

AVAILABLE FOR SALE
12.49± ACRES | COMMERCIAL RETAIL LAND

SWC W. NORTH GRAND & HWY 65

PORTERVILLE, CA

NORTH GRAND AVENUE

SITE ➔

65

PROSPECT STREET

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SWC W. NORTH GRAND AVENUE AND HIGHWAY 65

PORTERVILLE, CA

PROPERTY INFORMATION

Lot Size: 12.49± acres
Zoning: CR (*Retail Centers*)
APNs: 243-210-032, 037,043, 060, 061, 071, 075, 078 (*Tulare County*)

PROPERTY DESCRIPTION

Eight parcels for sale located in the municipality of Porterville. The parcels comprise a total of 12.49± acres. All of the land included in the sale is underneath the same zoning designation in the city's master plan- CR Retail Centers. The city's FAR for the zoning is 0.35. A few residential structures exist on the property and currently provide some revenue. These dwellings are equipped with gas and electric, while city sewer and water lines should be located at the curb on North Grand Avenue. These parcels can be bought together for one large development or sold in two halves with a portion running alongside CA SR-65 and the other half with direct frontage on W. North Grand Avenue in Porterville.

INVESTMENT HIGHLIGHTS

This land provides an opportunity for a retail development on the north side of Porterville which is devoid of proper commercial centers. Creative use of the space offers a quick development opportunity with upside in a growing community. Land alongside SR-65 can be used for large commercial facilities such as mini-storage, nurseries, auto dealerships, swap meets, etc. Meanwhile the land with frontage against North Grand Avenue could serve well with any QSR, strip center, or general retail purposes. Any planned development should be properly vetted in accordance with the city planning department and the utility companies in the vicinity of the property.

Call for details or to schedule a showing.



\$1,250,000
PURCHASE PRICE

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	
POPULATION	2031 Projection	7,830	57,220	80,441
	2026 Estimate	7,693	56,158	79,395
	Growth 2020-2026	18.39%	9.43%	4.60%
HOUSEHOLD	2031 Households Projection	2,278	16,883	23,497
	2026 Est. Households by HH Income	2,230	16,527	23,076
	2026 Average Household Income	\$98,583	\$89,947	\$86,691

Source: Claritas, LLC 2026



TRAFFIC COUNTS
(Within a One Mile Radius)

46,027± ADT

Highway 65 (Southeast and Southwest)

5,323± ADT

North Grand Avenue (East and West)

Source: KalibrateTrafficMetrix



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