

FOR LEASE >



Retail Space Available

50 WEST OLIVE AVENUE, PORTERVILLE, CALIFORNIA



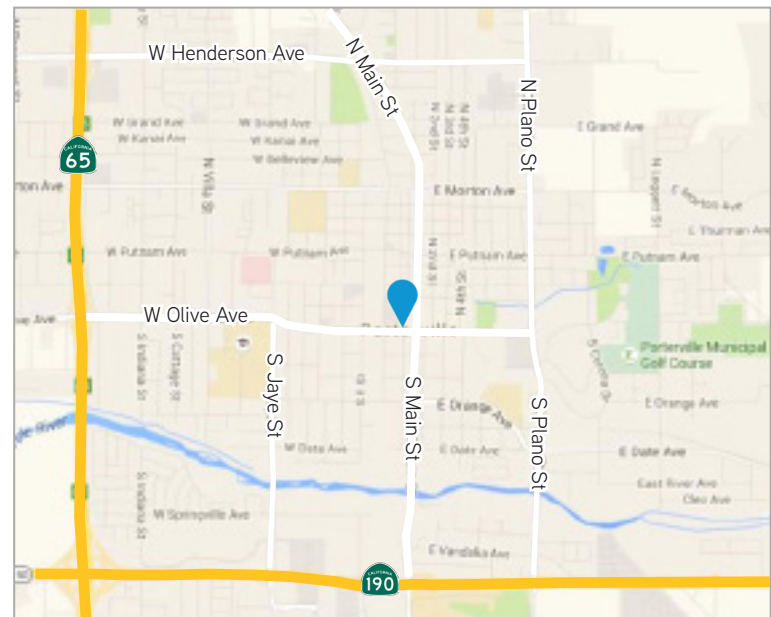
Double-Sided Pylon Sign

Location Description:

The subject property is located at the signalized intersection of West Olive Avenue and "D" Street in central Porterville. Formerly occupied by Save Mart, the building has undergone a complete renovation with a portion occupied by Grocery Outlet and Dollar Tree.

Property Features:

- > +/- 8,057 s.f. space available @ \$0.83/s.f./mo. NNN
- > Building has been completely remodeled
- > Co-tenancy with Grocery Outlet and Dollar Tree
- > Convenient central location in trade area
- > Pylon signage available
- > Ample parking field
- > Available Now!



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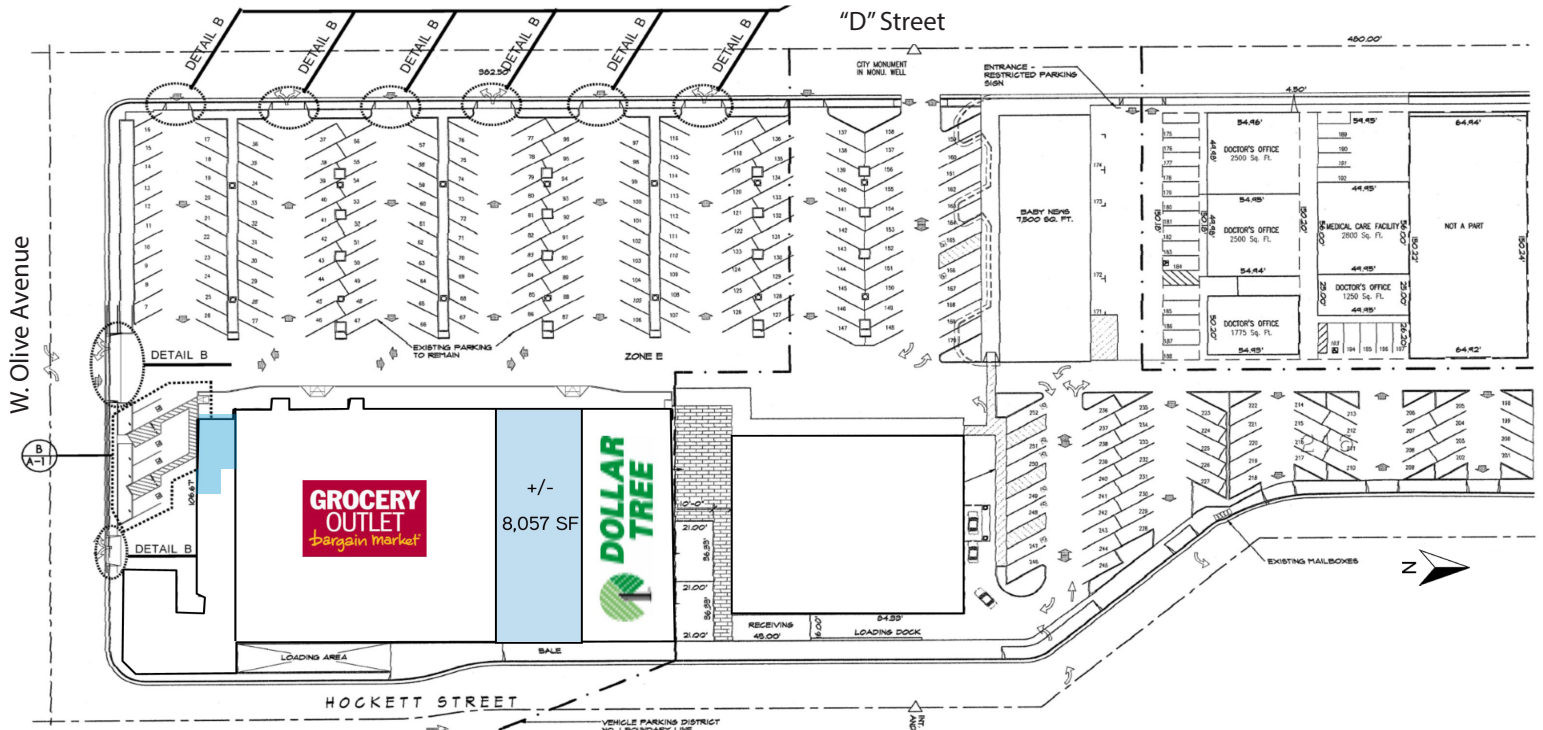
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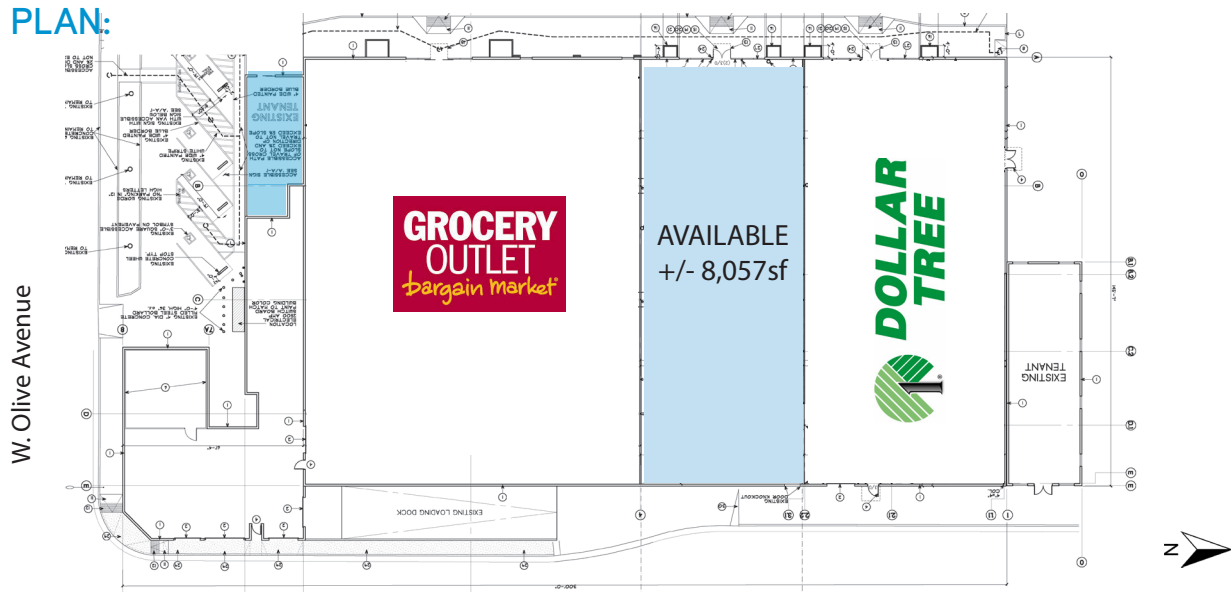
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SITE PLAN:



FLOOR PLAN:

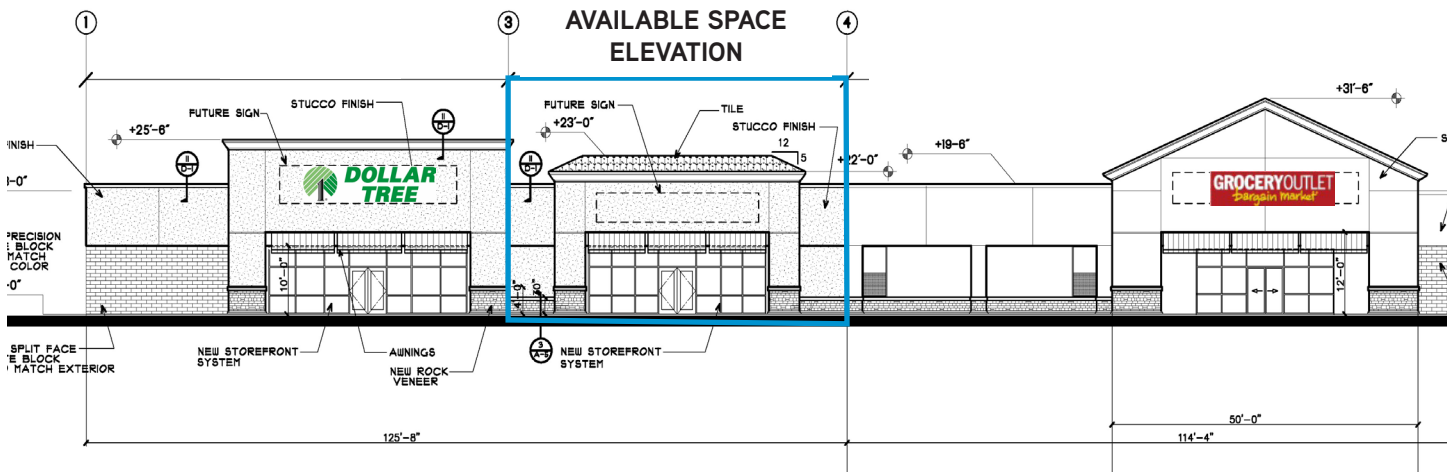


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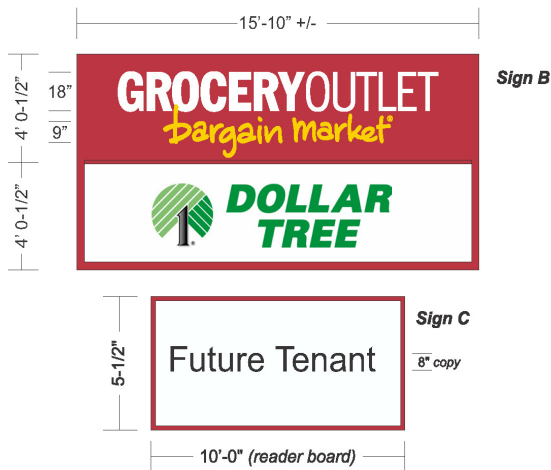
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BUILDING ELEVATION:



PYLON SIGN SPECS:



Signs B & C: (reface)
D/F Illuminated i.d. & Reader-Board Signs
Scale 1/4"=1'-0"

sign B:
existing cabinet (3 1/2" retainers) - Repaint to match #73 Red
white lexan or flex-face with dark red #3630-73 & golden yellow #3630-125 vinyl decoration
divider bar - painted to match #73 Red

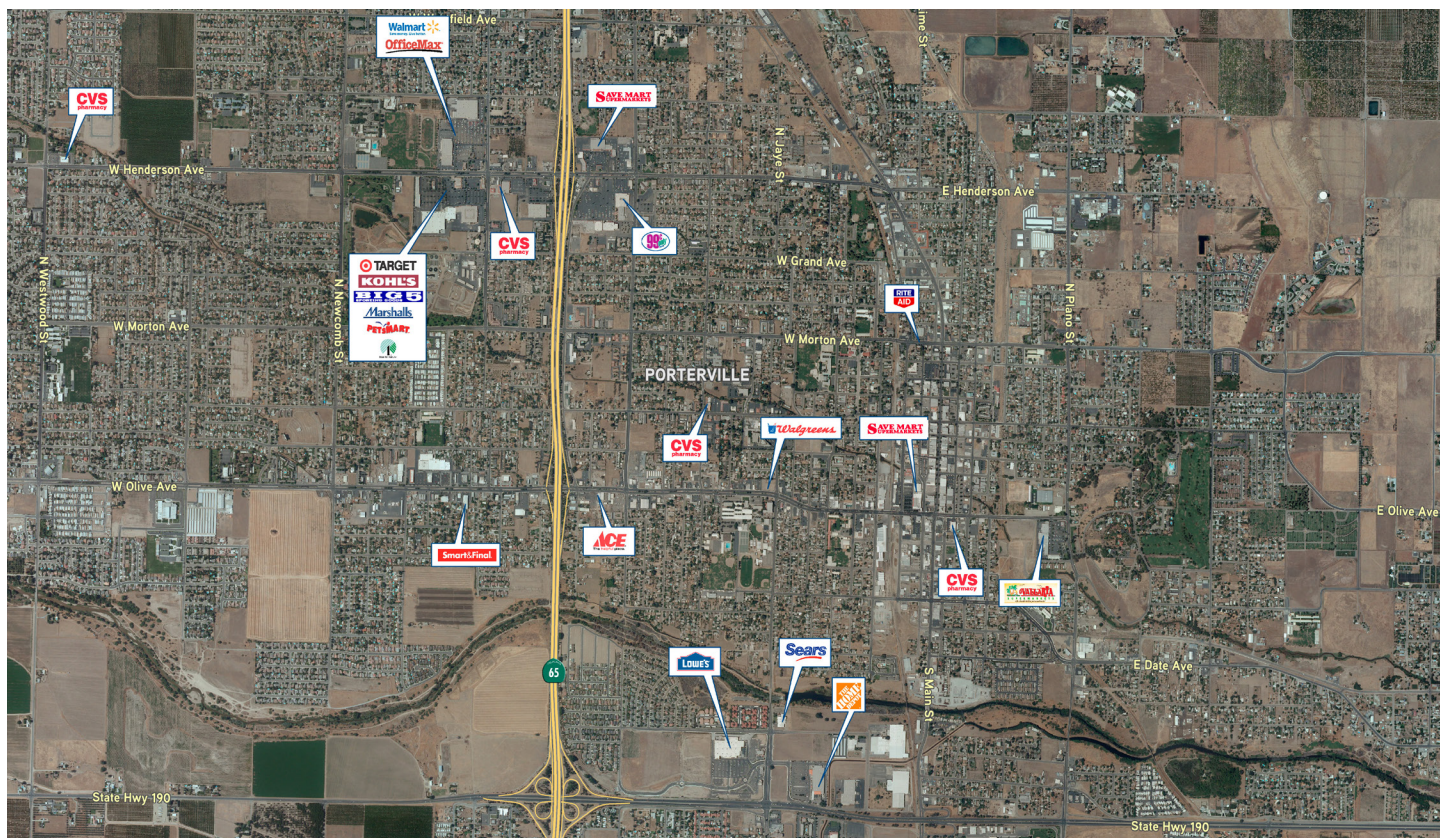
sign c:
existing cabinet (2" retainers) - Repaint to match #73 Red
sign face - white lexan with 5 lines of black 8" changeable letters on clear rails

Repaint Columns to match #73 Red

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DEMOGRAPHIC COMPARISON SNAPSHOT:

	1 Mile	3 Mile	5 Mile
Population			
Total Population	16,874	63,665	72,859
Total Households	4,848	18,255	21,015
Household Income			
Average HH Income	\$38,653	\$49,185	\$51,483
Median HH Income	\$25,270	\$35,143	\$36,621
Race and Ethnicity			
American Indian, Eskimo, Aleut	2.0%	2.0%	1.9%
Asian	2.4%	4.1%	4.4%
Black	1.3%	1.3%	1.2%
Hawaiian/Pacific Islander	0.1%	0.3%	0.3%
White	52.3%	54.9%	56.1%
Other	37.0%	32.1%	30.9%
Hispanic Ethnicity	79.1%	69.0%	66.9%

2015 Estimates. 2015 Alteryx, Inc.

Contact Us

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Broker Disclosure: Pursuant to the Regulations of the State of California Real Estate Commissioner, Chapter 6, Section 2785 (18), it is disclosed to all potential Tenants and their Broker/Agents, and all other interested parties, that John S. Hale is an agent at Colliers International and also has an ownership interest in the subject property and will benefit directly and indirectly from the sale of the subject property.

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