

# OFFICE FOR SALE/LEASE

±3000 HENDERSON PROFESSIONAL OR GENERAL OFFICE SPACE W/ PRIVATE PARKING

303 W Henderson Ave, Porterville, CA 93257



<b>SALE PRICE:</b>	\$199,000
<b>LEASE RATE:</b>	\$2,000 Per Month (MG)
<b>LOT SIZE:</b>	0.24 Acres
<b>BUILDING SIZE:</b>	3,000 SF
<b>APN:</b>	252-120-052
<b>SELLER CARRY:</b>	Yes, Inquire For Details
<b>RENOVATED:</b>	2016
<b>ZONING:</b>	CG (General & Service Commercial)
<b>MARKET:</b>	Henderson Ave
<b>SUB MARKET:</b>	Northeast Porterville Submarket
<b>CROSS STREETS:</b>	N Main Street

## PROPERTY FEATURES

- Brand New 2020 Roof (\$15,000 Value) With Warranty
- ±3,000 SF Henderson Signage, Frontage & Parking
- (5) Private Offices, Open Floor Plan, Multiple Entrance Points
- Drive Around Access on Corner lot With Easy Access
- Existing Pylon Identity Sign
- (7) On Site Parking Spaces On ±0.24 Acres
- Additional Parking on Henderson and N "G" Street
- Convenient Location Near Main Street
- Located between Highway 65 and Downtown Porterville
- Excellent Henderson Exposure Surrounded with Quality Tenants
- Centrally Located w/ Close Access to the Entire City
- Great SBA Loan Candidate With 10% Down
- Seller Carry Opportunity Available

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## PROPERTY OVERVIEW

Freestanding ±3000 (±2,000 SF downstairs plus ±1,000 SF upstairs) offering turn key retail/office space with private parking on a ±0.24 Acre Lot. Located directly off Henderson Ave that offers outstanding frontage and visibility. Turn Key retail or office space with Henderson lit signage and address is Centrally located with close access to the entire city. Positioned against the street offering street parking in addition to 7 on-site stalls. Brand new roof with a warranty was just installed January 2020 at the cost of \$15,000! The interior offers a functional layout offering (5) offices broken down as; Ground floor: (3) private offices, conference room, front office/reception, a break room, and restroom; Second Floor: (2) private offices, bull pen area, and restroom. Space is in move-in ready condition and equipped with multiple Cat 5 network connections. The property provides easy access to HWY-65 and Downtown Porterville.

## LOCATION OVERVIEW

Subject property is located near the intersection of G Street and W. Henderson Avenue, which is the main east-west arterial street connecting the downtown business district to the regional shopping area located on Henderson Avenue. Just North of W Morton Ave, East of N Plan St, South of W Westfield Ave and West of N Villa Street.



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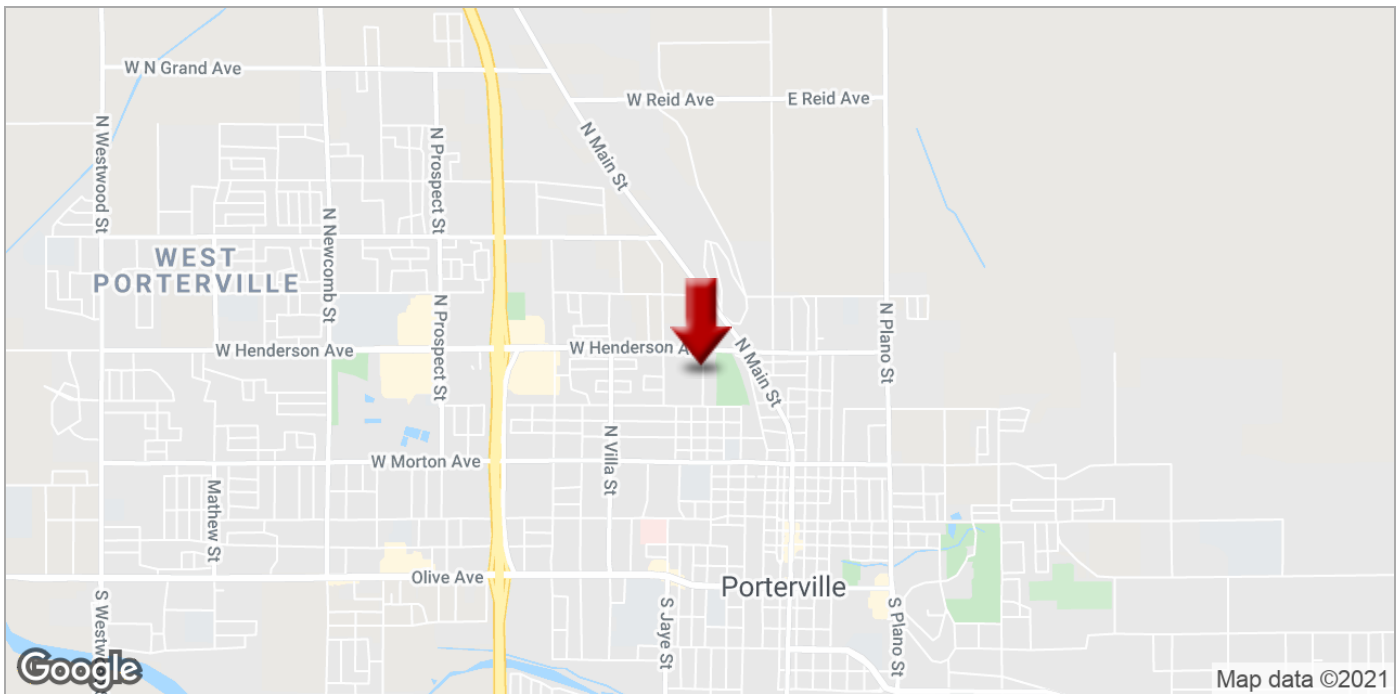
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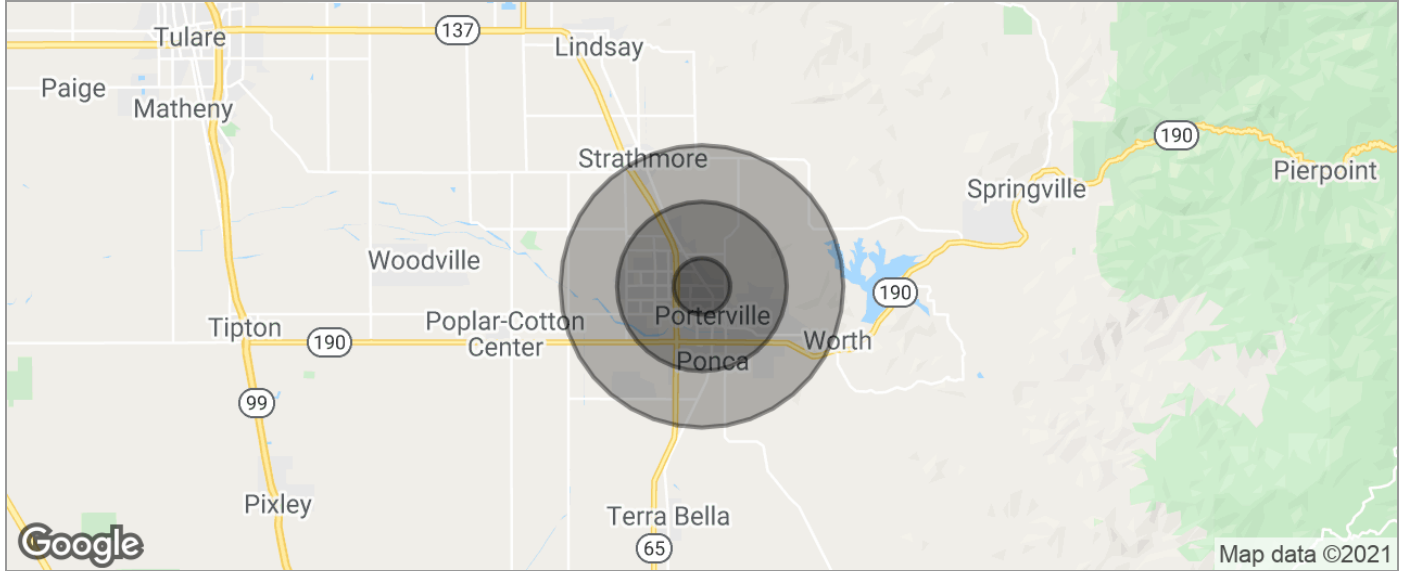
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,661	64,975	81,340
MEDIAN AGE	30.8	28.8	29.1
MEDIAN AGE (MALE)	29.0	27.4	27.6
MEDIAN AGE (FEMALE)	32.0	30.3	30.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,494	19,283	23,792
# OF PERSONS PER HH	3.1	3.4	3.4
AVERAGE HH INCOME	\$45,029	\$49,322	\$51,600
AVERAGE HOUSE VALUE	\$229,317	\$214,312	\$220,774
RACE	1 MILE	3 MILES	5 MILES
% WHITE	74.3%	70.8%	71.5%
% BLACK	0.7%	0.8%	0.8%
% ASIAN	4.0%	3.2%	3.5%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	1.2%	1.6%	1.6%
% OTHER	18.2%	20.1%	19.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	53.5%	63.4%	62.0%

\* Demographic data derived from 2010 US Census

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