

RETAIL FOR LEASE

HIGH EXPOSURE OPEN RETAIL SHOP SPACES IN DOWNTOWN PORTERVILLE

127 N Main St, Porterville, CA 93257



Lease Rate

**\$1.25
SF/MONTH
(MG)**

OFFERING SUMMARY

Building Size:	7,326 SF
Available SF:	676 - 1,400 SF
Lot Size:	0.17 Acres
Year Built:	1900
Zoning:	DR-N (Retail-North of Olive)
Market:	Visalia/Porterville
APN:	253-171-017
Cross Streets:	N Main St & E Oak Ave
Submarket:	Porterville

PROPERTY HIGHLIGHTS

- ±676 - ±1,100 SF Space Available Surrounded w/ Quality Tenants
- 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/ ±79,506 People in 5-Miles
- Great Exposure w/ Direct Main St Frontage
- Highly Visible w/ Ample Parking & Easy Access
- Busy Retail Growth Corridor | \$68,715 Avg. Household Income (5 Mile)
- Located Near Professional Offices, Banks, Restaurants & Shopping
- ±74,086 Daytime Population Within 1 Mile 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 $\pm 1,100$ SF retail shop space in Downtown Porterville with existing water/drain improvements. Suite #11 W Oak (former Bakery) features wide open retail store with a rear storage /product area, private front restroom, rear office, additional rear storage with access in front, side, & rear, & new floor/paint. Suite #15 W Oak (former creamery) of ± 676 SF consists of a wide open space & rear restroom. The space is located directly under the new County of Tulare District Attorney and Public Defender offices. Well-located in 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 $\pm 45,177$ 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 Downtown Porterville off Main Street & Oak Ave. 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 Strathmore, Lindsay, Ducor, Terra Bella, Richgrove, Springville, Woodville and the Tule River Indian Reservation. Property situated at the Southeast corner on Main St & Mill Ave. The property is located North of Oak Ave, South of Mill Ave, East of Main St and West of 2nd Street.

Its prime location in the bustling city center ensures not only high visibility but also easy access for both pedestrians and local shoppers. Surrounded by a dynamic blend of shops, restaurants, and cultural attractions, this retail space is strategically positioned to thrive in the energetic atmosphere of downtown Porterville, making it an ideal destination for businesses seeking a central and dynamic location.

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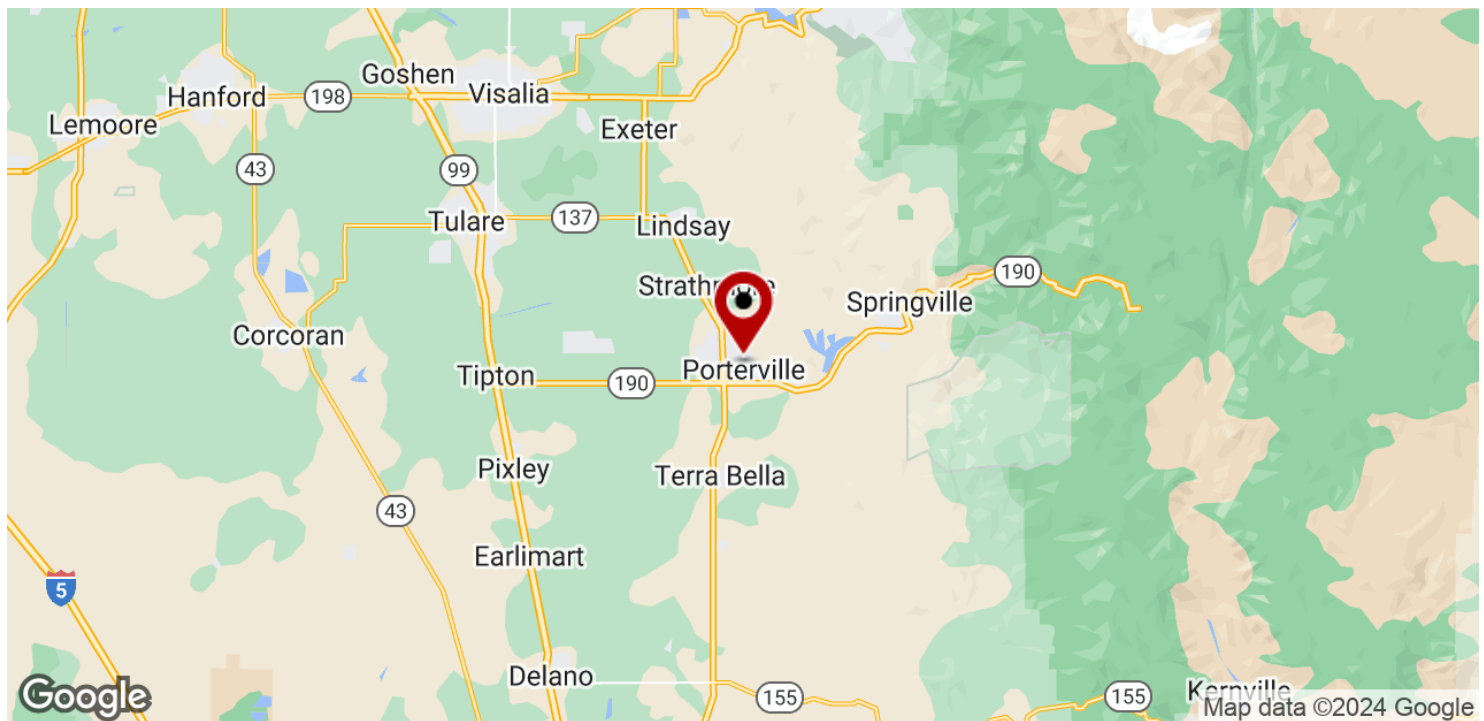
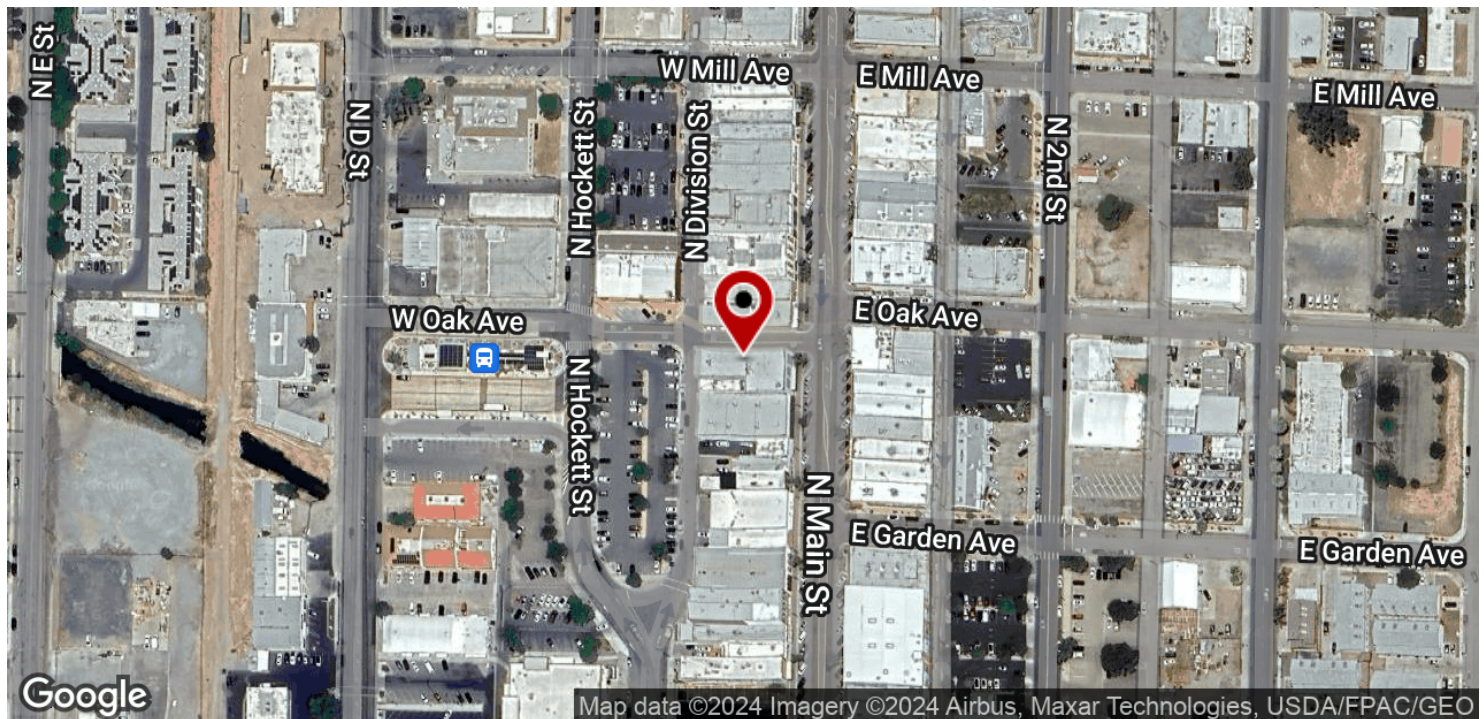
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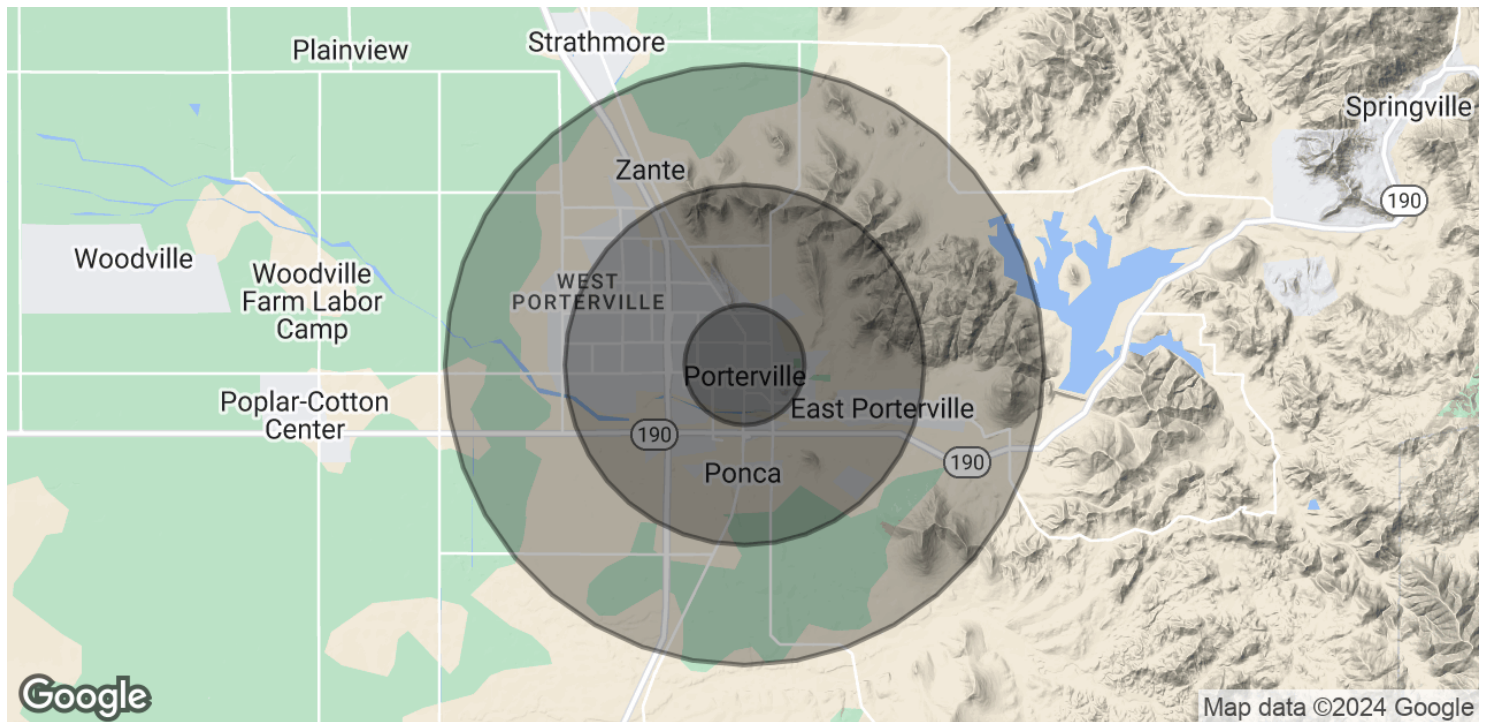
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,730	59,860	69,055
Average Age	34.4	32.1	32.6
Average Age (Male)	32.4	30.6	31.1
Average Age (Female)	36.9	33.3	33.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,283	18,881	21,914
# of Persons per HH	3.0	3.2	3.2
Average HH Income	\$49,686	\$56,799	\$59,664
Average House Value	\$141,102	\$171,386	\$181,637
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	76.5%	70.6%	67.9%

* Demographic data derived from 2020 ACS - US Census

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