

RETAIL FOR LEASE

HIGH EXPOSURE RETAIL BUILDINGS LOCATED OFF PLANO STREET

434 S Plano St, Porterville, CA 93257



Lease Rate

**\$1.00 - 1.40
SF/MONTH**

OFFERING SUMMARY

Building Size:	4,610 SF
Available SF:	1,000 - 3,610 SF
Lot Size:	0.84 Acres
Number of Units:	3
Zoning:	CG (General & Service Commercial)
Market:	Visalia/Porterville
Submarket:	East Porterville
Cross Streets:	Date Ave & Plano St
APN:	261-012-022

PROPERTY HIGHLIGHTS

- Freestanding Retail Buildings @ Corner Lot w/ Large Signage
- ±1,000 - 3,610 SF Available | Flexible Zoning
- Busy & Established Retail Corridor | Ample Parking
- Close Proximity to Major Traffic Generators & CA-65 & 190 Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Densely Populated Trade Area w/ ±78,711 People in 5-Miles
- Great Exposure w/ Direct Date Ave Frontage
- Highly Visible | Ample Parking | Easy Access | Quality Tenants
- Busy Retail Growth Corridor | \$68,661 Avg. Household Income (5 Mile)
- Located Near Professional Offices, Banks, Restaurants & Shopping
- ±37,419 Daytime Population Within 2 Miles Of The Subject Property
- Well-Known Corner Retail Buildings w/ Large Corner Exposure/Signage
- Easy Access from Surrounding Major Corridors
- Ample Parking, Quality Tenants, & Great Exposure

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PROPERTY DESCRIPTION

Prime retail buildings with a corner parking lot on Date Ave in Porterville, CA. (3) separate buildings totaling $\pm 4,610$ SF with easy access, excellent exposure, ample parking, & signage. Building #428 of $\pm 1,000$ SF consists of open retail space with private offices, parking, & private restrooms. Building #430 of $\pm 1,200$ SF consists of wide open retail space & private restrooms. Building #434 of $\pm 2,410$ SF is a former convenient store that features open retail space & private restrooms. Flexible zoning (previous office, psychic reader, 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 $\pm 37,419$ 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 Date Ave near the Porterville Golf Course, & adjacent to Tule River. 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 Date Ave & Plano St, on the north side of Poplar Ave, south of Date Ave, east of Plano St and west of Leggett Street.



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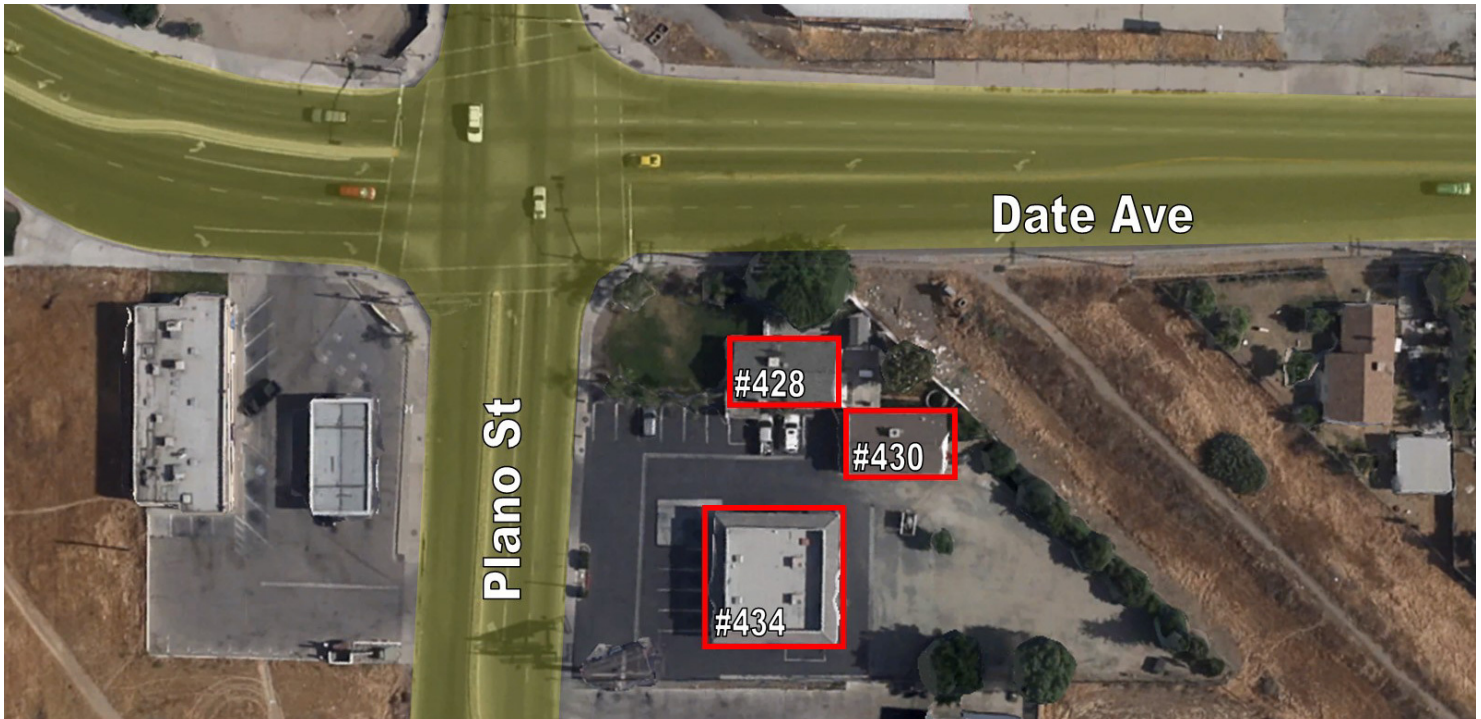
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
428 S Plano St	Available	1,000 SF	CAM's: \$0.05/SF	\$1.00 SF/month
430 S Plano St	Available	1,200 SF	CAM's: \$0.05/SF	\$1.25 SF/month
434 S Plano St	Available	2,410 - 3,610 SF	CAM's: \$0.05/SF	\$1.40 SF/month

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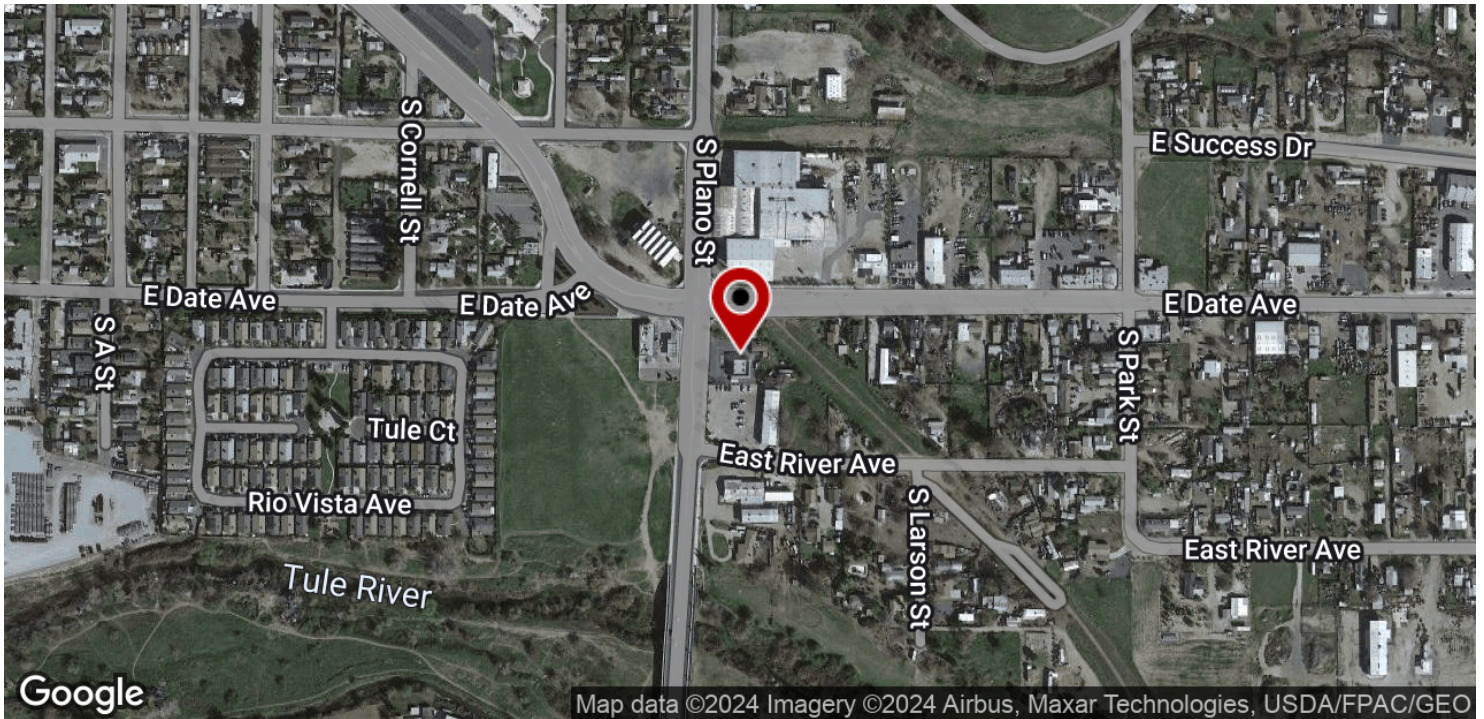
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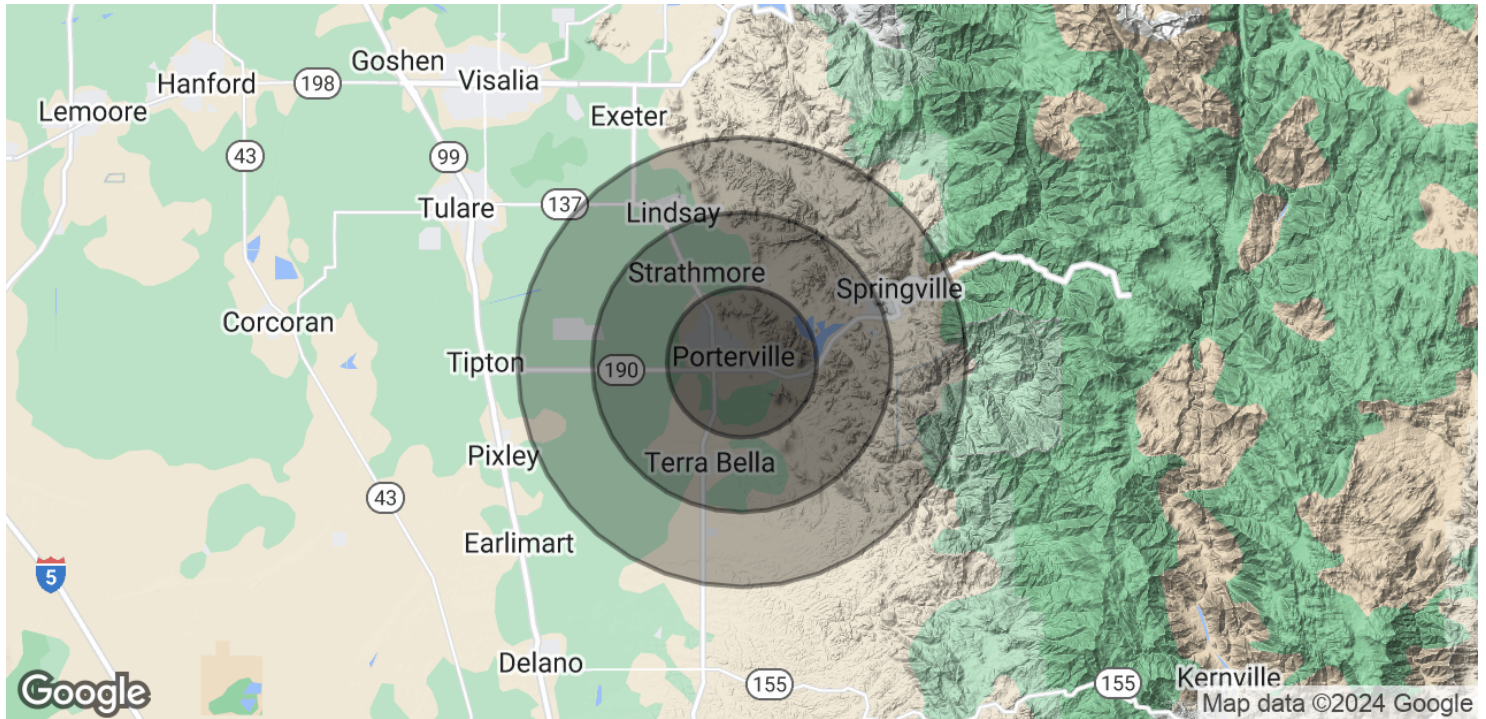
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	68,291	87,098	110,686
Average Age	32.6	33.8	33.9
Average Age (Male)	31.2	32.0	32.2
Average Age (Female)	33.6	34.6	34.5
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	21,694	27,845	35,665
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$59,361	\$57,830	\$56,069
Average House Value	\$180,742	\$185,233	\$190,691
ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	68.3%	67.5%	69.4%

* Demographic data derived from 2020 ACS - US Census

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