

FOR SALE COMMERCIAL LAND

NEC VANDALIA AVENUE & JAYE STREET, PORTERVILLE, CA 93257



FOR SALE

COMMERCIAL LAND

PROPERTY INFORMATION

2.8 ACRES
FOR SALE

2.56 ACRES
FOR SALE

NEC VANDALIA AVENUE & JAYE STREET, PORTERVILLE, CA 93257

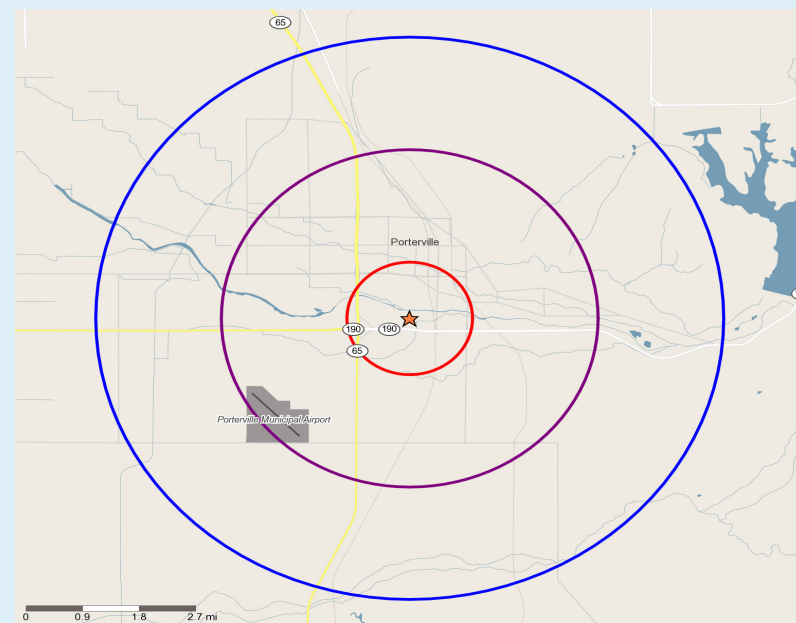
NEC Vandalia Avenue & Jaye Street is located on Highway 190 and Jaye Street, east of the Highway 65 off-ramp in the southern section of the city, the highest residential growth area in Porterville. The property offers access from Jaye Street and is situated to serve all areas of Porterville as well as nearby residents who commute daily via Highway 190 and nearby Highway 65.

AVAILABLE

- Two (2) parcels consisting of 2.18 acres and 2.56 acres totaling 4.74 acres. \$6.00 per SF on a bulk sale

HIGHLIGHTS

- Zoned CR (Commercial Retail Centers).
- The property is adjacent to Home Depot, which opened February 2004 and recently opened ALDI Supermarket.
- The property is across Jaye Street from the Riverwalk Marketplace, which will be the largest and only "Power Center" to serve Porterville and surrounding communities of Strathmore, Lindsay, Ducor, Terra Bella, Richgrove, Springville, Woodville and the Tule River Indian Reservation. Anchor tenants include Lowes and a proposed Super Walmart.
- Riverwalk Marketplace, upon full build-out, will contain approximately 550,000 SF of retail space.



DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
Population	12,402	60,371	72,730
Employees	3,609	17,249	18,739
Total Households	3,270	17,469	20,982
Average HH Income	\$37,642	\$53,488	\$56,595
Median HH Income	\$25,510	\$37,631	\$40,065

Alteryx.com 2017
Estimates

HAPPY MURPHY'S
THE KITCHEN
LAND

2.56 ACRES

AVENUE & 5TH



FOR SALE COMMERCIAL LAND COMPETITION MAP

FOR SALE

Colliers
INTERNATIONAL

2.56 ACRES
FOR SALE
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