

# RETAIL FOR LEASE

LIKE NEW! ±1,200 SF UNIT AVAILABLE WITHIN LARGE FREESTANDING COMMERCIAL RETAIL BUILDING

947 W Olive Avenue, Porterville, CA 93257



AVAILABLE SF:	1,200 SF
LEASE RATE:	\$1.75 SF/Month
LEASE TYPE:	NNN - (\$0.48 SF/Month)
LOT SIZE:	0.4 Acres
BUILDING SIZE:	3,525 SF
YEAR BUILT:	2007
ZONING:	C-3
MARKET:	Central Porterville
SUB MARKET:	Olive Ave Retail
CROSS STREETS:	S Cloverleaf Street

## PROPERTY FEATURES

- Steady Retail Growth Corridor w/ Great Access & Visibility
- Close Proximity to Major Traffic Generators & Fwy 65 Ramps
- ±1,200 SF End-Cap Space Available
- Co-Tenants: Starbucks, Payday Loans, Cricket Wireless
- CSU Fresno Serves over 24,000 Students 2.5 Miles West
- Densely Populated Trade Area
- Newer Building W/Fresh Interior
- Prime Olive Avenue Shop Space

**KW COMMERCIAL**  
559.302.8698



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### PROPERTY OVERVIEW

Unique opportunity for a newer retail/restaurant strip space in an established shopping, which features Starbucks. Prime location with ample parking spaces and great visibility both from the main thoroughfare and HWY 65. Former quick service retail space with existing meal prep improvements. Great visibility, convenient parking, and easy access to Highway 65 on/off ramps. The property is located directly off Highway 65.

### LOCATION OVERVIEW

This property is located directly off of HWY 65, west of S Cloverleaf Street and south of Olive Avenue in Porterville, California. Co-tenant's include Starbucks, Payday Loans, and Cricket Wireless. Neighboring tenant's include O'Reilly Auto Parts, AutoZone, Sherwin Williams, Black Bear Diner, Dodge Dealership, Dollar General, Smart & Final, Shell Gas, Ace Hardware, and more.



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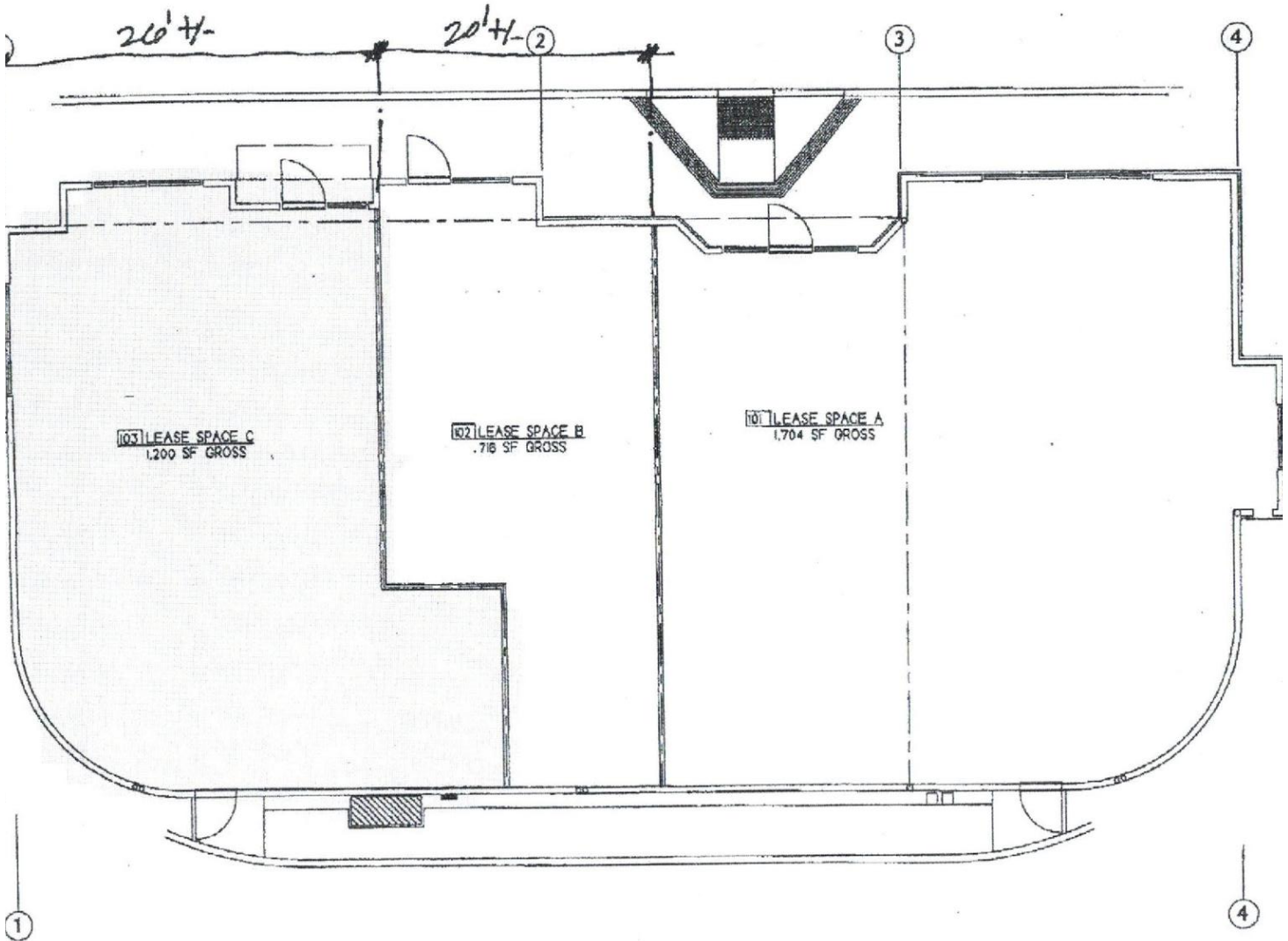
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FLOOR PLAN 3,620 SF **SCHEME C**  
21 S. CLOVERLEAF; PORTERVILLE, CA.

10'  
SEP 1

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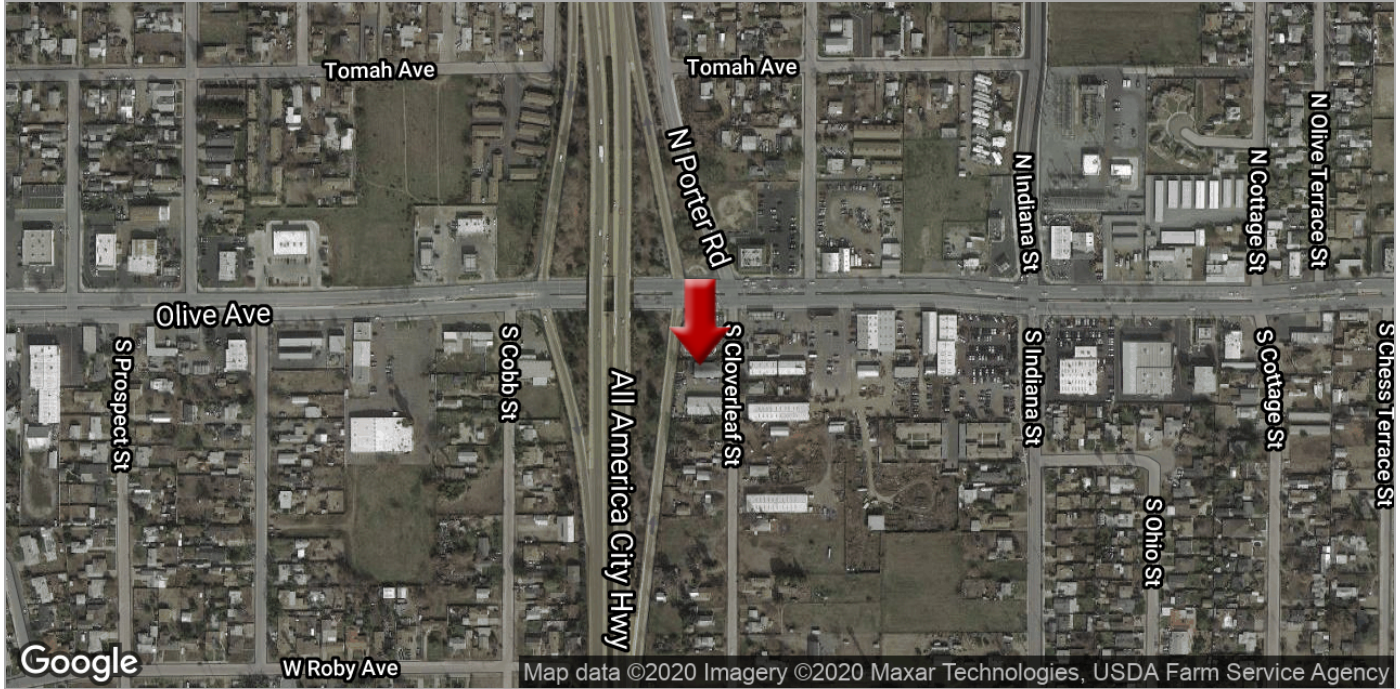
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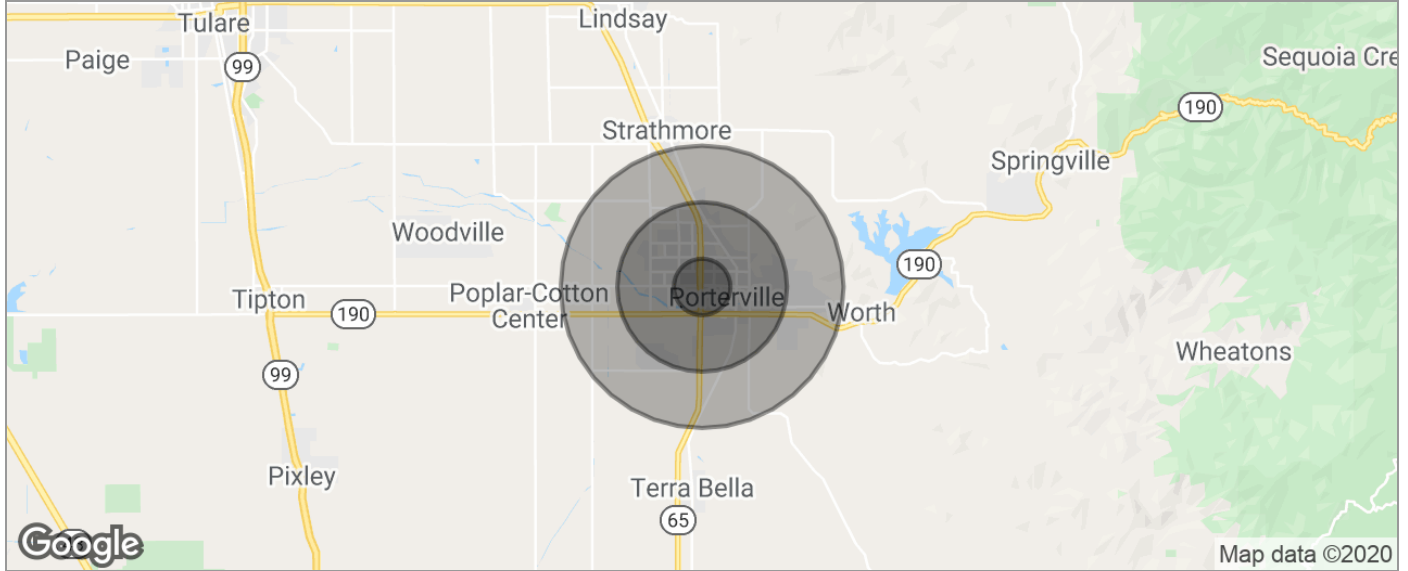
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,642	67,400	80,523
MEDIAN AGE	29.1	28.9	29.2
MEDIAN AGE (MALE)	27.2	27.5	27.6
MEDIAN AGE (FEMALE)	31.2	30.3	30.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,991	20,082	23,571
# OF PERSONS PER HH	3.2	3.4	3.4
AVERAGE HH INCOME	\$42,973	\$50,674	\$52,300
AVERAGE HOUSE VALUE	\$200,795	\$216,347	\$222,250
RACE	1 MILE	3 MILES	5 MILES
% WHITE	75.5%	71.1%	71.7%
% BLACK	0.8%	0.7%	0.8%
% ASIAN	1.8%	3.5%	3.6%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	1.8%	1.5%	1.5%
% OTHER	17.0%	19.5%	18.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	63.3%	61.8%	61.3%

\* Demographic data derived from 2010 US Census

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