

## OFFICE FOR LEASE

### FREE STANDING OFFICE/WAREHOUSE SPACES FOR LEASE

1309 S Main St, Porterville, CA 93257



**AVAILABLE SF:** 1,862 - 2,204 SF

**LEASE RATE:** \$1,400.00 - 1,550.00 Per Month  
(Gross)

**LOT SIZE:** 2.0 Acres

**BUILDING SIZE:** 9,576 SF

**BUILDING CLASS:** B

**YEAR BUILT:** 1986

**RENOVATED:** 2019

**ZONING:** IG

**MARKET:** South Porterville Industrial

**SUB MARKET:** Main Street Commercial Service

**CROSS STREETS:** E Yates Avenue

#### PROPERTY FEATURES

- ±1,862 SF - ±2,204 SF Office/Warehouse Spaces
- Nice Industrial Space Located in Porterville
- Shop with Roll Up Doors | Small Office | Fenced Yard Area
- Flexible Zoning That Allows Many Uses
- Building Equipped with Evaporative Coolers and Heaters
- Easy and Quick Freeway Access
- Main Street Frontage W/Great Signage
- Semi Access Available
- Multiple Configurations Available

**KW COMMERCIAL**  
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#### PROPERTY OVERVIEW

Great opportunity for a well located industrial space near a high traffic area. Multiple freestanding configurations available. 1309 #B is 2,204 SF of large open warehouse, (2) roll up doors, office and (1) restroom. Spaces are equipped with plenty of power, ground level roll up doors, private restrooms, sky lights, air vents, evaporative coolers, heaters and security.

1309 A is 1,862 SF of office space, warehouse, (1) roll up door, and showroom. The lease rate is 1,550 per month

1309 B is 2,204 SF for 1,400 per month, it includes (1) open office,

1315 B is 1,862 SF for 1,500 per month, it includes a large open office, (1) restroom, and (1) roll up door.

#### LOCATION OVERVIEW

This property is well located on Main Street just south of the Highway 190 Exit, east of Highway 65, west of Plano Street and north of Gibbons Avenue in Porterville. Located on the corner of E Gibbons Ave and S Main Street.



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| SPACE                 | SPACE USE        | LEASE RATE        | LEASE TYPE | SIZE (SF) | AVAILABILITY |
|-----------------------|------------------|-------------------|------------|-----------|--------------|
| 1309 S Main Street #A | Office Warehouse | \$1,550 PER MONTH | Gross      | 1,862 SF  | VACANT       |
| 1309 S Main Street #B | Office Warehouse | \$1,400 PER MONTH | Gross      | 2,204 SF  | VACANT       |
| 1315 S Main Street #A | Office Warehouse | \$1,500 PER MONTH | Gross      | 1,862 SF  | VACANT       |

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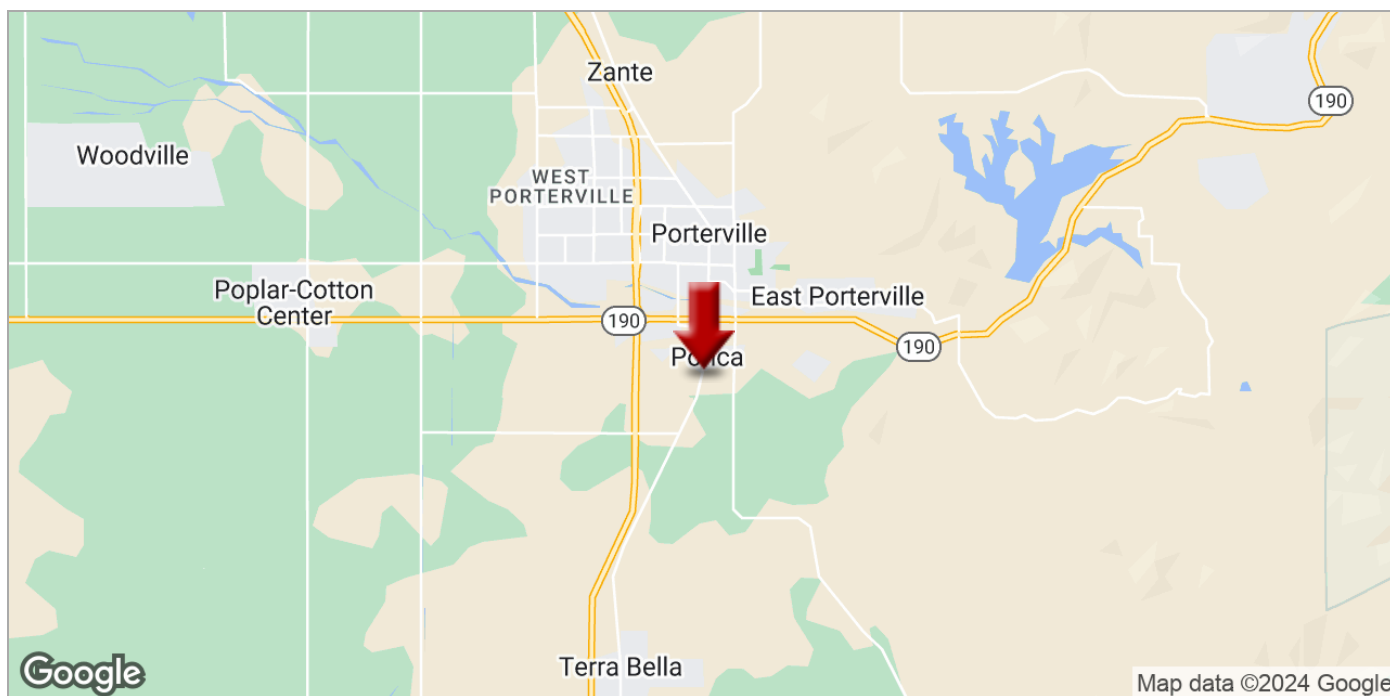
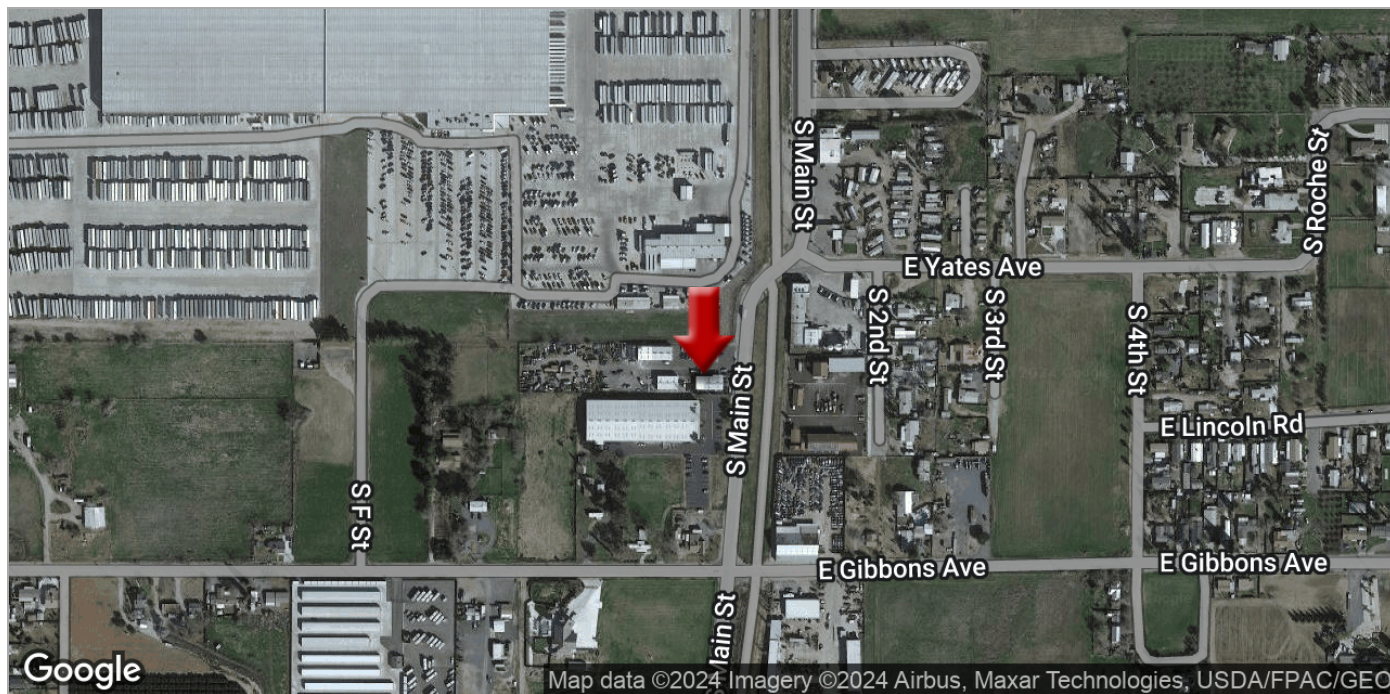
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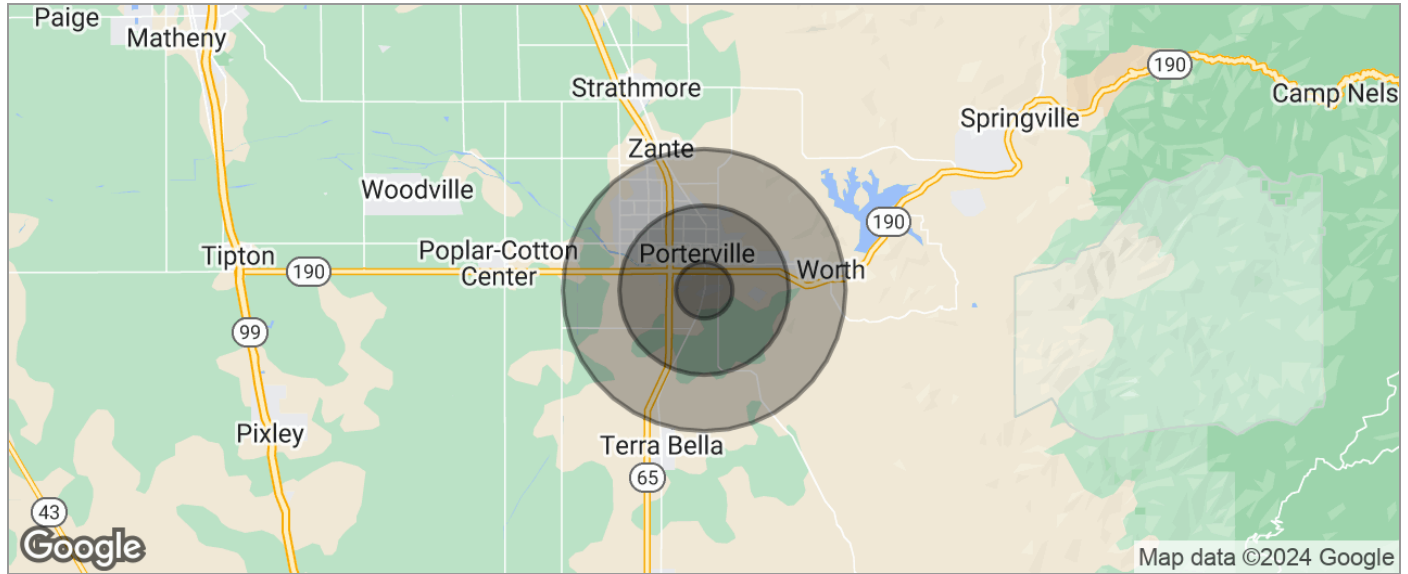
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| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 3,891     | 41,118    | 75,599    |
| MEDIAN AGE          | 27.3      | 29.0      | 29.2      |
| MEDIAN AGE (MALE)   | 27.7      | 27.2      | 27.8      |
| MEDIAN AGE (FEMALE) | 27.1      | 30.9      | 30.7      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| TOTAL HOUSEHOLDS    | 1,089     | 12,049    | 22,214    |
| # OF PERSONS PER HH | 3.6       | 3.4       | 3.4       |
| AVERAGE HH INCOME   | \$37,954  | \$42,930  | \$50,189  |
| AVERAGE HOUSE VALUE | \$202,198 | \$199,206 | \$216,261 |
| RACE                | 1 MILE    | 3 MILES   | 5 MILES   |
| % WHITE             | 67.3%     | 70.6%     | 71.4%     |
| % BLACK             | 1.8%      | 1.3%      | 0.8%      |
| % ASIAN             | 1.3%      | 2.2%      | 3.5%      |
| % HAWAIIAN          | 0.9%      | 0.1%      | 0.1%      |
| % INDIAN            | 1.4%      | 1.8%      | 1.6%      |
| % OTHER             | 22.8%     | 21.0%     | 19.2%     |
| ETHNICITY           | 1 MILE    | 3 MILES   | 5 MILES   |
| % HISPANIC          | 69.7%     | 67.0%     | 62.2%     |

\* Demographic data derived from 2020 ACS - US Census

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