

RETAIL FOR LEASE

LIKE NEW HIGH EXPOSURE RETAIL SHOP SPACE + EQUIPMENT

134 N Main St #A, Porterville, CA 93257



OFFERING SUMMARY

| | |
|-----------------------|------------------------------|
| AVAILABLE SF: | 987 SF |
| LEASE RATE: | \$1.50 SF/month (MG) |
| LOT SIZE: | 0.152 Acres |
| BUILDING SIZE: | 8,438 SF |
| ZONING: | DR-N (Retail-North of Olive) |
| PARKING | 28 Private Spaces |
| MARKET: | Downtown Porterville |

PROPERTY HIGHLIGHTS

- (1) ±987 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/ ±79,822 People in 5-Miles
- Great Exposure w/ Direct Main St Frontage
- Highly Visible w/ Ample Parking & Easy Access
- Busy Retail Growth Corridor | \$51,149 Avg. Household Income (5 Mile)
- Located Near Professional Offices, Banks, Restaurants & Shopping
- 15,000 Daytime Population Within 2 Miles Of The Subject Property
- Well-Known Corner Retail Building w/ Large Corner Exposure/Signage
- Easy Access from Surrounding Major Corridors

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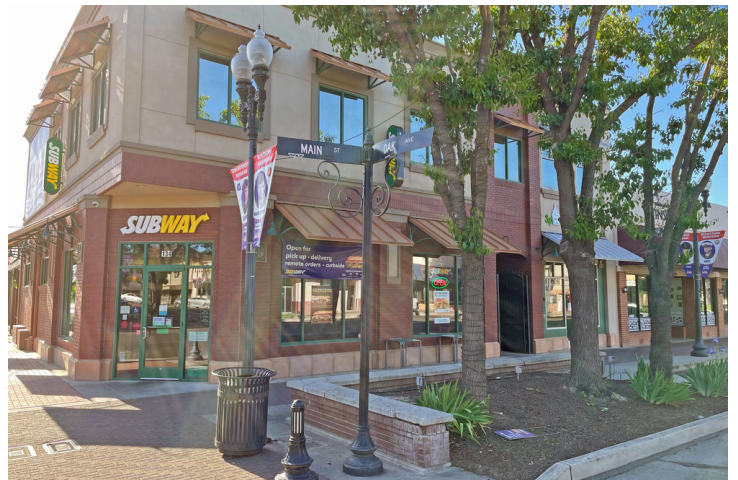


PROPERTY OVERVIEW

Prime ±987 SF retail shop space in Downtown Porterville with existing water/drain improvements (formerly Spoon's Frozen Yogurt) and existing equipment included (2 freezers, 3 piece sink, prep table, POS counter/system, chairs/booths). 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 ±15,000 people within 2 miles of the subject property and located in close proximity to the new ±96,000 SF Porterville Courthouse.

LOCATION OVERVIEW

Located in the center of Downtown Porterville off Main Street & Olive 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 & Oak Ave. The property is located North of Olive Ave, South of Putnam Ave, East of "E" St and West of 4th Street.



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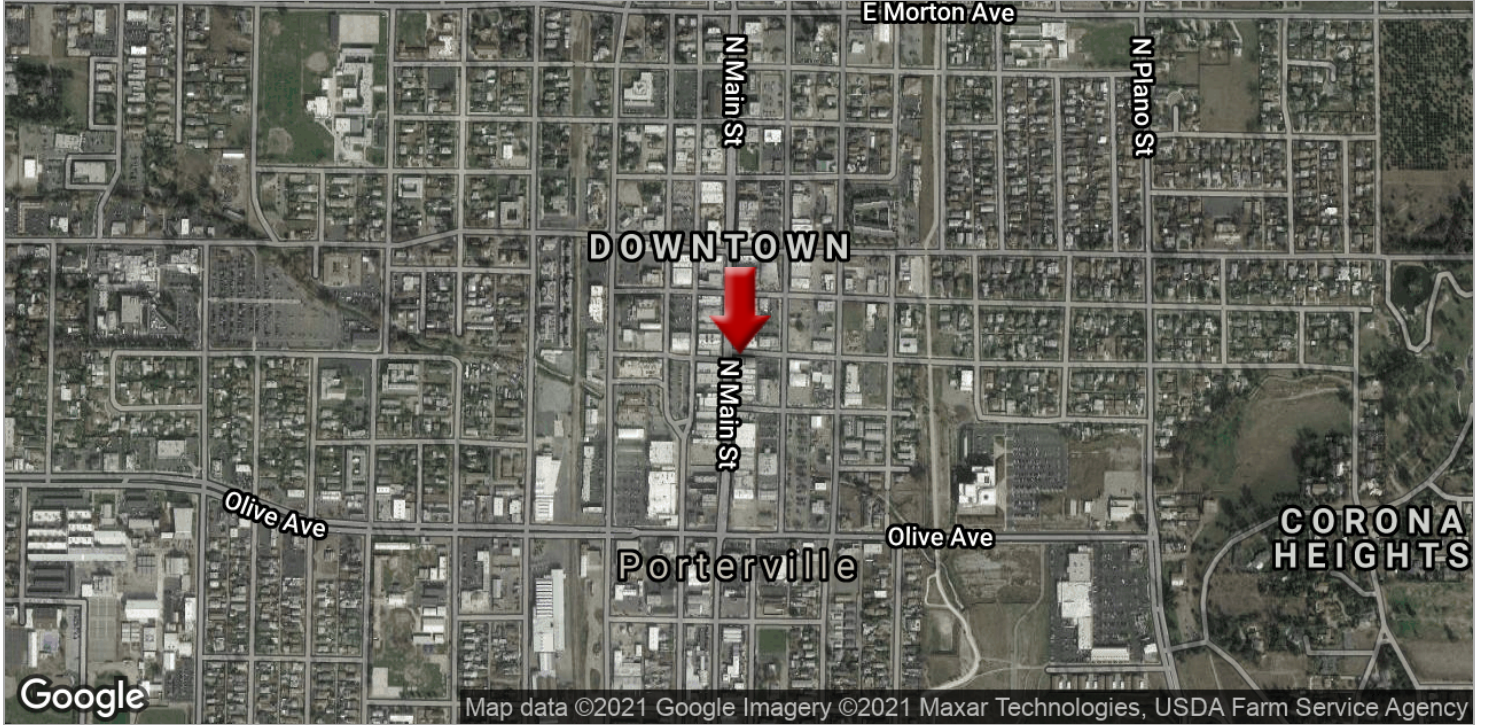
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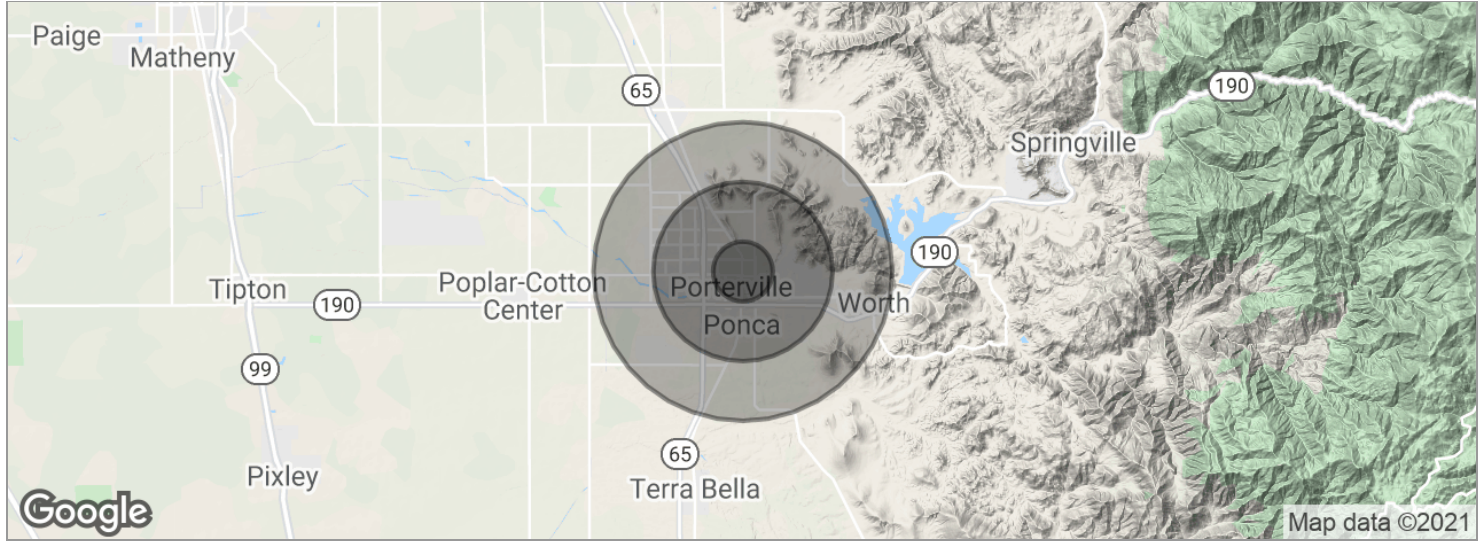
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total population | 14,683 | 55,825 | 79,822 |
| Median age | 28.6 | 28.9 | 29.1 |
| Median age (male) | 26.7 | 27.3 | 27.7 |
| Median age (Female) | 30.4 | 30.6 | 30.7 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 4,392 | 16,548 | 23,374 |
| # of persons per HH | 3.3 | 3.4 | 3.4 |
| Average HH income | \$40,531 | \$46,538 | \$51,149 |
| Average house value | \$177,502 | \$210,372 | \$218,833 |
| ETHNICITY (%) | 1 MILE | 3 MILES | 5 MILES |
| Hispanic | 69.3% | 64.4% | 62.1% |
| RACE (%) | 1 MILE | 3 MILES | 5 MILES |
| White | 66.0% | 71.1% | 71.3% |
| Black | 1.2% | 1.0% | 0.8% |
| Asian | 3.0% | 2.8% | 3.6% |
| Hawaiian | 0.0% | 0.1% | 0.1% |
| American Indian | 1.9% | 1.7% | 1.6% |
| Other | 25.0% | 20.4% | 19.2% |

* Demographic data derived from 2010 US Census

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