

FOR LEASE

PORTERVILLE TOWN CENTER

876-940 W HENDERSON AVENUE, PORTERVILLE, CA 93257

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ZEEB
Commercial Real Estate

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Executive Summary



LEASE RATE

CONTACT BROKER

OFFERING SUMMARY

Available SF:	900-5400 SF
Lease Rate:	Contact Broker
Lot Size:	8.38 Acres
Year Built:	1984
Building Size:	101,122 SF
Zoning:	Planned Development- Retail Center

PROPERTY OVERVIEW

The Porterville Town Centers offers over 100,000 square feet of shopping for customers in one of Porterville's busiest shopping centers. The shopping center is visible and easily accessed from Highway 65 and fronts Henderson Avenue Porterville's busiest retail streets. Retail units ranging from 900 SF to 5400 square feet are immediately available.

PROPERTY HIGHLIGHTS

- 100,000 SF shopping center located along Porterville's busiest retail thoroughfare
- Anchored by Save Mart Supermarkets. Other retailers include Applebee's, Wendy's, Domino's Pizza, Baskin Robbins, AT&T, Stanton Optical, to name just a few
- Frontage on Hwy 65 with a large pylon sign visible by traffic in both directions
- Bustling shopping center with plenty of customer parking

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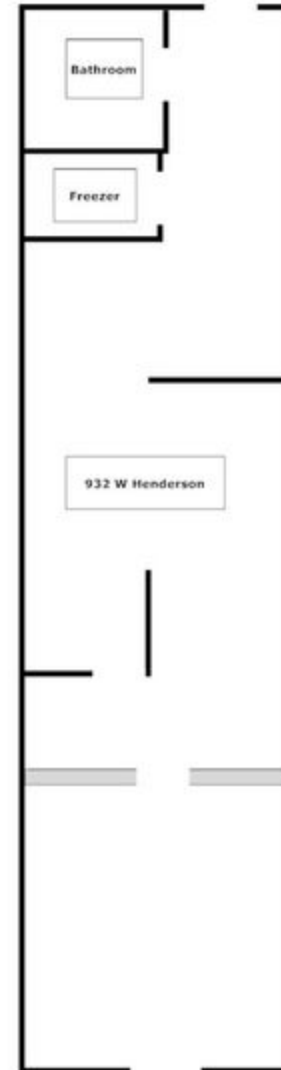
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930 W Henderson 900 SF



932 W Henderson 900 SF



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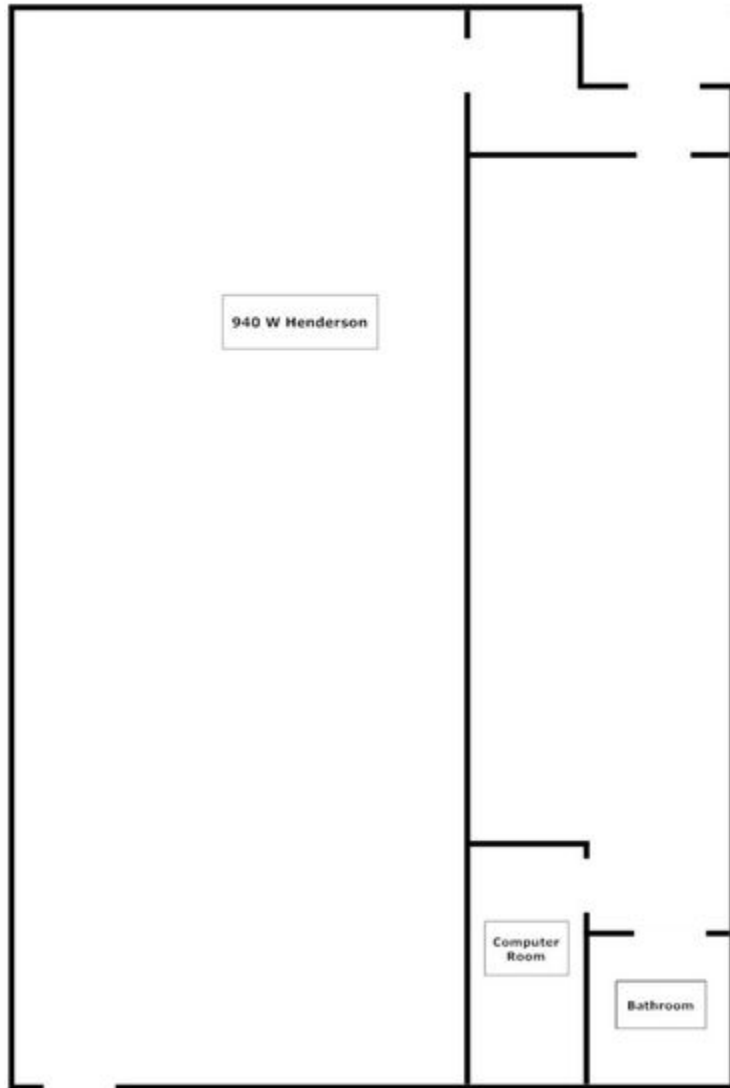
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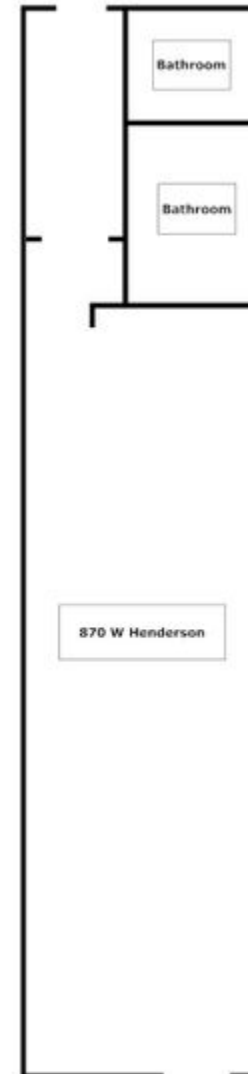
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940 W Henderson 2600 SF



870 W Henderson 900 SF



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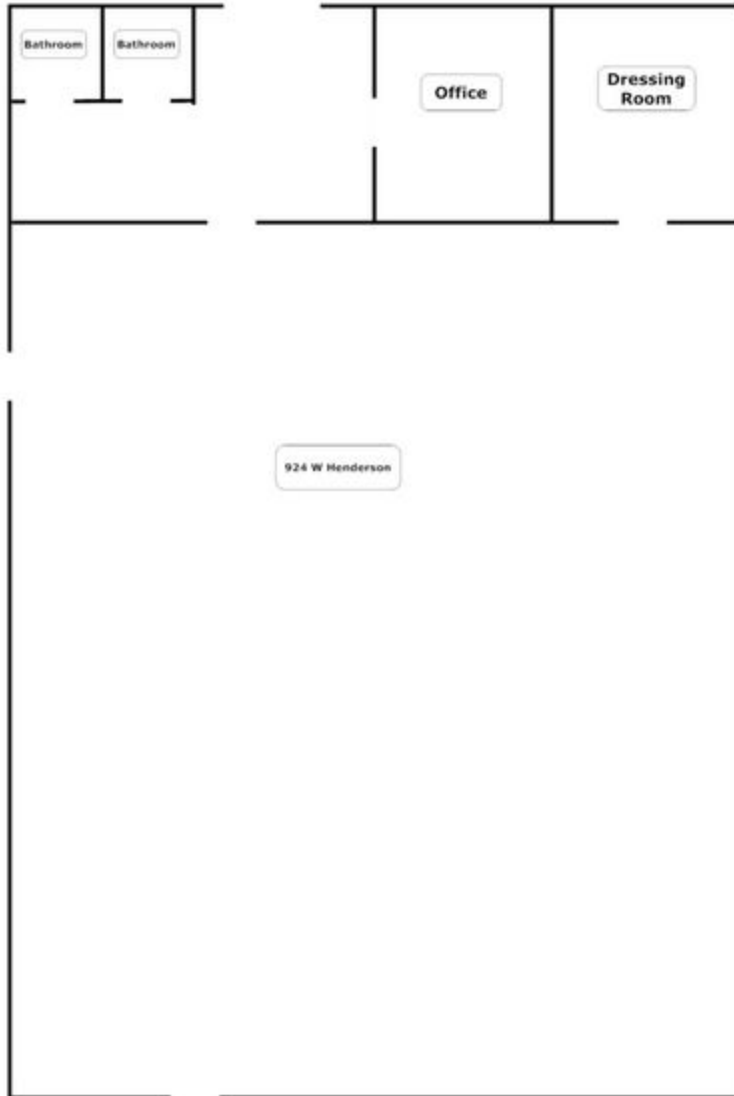
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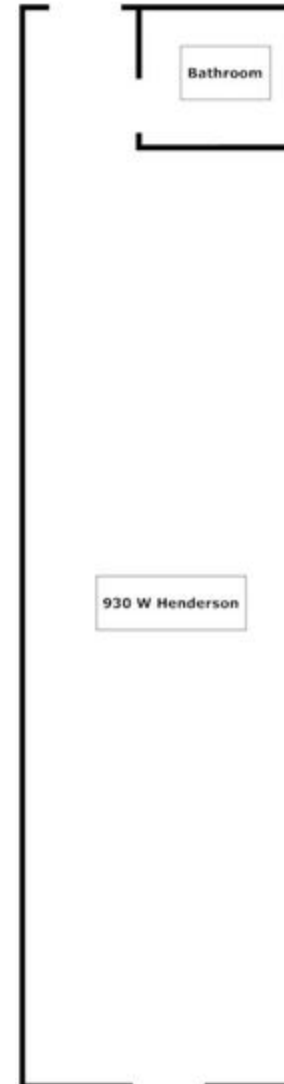
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924 W Henderson 5400 SF



876 W Henderson 1310 SF



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Site Plans

Porterville Town Center

Over 100,000 sf of shopping
On Henderson just west of Hwy 65
Porterville, California

West Henderson Avenue

TENANT	#	SF
AT&T	862	2,756
Geek Tech	864	1,540
HSR Block	966	2,291
VACANT	870	900
Nail	874	2,400
VACANT	876	1,310
Rent A Center	880	4,669
Keller Williams	882	1,961
Save Mart	900	46,721
Baskin Robbins	902	1,600
Cigarette & Cigar	904	1,580
US Army	906	1,041
Goodwill	910	5,895
Sushi	920	1,260
VACANT	924	5,400
US Navy	928	840
VACANT	930	900
VACANT	932	900
Barber	934	920
US Marines	936	920
Dominos Pizza	938	1,600
VACANT	940	2,600
Stanton Optical	A-2	3,920



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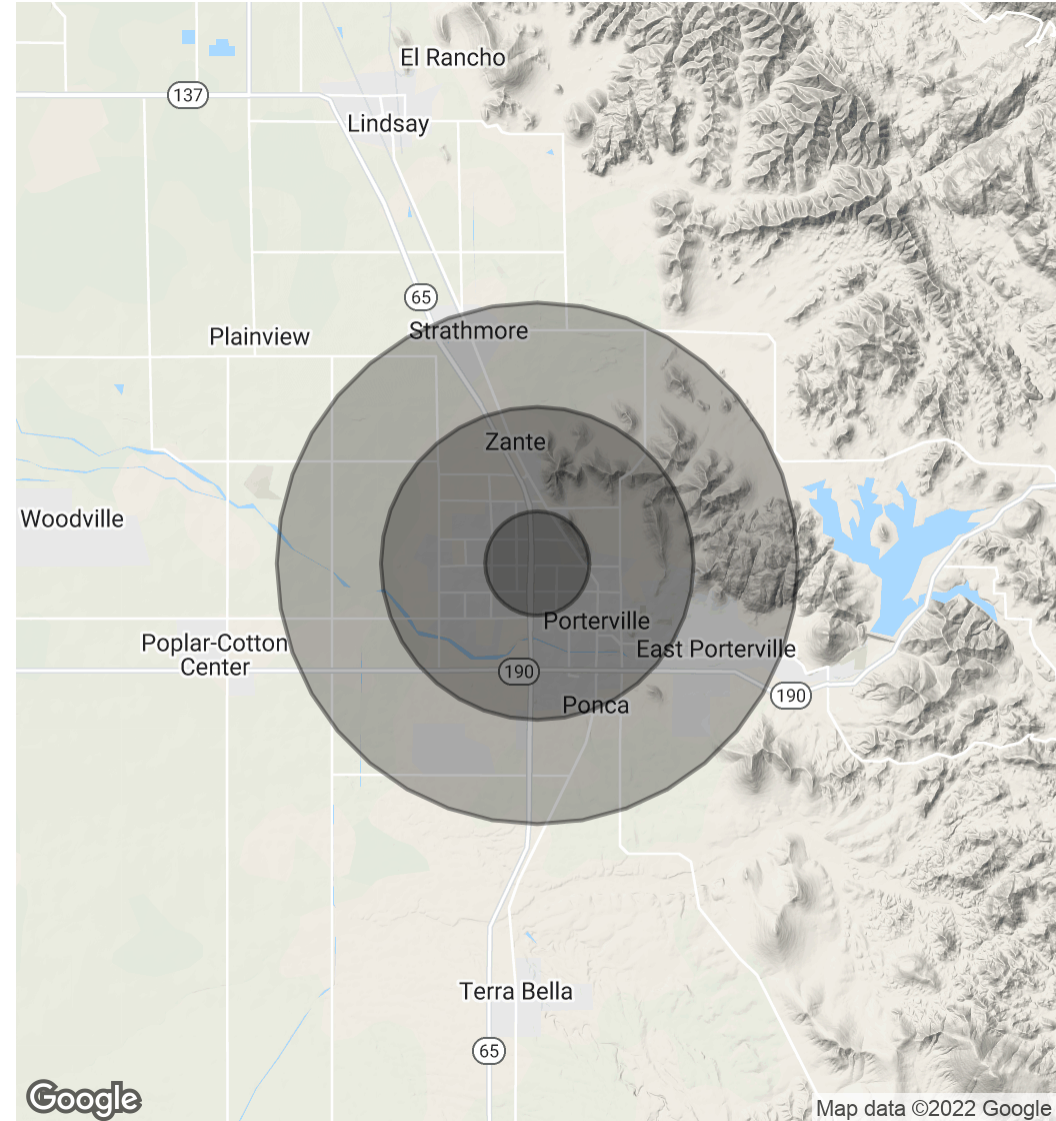
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,664	66,192	82,470
Average Age	30.3	28.9	29.1
Average Age (Male)	28.8	27.5	27.6
Average Age (Female)	31.9	30.3	30.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,422	19,733	24,107
# of Persons per HH	3.1	3.4	3.4
Average HH Income	\$52,041	\$51,545	\$52,323
Average House Value	\$225,151	\$217,719	\$222,658

* Demographic data derived from 2010 US Census



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