

+/- 1.43 Acres Multi-Family Land For Sale



COMMERCIAL

NWC Putnam Ave and Indiana St, Porterville, CA

\$395,000



Prime Land Between Olive & Morton

- In a Great High Traffic Area with 21,963 Cars Per Day
- Near Porterville's Major East/West Corridor (Olive Avenue)
- On Hospital's Major East/West Corridor (Putnam Avenue)
- Zoned Commercial High Density Residential
- Great Hard Corner - 140' Putnam Ave & 446' Indiana Street Frontage

FOR MORE INFORMATION PLEASE CONTACT:

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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Property Information:

APN: 251-180-007 & 025

Parcel Size: +/- 62,373 Square Feet (1.43 Acres)

Zoning: RM3: High Density Residential (Apartments / Multi-Family)

Sale Price: \$395,000

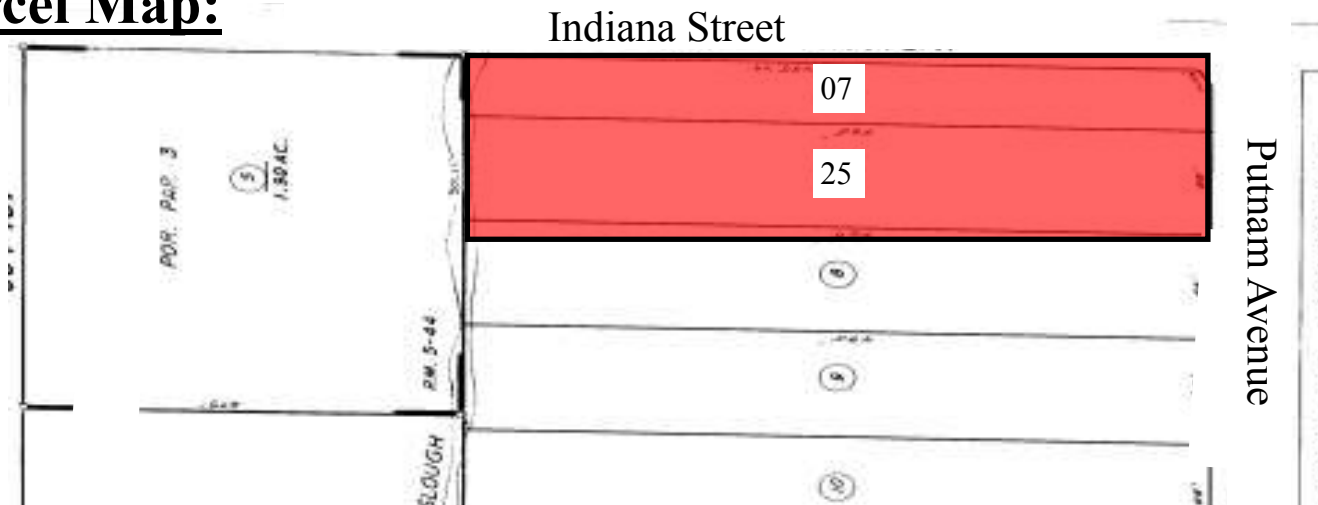
Price Per SF: \$ 6.33 Per Square Foot

Lease Rate: Negotiable

Comments: Great location on the signalized NWC intersection of Putnam Avenue and Indiana Street in the Multi-Family Housing district which leads directly to the Hospital and Downtown Porterville. Property has a great central location in Porterville with the Highway 65 Off/On Ramps at Olive Avenue is within close proximity. The Site is suitable for many different Multi-Family and Apartment options and layouts.

Location: The property is well located on the Northwest quadrant of Putnam Avenue and Indiana Street just East of Highway 65, North of Highway 190, West of the Hospital, and between Morton Avenue and Olive Avenue in Porterville, CA.

Parcel Map:



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Aerial Map:



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Demographic Snapshot:

Radius	1 Mile	3 Mile	5 Mile
Population:			
2019 Projection	18,391	70,010	77,074
2014 Estimate	17,628	66,919	73,688
2010 Census	17,121	64,416	70,907
Growth 2014-2019	4.33%	4.62%	4.60%
Growth 2010-2014	2.96%	3.89%	3.92%
2014 Population Hispanic Origin	12,157	41,994	45,643
Daytime Population:			
Total Businesses 2014	1,034	1,796	1,920
Total Employees 2014	8,561	18,172	19,688
Specified Consumer Spending (\$):			
2019 Projection	\$ 120,328	\$ 531,826	\$ 584,057
2014 Estimate	\$ 112,947	\$ 497,220	\$ 545,873
Households:			
2019 Projection	5,398	20,276	22,115
2014 Estimate	5,167	19,361	21,112
2010 Census	5,009	18,611	20,274
Growth 2014-2019	4.47%	4.73%	4.75%
Growth 2010-2014	1.17%	3.18%	3.51%
Owner Occupied	2,217	11,083	12,191
Renter Occupied	2,950	8,278	8,920
2014 Avg Household Income:	\$ 37,402	\$ 49,044	\$ 49,149
2014 Med Household Income:	\$ 24,931	\$ 34,776	\$ 34,646
2014 Households by Household In:			
<\$25,000	2,593	7,545	8,241
\$25,000 - \$50,000	1,442	5,026	5,459
\$50,000 - \$75,000	641	2,900	3,155
\$75,000 - \$100,000	211	1,645	1,780
\$100,000 - \$125,000	84	881	992
\$125,000 - \$150,000	93	716	759
\$150,000 - \$200,000	87	495	555
\$200,000+	17	154	172

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