

Retail Land Site/New  
Building BTS For Lease



COMMERCIAL™

1594 West Olive Avenue, Porterville, CA 93257



## Fast Food Site/Land Lease/New BTS Near CA-65

- 1,000 - 5,500± SF Available: Building Built To Suit
- New Building Site with Ample Parking on ±0.58 Acres
- Great Access & Exposure w/ Planned Drive-Thru
- On Porterville's Major East/West Corridor (Olive Avenue)
- Situated Near Many Existing and New Housing Developments
- In High-Traffic/Developing Area - 35,778 Cars Per Day

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:** 251-291-029

**Parcel Acres:** ±0.58 Acres

**Parcel SF:** ±25,228 Square Feet

**Proposed Building:** ±5,500 SF Building *or* BTS (divisible by +/-1,000 SF)

**Parcel Frontage:** 117' Olive Ave and 185' Newcomb St Frontage

**Lease Rate:** \$1.20/SF Modified Gross; Warm-Shell Condition\*  
\*Landlord will Build to Suit

**Ground Lease:** Negotiable

**Traffic Counts:** 23,516 + Cars Per Day on Olive Ave  
12,262 + Cars Per Day on Newcomb St  
35,778 + Cars Per Day

**Zoning:** CR: Retail Centers; wide range of commercial uses

**Comments:** Located in an established retail district in the central section of the city in a high traffic location with quality nearby tenants including Napa, Shell, Bank of the Sierra, Sherwin Williams, Smart & Final and more. Proposed building can be designed, built, and configured to suit needs of an open retail atmosphere, a restaurant with a drive-up window, or any other use allowed.

**Location:** Centrally located serving all of Porterville and surrounding communities of Strathmore, Lindsay, Ducor, Terra Bella, Richgrove, Springville, Woodville and the Tule River Indian Reservation. Property situated at northeast corner of Newcomb Street and Olive Avenue just east of Newcomb Street. Full interchange just east of the property off Highway 65 and is situated in close proximity to Highway 190.

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## Aerial View:



## Location Map:



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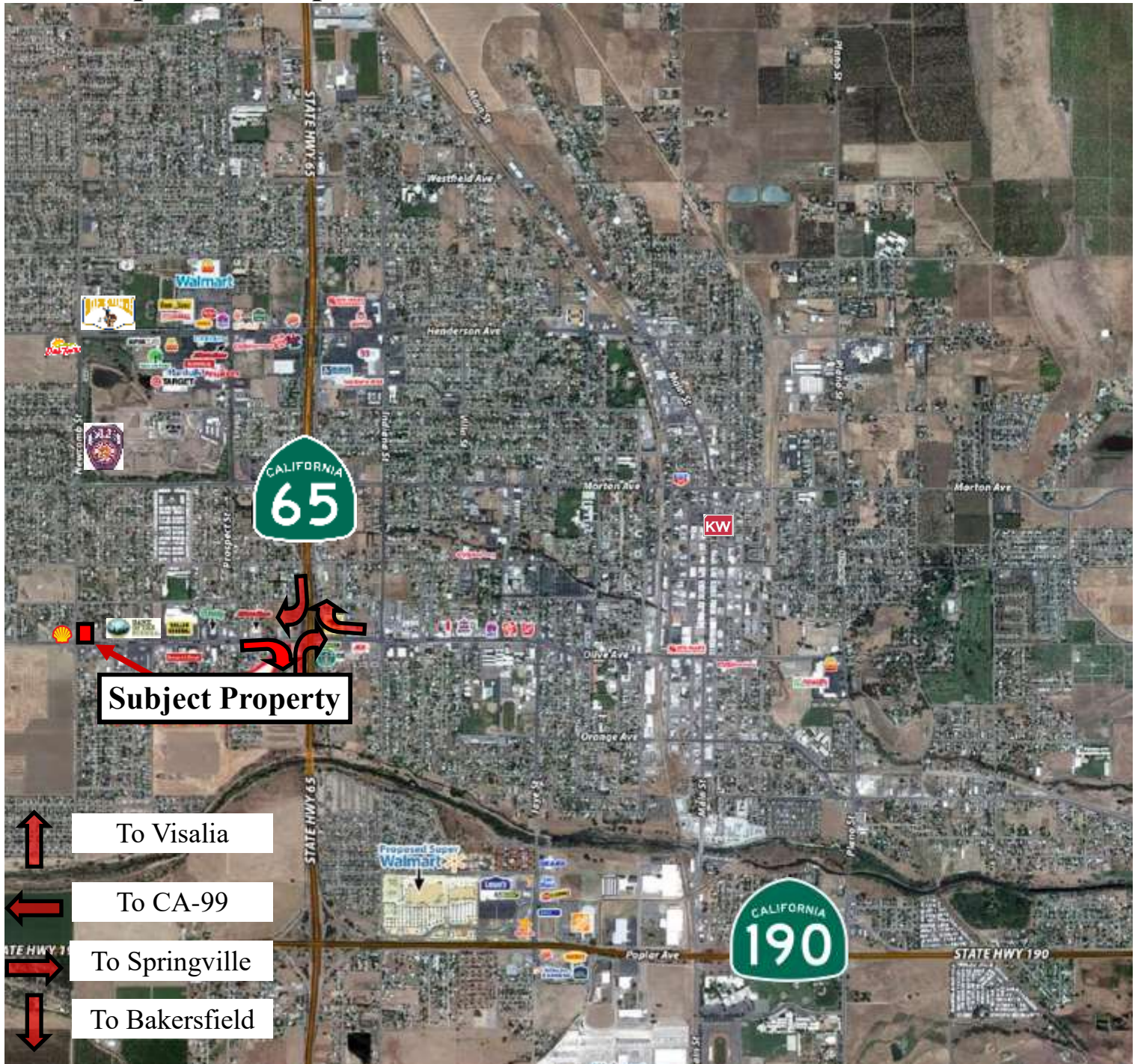
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## Competition Map:



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## Demographics:

Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2019 Projection	13,804	62,675	76,136
2014 Estimate	13,326	60,481	75,233
2010 Census	12,877	58,344	73,075
Growth 2014-2019	3.59%	3.63%	3.65%
Growth 2010-2014	3.49%	3.66%	3.89%
2014 Population Hispanic Origin	7,847	38,294	46,486
<b>Daytime Population:</b>			
Total Businesses 2014	217	1,780	1,928
Total Employees 2014	1,851	18,524	20,636
<b>Specified Consumer Spending (\$):</b>			
2019 Projection	\$ 109,050	\$ 478,479	\$ 575,885
2014 Estimate	\$ 102,743	\$ 450,629	\$ 541,794
<b>Households:</b>			
2019 Projection	4,134	18,238	21,802
2014 Estimate	3,989	17,590	21,013
2010 Census	3,853	16,958	20,195
Growth 2014-2019	3.63%	3.68%	3.75%
Growth 2010-2014	3.53%	3.73%	4.05%
Owner Occupied	2,417	10,058	12,108
Renter Occupied	1,572	7,532	8,905
<b>2014 Avg Household Income:</b>	\$ 52,164	\$ 51,298	\$ 50,725
<b>2014 Med Household Income:</b>	\$ 38,623	\$ 38,028	\$ 37,657
<b>2014 Households by Household In:</b>			
<\$25,000	1,371	6,269	7,608
\$25,000 - \$50,000	1,045	4,740	5,665
\$50,000 - \$75,000	593	2,752	3,316
\$75,000 - \$100,000	503	1,738	2,011
\$100,000 - \$125,000	277	1,038	1,148
\$125,000 - \$150,000	115	424	534
\$150,000 - \$200,000	40	391	445
\$200,000+	47	236	287

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# Benefits of a Central Valley Location in Porterville:



**Incentive Zones** – Our Foreign Trade Zone and Recycling Market Development Zone are programs geared toward reducing operating costs.

**Workforce** – Employers boast of low turnover rates and hire from a surrounding labor force of approximately 115,000. Local programs available to assist employers with hiring and training needs.

**Permit Fast Tracking** – The City’s one-stop permit counter provides for fast turnaround permitting. A liaison is available to assist throughout the entire process.

**Development Fee Payment Plan** – Companies may take advantage of the City’s Payment Plan which allows for most development fees to be financed over a 10-year period, with 0% interest.

**Business Assistance Program** – Applicants may be eligible for funding assistance of up to \$35,000 for each new job created

Situated in the heart of California’s Central Valley at the intersection of State Highway 65 and 190, Porterville is a bustling city of over 55,490 and serves as a trade center to over 115,000 people. The economy is a thriving mixture of agri-business, light industry, and commercial enterprise. Local businesses produce a number of products such as electronic medical instruments, printed forms and specialty documents, food products, and more.



- *Convenient central California location*
- *Low on-going Operating & Labor Costs*
- *Existing Affordable Infrastructure*
- *Business Friendly Communities*
- *Lower shipping costs for operations with suppliers and customers in Northern and Southern California*
- *Foreign Trade and Recycling Market Development Incentive Zones*

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