

RETAIL FOR LEASE

HIGH EXPOSURE FREESTANDING BUILDING IN DOWNTOWN PORTERVILLE

53 E Cleveland Ave, Porterville, CA 93257



Lease Rate

\$2,000.00 PER MONTH

OFFERING SUMMARY

Building Size:	1,740 SF
Available SF:	1,740 SF
Lot Size:	0.14 Acres
Zoning:	D-PO (Professional Office)
Market:	Visalia/Porterville
Submarket:	Porterville
APN:	253-196-003

PROPERTY HIGHLIGHTS

- (1) ±1,740 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/ ±79,429 People in 5-Miles
- Great Exposure w/ Direct Cleveland Avenue Frontage
- Highly Visible w/ Ample Parking & Easy Access
- Busy Retail Growth Corridor | \$68,714 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 $\pm 1,740$ SF retail shop space in Downtown Porterville with existing sinks from a previous turn-key beauty salon. 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 $\pm 43,236$ 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 most desirable area of Downtown Porterville, on Cleveland Avenue. 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.

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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Map
data
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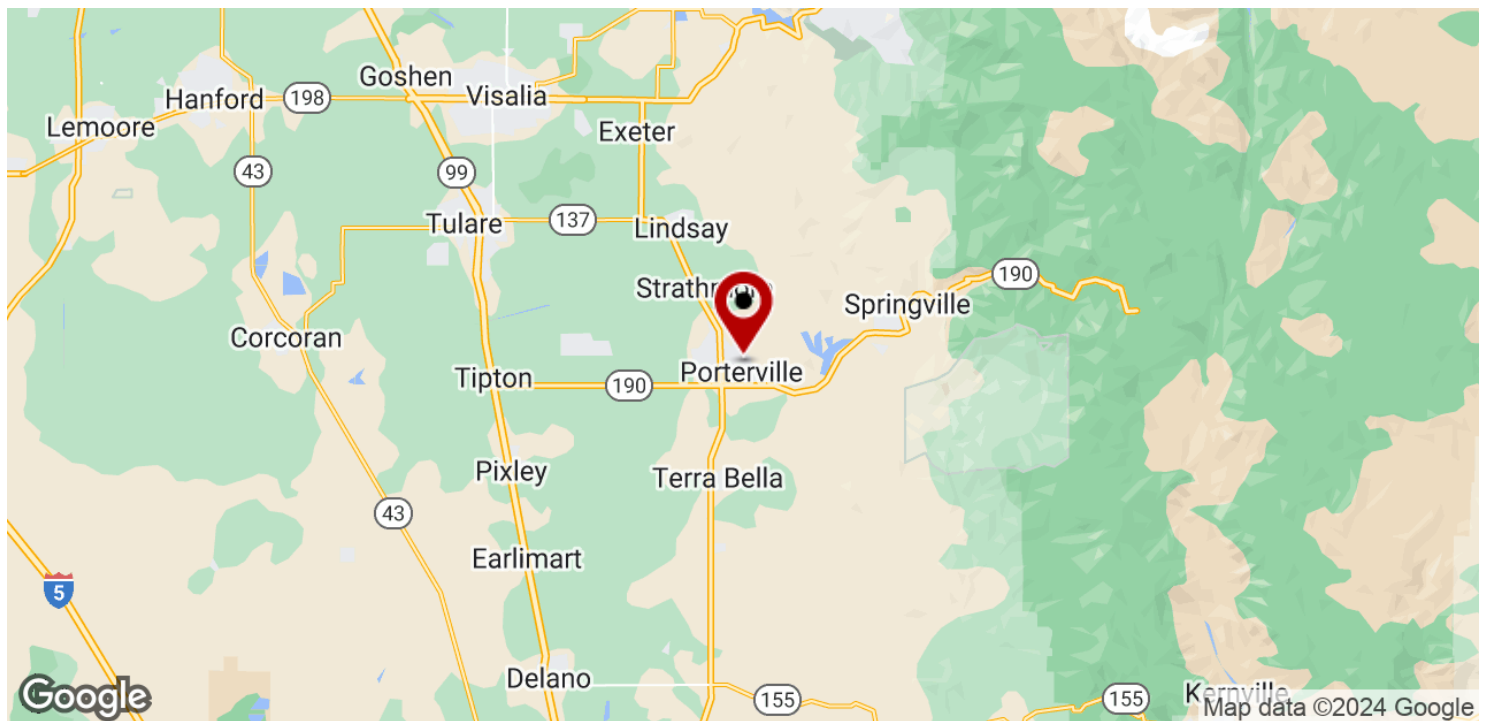
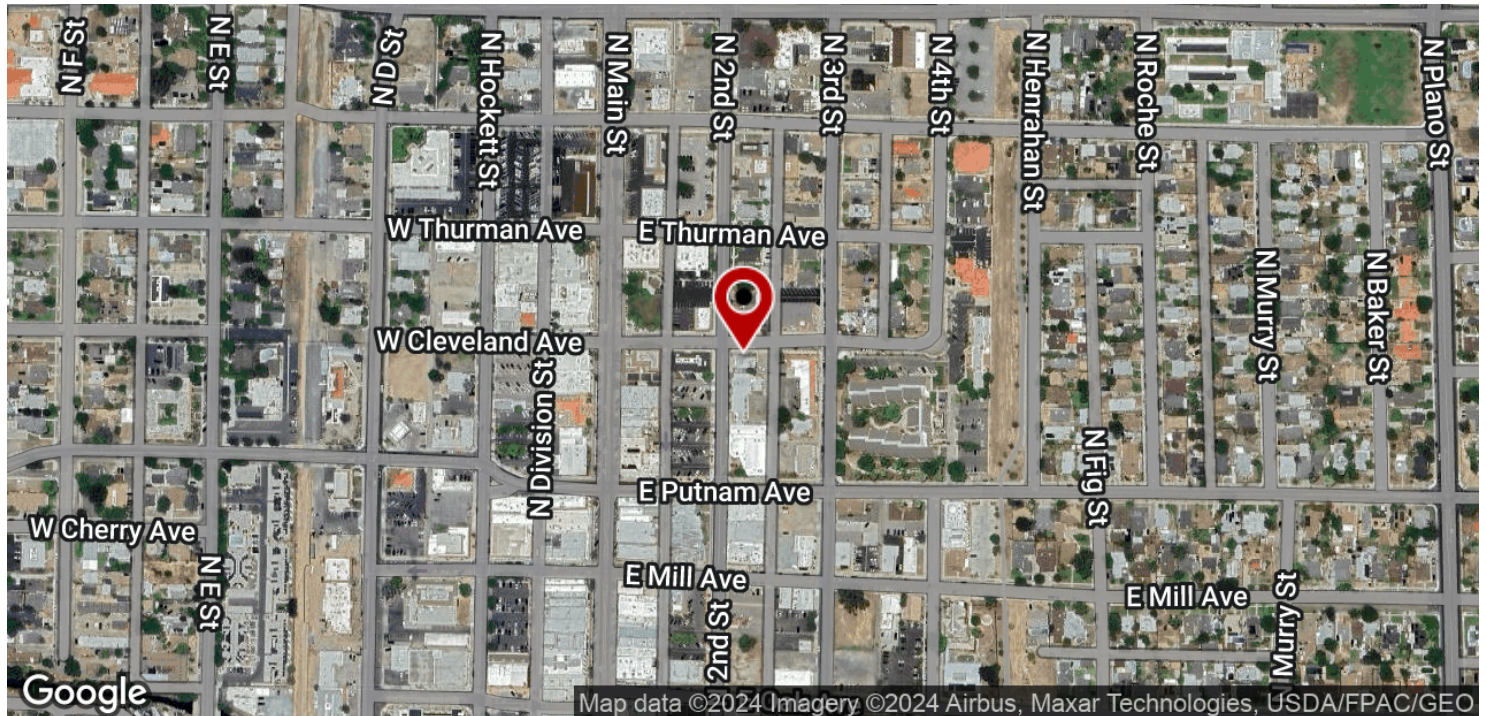
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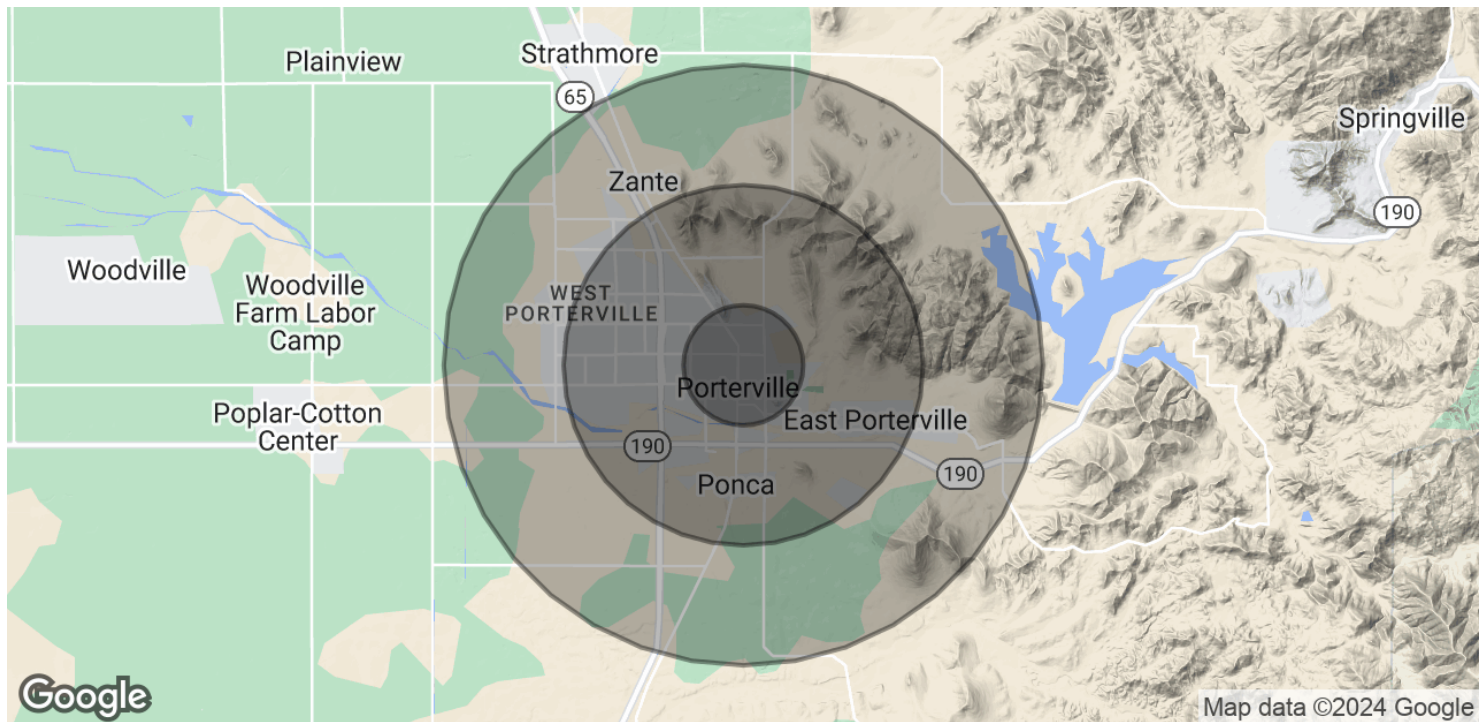
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,826	59,403	69,019
Average Age	34.8	32.0	32.6
Average Age (Male)	32.3	30.5	31.1
Average Age (Female)	37.8	33.2	33.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,090	18,742	21,897
# of Persons per HH	2.9	3.2	3.2
Average HH Income	\$50,710	\$56,767	\$59,664
Average House Value	\$138,155	\$171,430	\$181,747

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	75.7%	70.7%	68.0%

* Demographic data derived from 2020 ACS - US Census

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