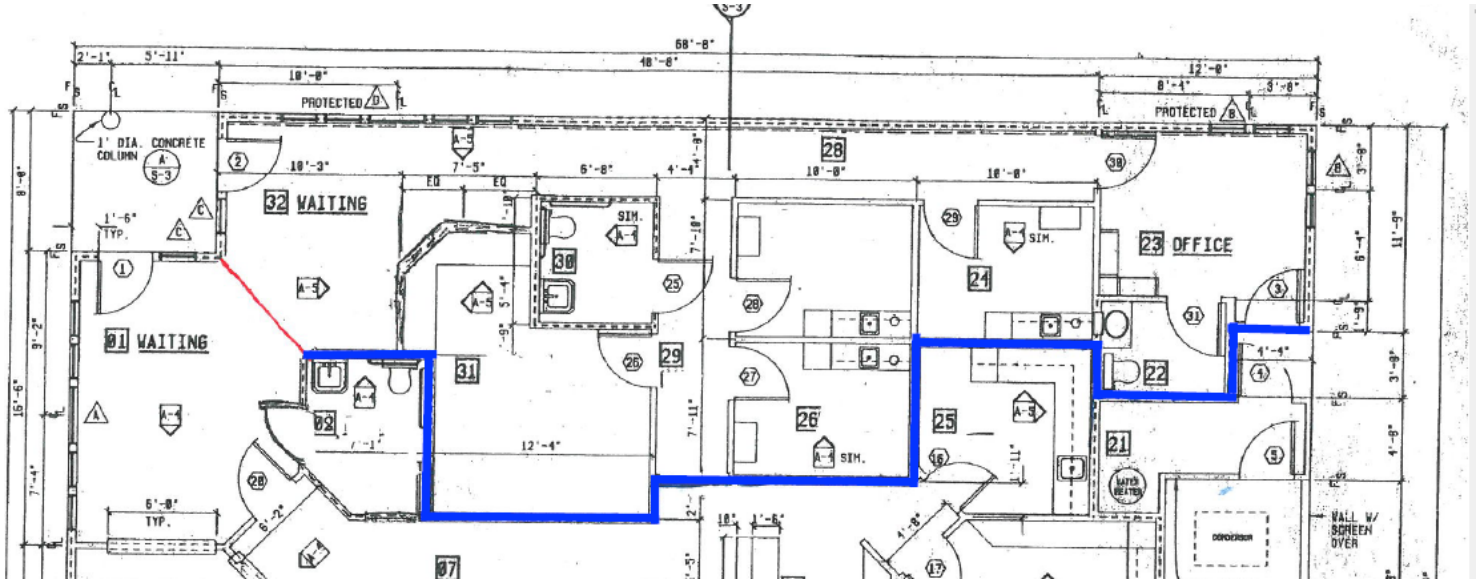
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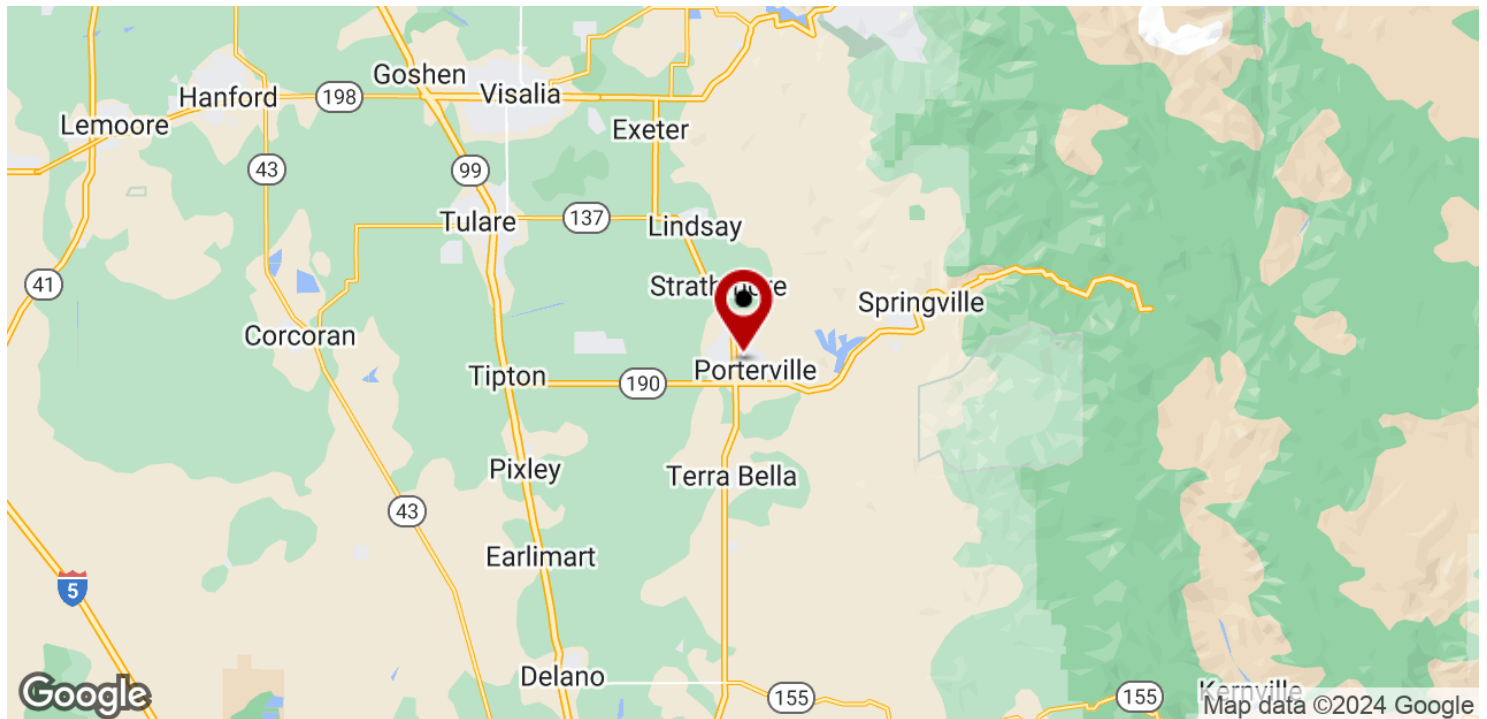
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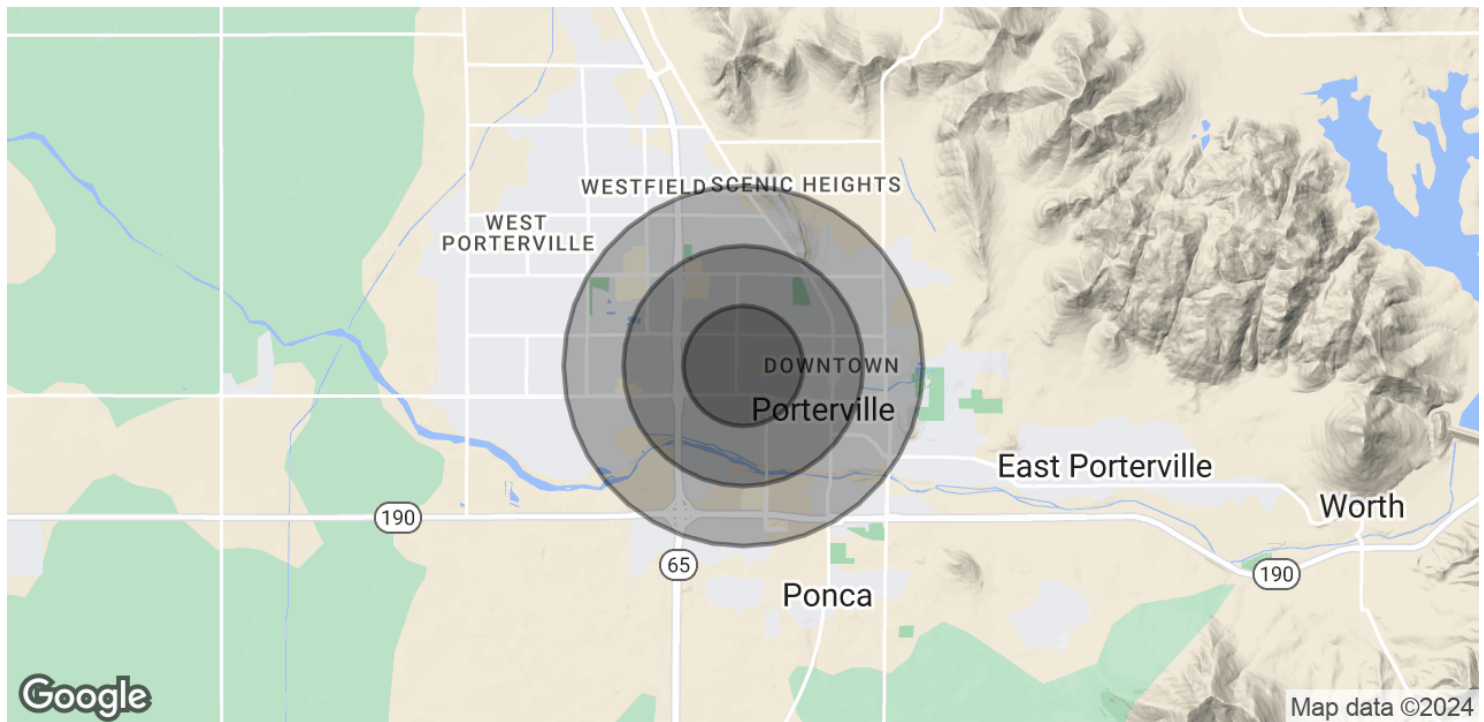
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	4,749	15,293	29,691
Average Age	34.7	33.0	32.7
Average Age (Male)	32.9	30.9	30.3
Average Age (Female)	36.7	35.3	34.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,522	5,187	10,135
# of Persons per HH	3.1	2.9	2.9
Average HH Income	\$52,635	\$47,856	\$50,524
Average House Value	\$184,790	\$156,765	\$160,626
ETHNICITY (%)	0.5 MILES	1 MILE	1.5 MILES
Hispanic	71.9%	73.7%	72.0%

* Demographic data derived from 2020 ACS - US Census

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