

OFFICE FOR SALE

MULTI-TENANT FREESTANDING OFFICE BUILDING AVAILABLE

75 W Olive Ave, Porterville, CA 93257



OFFERING SUMMARY

SALE PRICE:	\$950,000
NUMBER OF UNITS:	4
AVAILABLE SF:	2,000 - 11,255 SF
LOT SIZE:	0.35 Acres
BUILDING SIZE:	13,000 SF
ZONING:	Downtown Commercial
MARKET:	Downtown Porterville
SUBMARKET:	South Porterville
PRICE / SF:	\$73.08

PROPERTY HIGHLIGHTS

- Well Known Office Building Across From S.V. District Attorney
- ±2,000 to 11,255 SF | Multiple Configurations | Separate Meters
- Multiple Private Offices, Open Floor Plan, Multiple Entrance Points
- (4) Office Suites - Can Be Divided/Combined | Ample Private Parking
- Great Downtown Location Near Newly Constructed Court House
- Located Between Highway 65 and Downtown Porterville
- Excellent Downtown Presence Surrounded with Quality Tenants
- Excellent SBA Loan Candidate w/ Built In Passive Income
- Long-Term Tenants | Low Turnover | Low Maintenance
- Quality Construction | Well Maintained | Economical Spaces
- Functional Hard To Find Small Spaces | Easy To Rent
- Easy Access | Separate Offices | Multiple Configurations
- Secure, Private, Established Location w/ Quality Tenant Mix

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PROPERTY OVERVIEW

±13,000 SF freestanding efficient office building located in Downtown Porterville offering an excellent SBA owner/user opportunity. One recently renovated freestanding building offering (4) separately metered offices with various configurations/sizes. 65-B offers 7 private offices, large bull pen area, 2 large training/conference rooms, and men/woman restrooms. 75-A offers 3 private offices, open bull pen area, and restrooms. 75-B offers 5 private offices and 1 executive office, and an open bull pen area. Value-add investor or owner-user opportunity with easy-to-rent small office spaces within an under-built market offering a strong need for these types of spaces. All units are equipped with multiple Cat 5 network connections, secure entrances, various access points from D Street & Olive Ave, corner locations, and abundant parking. Convenient location, visibility, and access.

LOCATION OVERVIEW

Property is well located in the downtown entry off Main Street and Olive Avenue just East of Highway 65, West of Plano Street, North of Highway 190, and south of Morton Avenue on Olive Avenue and "D" Street in Porterville, CA.



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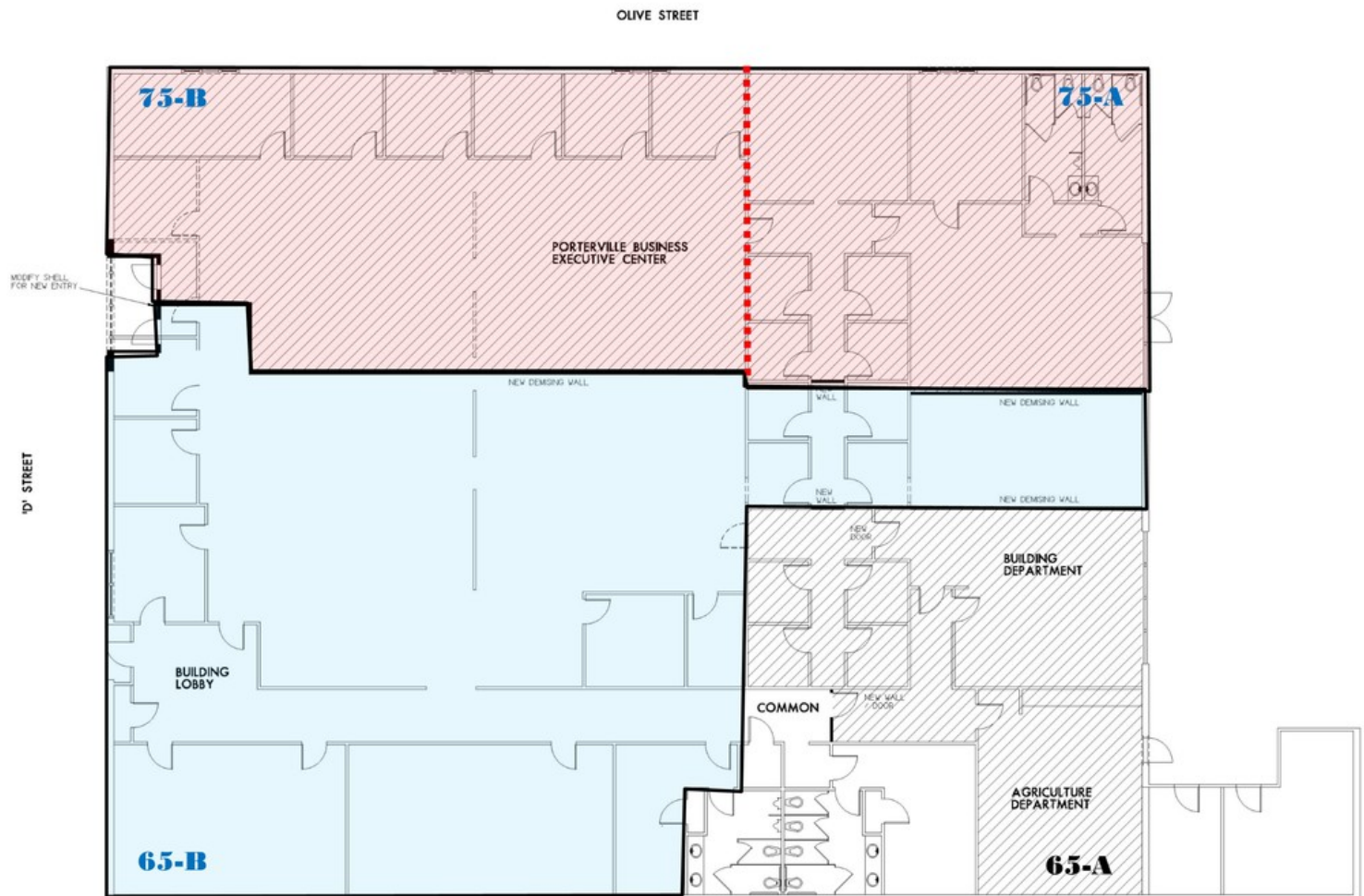
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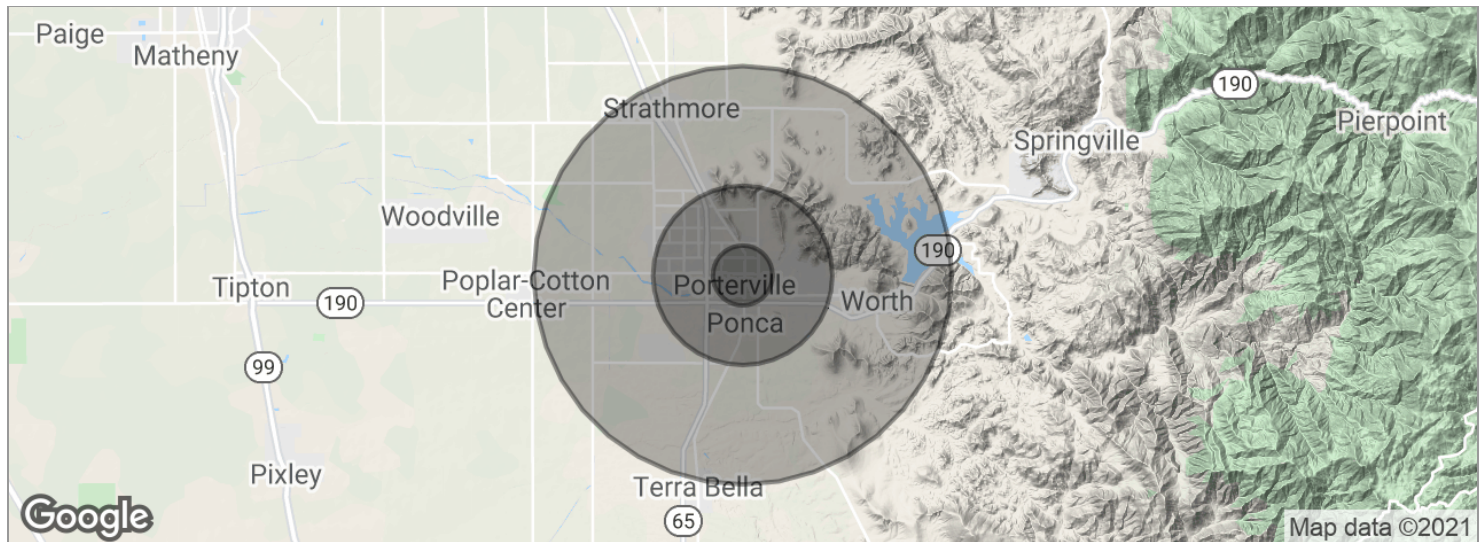
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POPULATION	1 MILE	3 MILES	7 MILES
Total population	15,659	56,303	88,898
Median age	28.3	28.9	29.3
Median age (male)	26.6	27.3	28.0
Median age (Female)	30.0	30.5	30.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	7 MILES
Total households	4,672	16,690	25,896
# of persons per HH	3.4	3.4	3.4
Average HH income	\$39,263	\$46,701	\$52,191
Average house value	\$171,219	\$210,497	\$222,450
ETHNICITY (%)	1 MILE	3 MILES	7 MILES
Hispanic	71.0%	64.2%	61.3%
RACE (%)	1 MILE	3 MILES	7 MILES
White	65.5%	71.2%	72.1%
Black	1.1%	0.9%	0.7%
Asian	2.9%	2.8%	3.7%
Hawaiian	0.0%	0.1%	0.1%
American Indian	2.1%	1.6%	1.6%
Other	25.3%	20.3%	18.3%

* Demographic data derived from 2010 US Census

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