

OFFICE FOR LEASE

MULTI-TENANT FREESTANDING OFFICE BUILDING AVAILABLE

75 W Olive Ave, Porterville, CA 93257



AVAILABLE SF:	2,000 - 11,255 SF
LEASE RATE:	\$0.70 - 0.75 SF/Month (MG)
LOT SIZE:	0.35 Acres
BUILDING SIZE:	13,000 SF
ZONING:	Downtown Commercial
MARKET:	Downtown Porterville
SUB MARKET:	South Porterville
CROSS STREETS:	South D Street

PROPERTY FEATURES

- Well Known Retail/Office Building in Porterville
- ±2,000 to 11,255 SF Available - Multiple Configurations
- Multiple Private Offices, Open Floor Plan, Multiple Entrance Points
- 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

KW COMMERCIAL
559.302.8698



JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

OFFICE FOR LEASE

MULTI-TENANT FREESTANDING OFFICE BUILDING AVAILABLE

75 W Olive Ave, Porterville, CA 93257



PROPERTY OVERVIEW

Well located retail or office space in a high traffic area. Recently renovated building offers $\pm 2,000$ to 11,255 SF spaces with multiple configurations. 65-B offers 7 private offices, large bull pen area, 2 large training/conference rooms, and mens / womans 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. Space is equipped with multiple Cat 5 network connections. Tenant improvements available. Spaces can be combined or divided to suit tenants needs.

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.



KW COMMERCIAL
559.302.8698



JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA #01516541

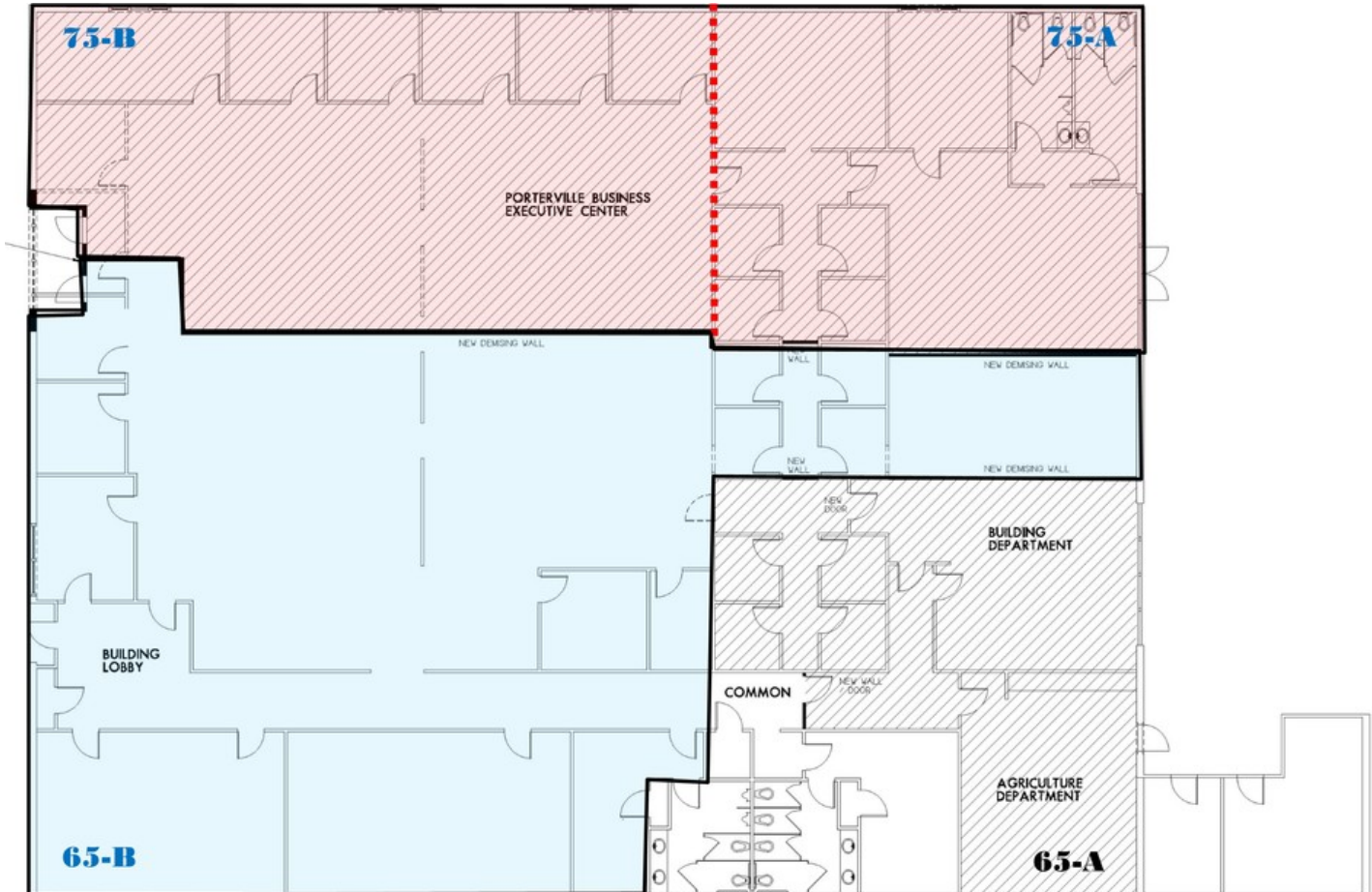
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

OFFICE FOR LEASE

MULTI-TENANT FREESTANDING OFFICE BUILDING AVAILABLE

75 W Olive Ave, Porterville, CA 93257



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
65-B W Olive Ave	Street Retail	\$0.70 SF/MONTH	Modified Gross	6,500 SF	VACANT
75-A W Olive Ave	Street Retail	\$0.75 SF/MONTH	Modified Gross	2,000 SF	VACANT

KW COMMERCIAL
559.302.8698



JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

OFFICE FOR LEASE

MULTI-TENANT FREESTANDING OFFICE BUILDING AVAILABLE

75 W Olive Ave, Porterville, CA 93257



KW COMMERCIAL
559.302.8698



JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

OFFICE FOR LEASE

MULTI-TENANT FREESTANDING OFFICE BUILDING AVAILABLE

75 W Olive Ave, Porterville, CA 93257



KW COMMERCIAL
559.302.8698

JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA #01516541

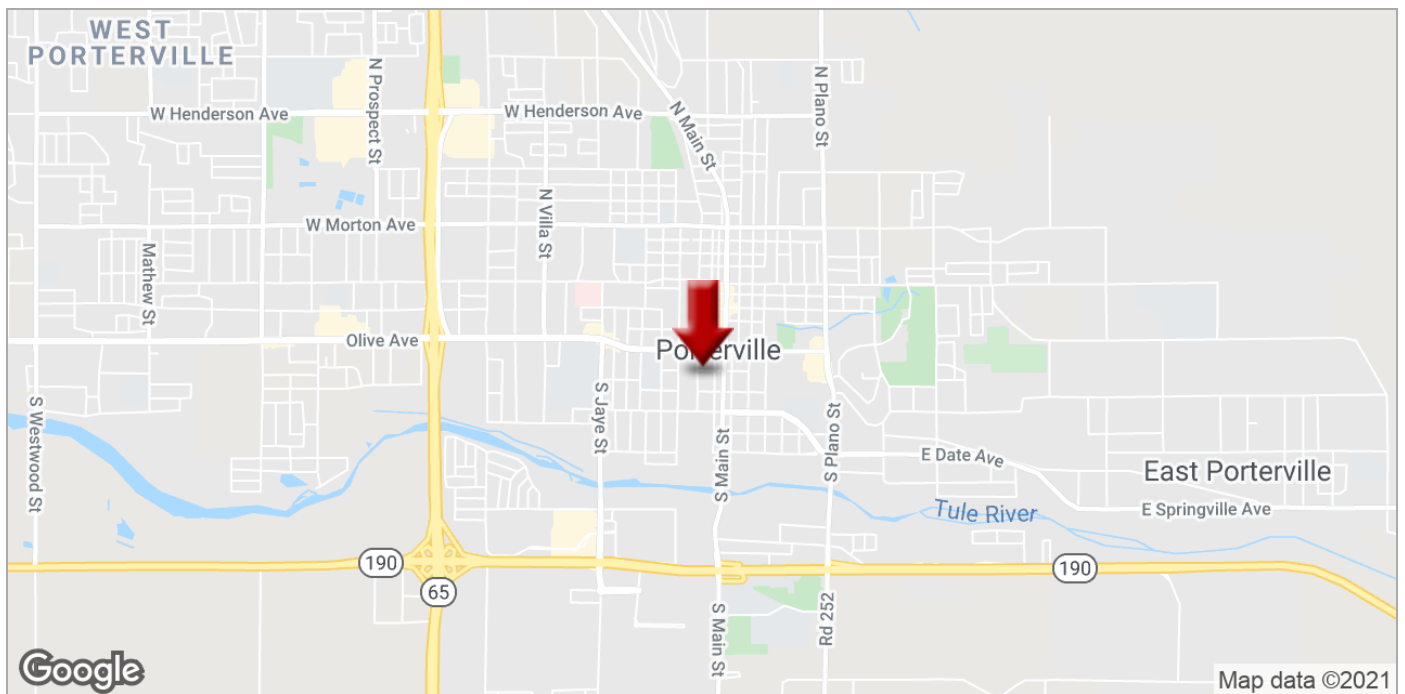


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

MULTI-TENANT FREESTANDING OFFICE BUILDING AVAILABLE

75 W Olive Ave, Porterville, CA 93257



KW COMMERCIAL
559.302.8698

JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA #01516541



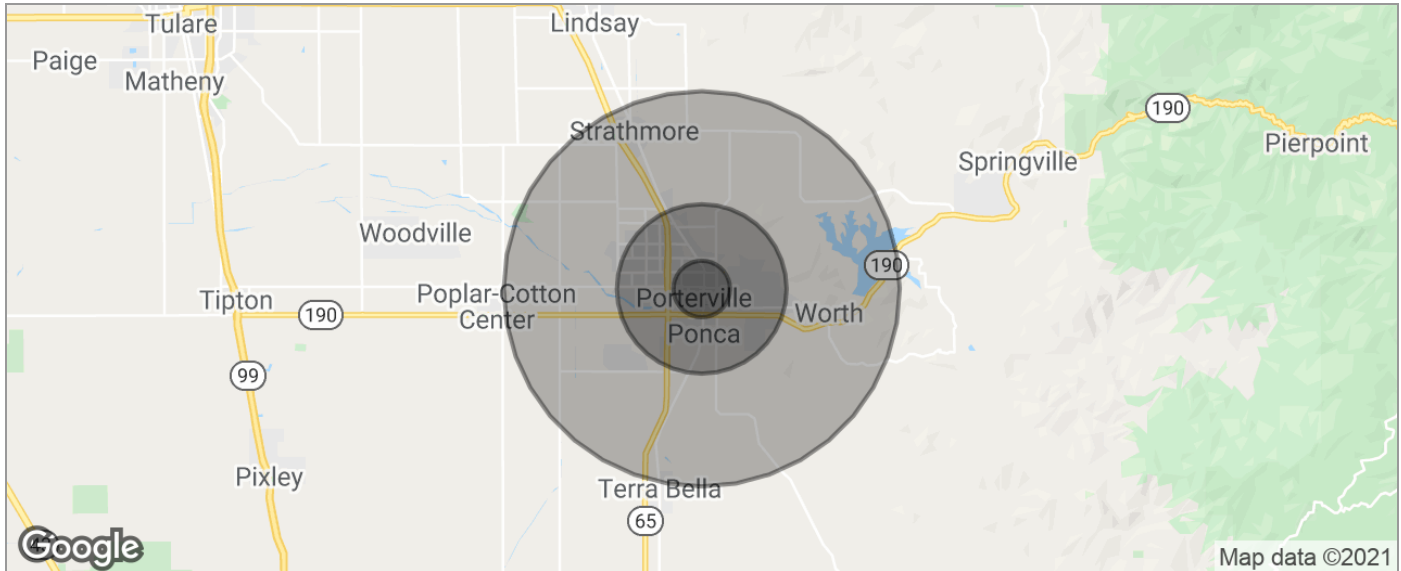
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

OFFICE FOR LEASE

MULTI-TENANT FREESTANDING OFFICE BUILDING AVAILABLE

75 W Olive Ave, Porterville, CA 93257



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
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%
% INDIAN	2.1%	1.6%	1.6%
% OTHER	25.3%	20.3%	18.3%
ETHNICITY	1 MILE	3 MILES	7 MILES
% HISPANIC	71.0%	64.2%	61.3%

* Demographic data derived from 2010 US Census

KW COMMERCIAL
559.302.8698

JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA #01516541



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

OFFICE FOR LEASE

MULTI-TENANT FREESTANDING OFFICE BUILDING AVAILABLE

75 W Olive Ave, Porterville, CA 93257



	1 MILE	3 MILES	7 MILES
Total households	4,672	16,690	25,896
Total 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

	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

	1 MILE	3 MILES	7 MILES
Total population - White	10,260	40,060	64,077
% White	65.5%	71.2%	72.1%
Total population - Black	178	531	660
% Black	1.1%	0.9%	0.7%
Total population - Asian	449	1,578	3,332
% Asian	2.9%	2.8%	3.7%
Total population - Hawaiian	0	50	52
% Hawaiian	0.0%	0.1%	0.1%
Total population - Indian	324	909	1,380
% Indian	2.1%	1.6%	1.6%
Total population - Other	3,965	11,417	16,280
% Other	25.3%	20.3%	18.3%

	1 MILE	3 MILES	7 MILES
Total population - Hispanic	11,116	36,130	54,486
% Hispanic	71.0%	64.2%	61.3%

** Demographic data derived from 2010 US Census*

KW COMMERCIAL
559.302.8698



JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

OFFICE FOR LEASE

MULTI-TENANT FREESTANDING OFFICE BUILDING AVAILABLE

75 W Olive Ave, Porterville, CA 93257



KW COMMERCIAL
559.302.8698

JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA #01516541



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com