

Brand New Retail and Office Spaces Available

PORTERVILLE CORNERSTONE



NEC of Main Street & Olive Avenue | Porterville, CA

Property Features:

- Brand new construction
- Located directly under the new County of Tulare District Attorney and Public Defender offices
- Strategically situated at the entry point to downtown Porterville
- Daytime population of nearly 15,000 people within 2 miles of the subject property
- Located in close proximity to the new 96,000 square foot Porterville Courthouse
- Prime retail, restaurant and office space available

Zoning:

Downtown Retail - North of Olive
(City of Porterville)

Traffic Counts:

Olive Avenue	± 12,000 ADT
Main Street	± 7,000 ADT

Demographics:

	1 Mile	2 Mile	3 Mile	5 Mile
Population	16,966	20,566	62,631	72,643
Avg HH Income	\$44,862	\$51,789	\$57,635	\$61,219



COMMERCIAL

RETAIL
ASSOCIATES

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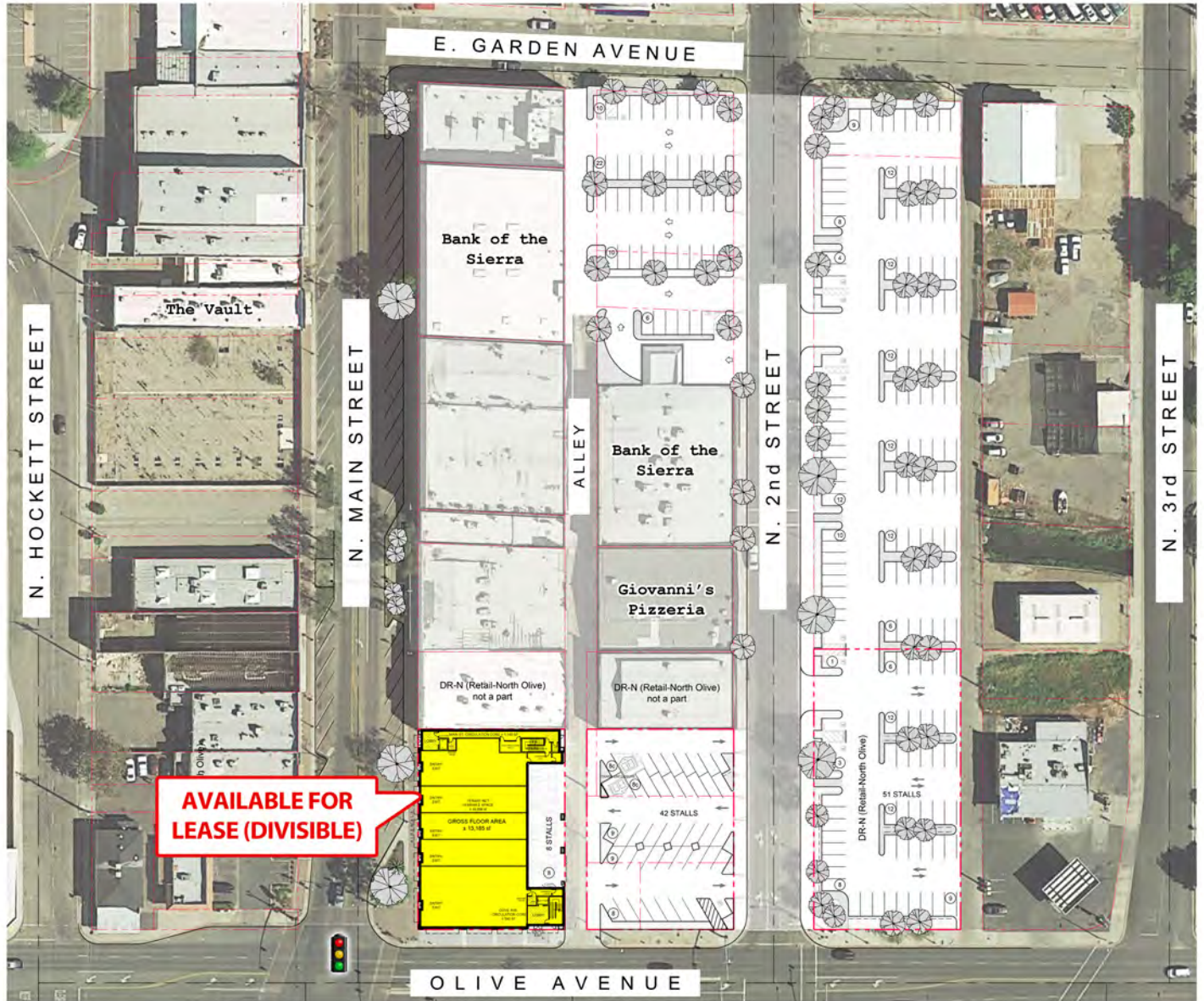
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Aerial - Site Plan Overlay



**AVAILABLE FOR
LEASE (DIVISIBLE)**



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Location Aerial



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Location Aerial



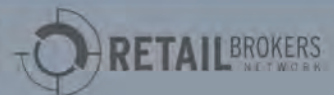
Future Phase

Subject Property



Overall North Main Street Elevation
SCALE: 3/32=1'-0"

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Proposed Site Plan



**±11,525 SF (DIVISIBLE)
AVAILABLE FOR LEASE**



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NEC of North Main Street Elevation
SCALE:3/32=1'-0"



Olive Avenue Elevation
SCALE:3/32=1'-0"



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