

LAND FOR SALE

±0.775 AC OF VACANT LAND OFF MAIN STREET IN PORTERVILLE

855 N Main St, Porterville, CA 93257



OFFERING SUMMARY

SALE PRICE:	\$330,000
AVAILABLE SF:	33,768 SF
LOT SIZE:	0.775 Acres
ZONING:	CG (General & Service Commercial)
TRAFFIC COUNT:	31,544/Day
MARKET:	Downtown Porterville
SUBMARKET:	Main Street Retail
APN:	247-150-054
PRICE / SF:	\$9.78

PROPERTY HIGHLIGHTS

- Prime Retail Location Off Main St & Henderson Ave
- 158' Main St + 136' Henderson Ave Frontage | Great Exposure
- Optimal Visibility w/ Easy to - Over 31,544 Cars Per Day
- ±0.775 Acres Surrounded by Many National Tenants
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- Close to Transit and Public Transportation
- Busy Signalized Intersection @ Primary Retail Corridor in Porterville
- Ideal for Fast Food, Fuel Station, Hotel, Super Market, & More!
- Near Major Corridors servicing College, Airport, Downtown, & Schools
- Utilities Present on Main St, Curb Cut In Place, Ready To Develop

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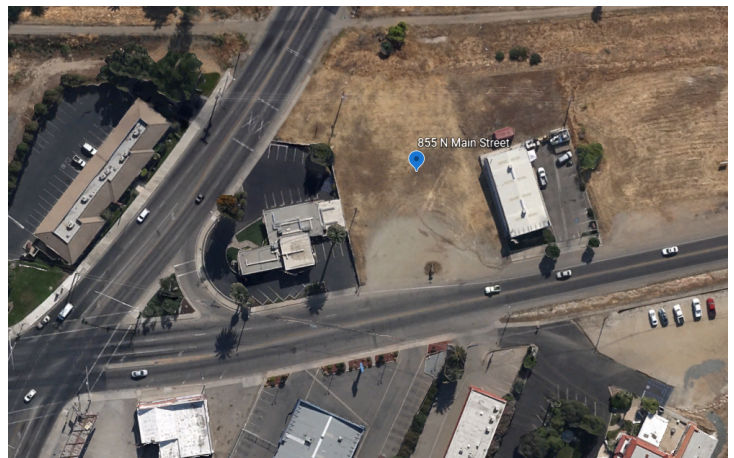


PROPERTY OVERVIEW

Prime Retail Pad on Main Street with a flexible CG zoning. Located within Porterville's major retail area off of Henderson Ave and Main Street surrounded by many national retailers. Subject parcel offers 158' of Main St & 136' Henderson Ave Frontage. Great location for commercial retail, auto repair, car wash, fast food or general freestanding restaurant. Located near major corridors servicing the local college, airport, downtown and local schools. Property benefits from existing traffic of ±18,732 & ±12,812 cars/day on Main Street and Henderson Avenue. Existing Electricity, Gas, Sewer, Curb Cuts, and City Water meters.

LOCATION OVERVIEW

The parcel is located off of N Main Street, just north of W Henderson Ave in Porterville, California. Property is located in Porterville's major retail area off of Henderson Avenue and Main Street just East of Highway 65, and North of Highway 190. Easy Access from N Main Street frontage offering an easy entrance. The parcel is located North of E Morton Ave, South of W Mulberry Ave, East of N Jaye Street and West of N Plano Street.



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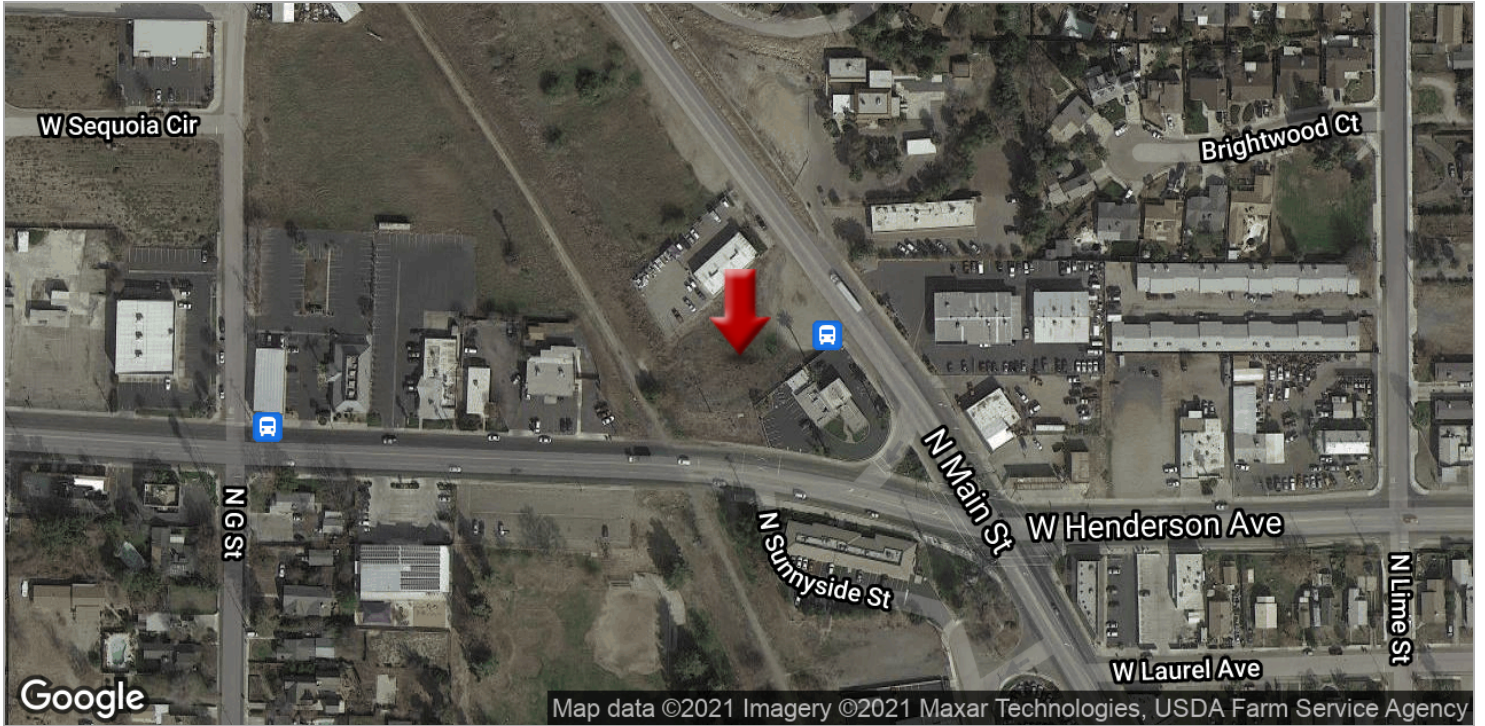
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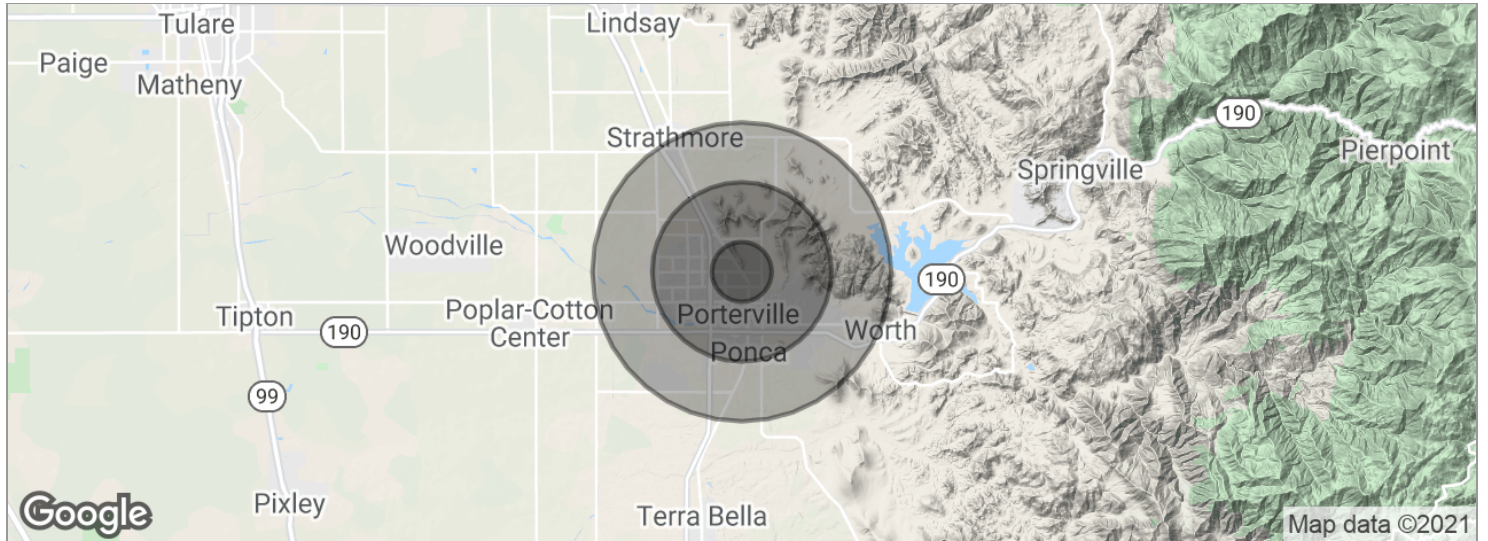
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,338	57,929	81,230
Median age	30.0	28.8	29.1
Median age (male)	27.8	27.3	27.7
Median age (Female)	31.7	30.3	30.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,544	17,189	23,791
# of persons per HH	3.2	3.4	3.4
Average HH income	\$43,535	\$47,626	\$51,292
Average house value	\$214,723	\$211,851	\$219,248
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	59.8%	64.5%	62.2%
RACE (%)	1 MILE	3 MILES	5 MILES
White	68.9%	70.9%	71.4%
Black	1.0%	0.8%	0.8%
Asian	3.8%	3.0%	3.5%
Hawaiian	0.0%	0.1%	0.1%
American Indian	1.3%	1.7%	1.6%
Other	22.7%	20.3%	19.1%

* Demographic data derived from 2010 US Census

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