

Hard Corner Retail Pad Space Available at Porter's Crossing



Join these attracting tenants:



Porter's Crossing
Retail Pad Space For Lease
NEC Henderson & Prospect
Porterville, CA 93257

For more information, please contact:

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DRE # 01887999

Property Summary

Hard Corner Retail Pad Space For Lease

NEC Henderson & Prospect, Porterville, CA 93257

Property Details:

The subject property offers 1,785 SF in this newly built 12,500 SF pad building featuring tenants Chipotle, Habit Burger, Hawaiian BBQ House, West Coast Sourdough, and Blaze Pizza. The site is located on the hard northeast corner of Henderson Ave. and Prospect St. in Porterville, CA. Built-in traffic at this location is established by numerous national retail and restaurant tenants in the immediate area—and Monache High School is just down the street with 1,800± attending students. Access driveways are located on both Henderson and on Prospect with ample parking provided.

Overview:

The property is positioned west of the Highway 65 off-ramp at Henderson Avenue, Porterville's most heavily trafficked retail corridor. The property is positioned directly across the street from Walmart, Target, Food4Less and OfficeMax. There are many national retailers in the immediate area including Kohl's, Marshalls, Rue 21, Save Mart, PetsMart, CVS, AutoZone, Big 5, Dollar Tree, Starbuck's, Denny's, Rally's, Taco Bell, Subway, Round Table Pizza, Burger King, Shell and Sinclair gasoline.

Available Space: 1,785± SF

Lot/Land Size: 1.79± acres

Lease Rate: Please contact agent for details.

2021 Demographics:

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Total Population:	17,046	49,277	63,133
Total Households:	5,167	14,248	17,955
Avg HH Income:	\$72,598	\$70,169	\$66,674
Total Daytime Pop:	13,792	46,397	61,967

Source: Claritas, LLC

2021 Traffic Counts:

Henderson Ave:	27,631 ADT
Prospect St:	11,098 ADT
Surface Streets Sub-Total:	38,729 ADT

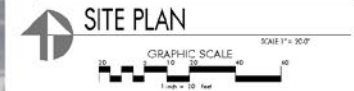
State Hwy 65 @ Henderson Ave:	50,635 Annual ADT
Total Exposure:	89,364 Avg Daily Traffic

Source: Kalibrate TrafficMetrix, CA DOT





PROJECT DATA	
CLIENT:	RETAIL CALIFORNIA 7480 N. PALM AVENUE, SUITE 101 FRESNO, CA 93711
PROJECT ADDRESS:	NEC HENDERSON & AVENUE AND N. PROSPECT ST. PORTERVILLE, CA 93257
ZONING:	CR (RETAIL CENTER) RM-S (HIGH DENSITY RESIDENTIAL)
APR:	246-111-000-000 (PARCEL 1) 246-111-000-000 (PARCEL 2) 246-111-000-000 (PARCEL 3)
JURISDICTION:	CITY OF PORTERVILLE, CALIFORNIA
BOUNDARY INFORMATION:	THIS PLAN HAS BEEN PREPARED USING ALTA II PDF FORMAT FROM SUNDI ENGINEERING DATED 08-20-22 AND IS SUBJECT TO CONFIRMATION WITH A CIVIL ENGINEER'S SURVEY
SITE SUMMARY	
SITE AREA:	(PARCEL 1) 1.075 AC OR 1,021,432.26 SF (PARCEL 2) 1.048 AC OR 1,204,982.24 SF (PARCEL 3) 1.036 AC OR 1,242,288.00 SF TOTAL SITE AREA 3.159 AC OR 3,468,702.50 SF
BUILDING SETBACK:	FRONT 5' INTERIOR SIDE 0' STREET SIDE 0' (TRANSITIONAL ADJ. RM-S) REAR 0'
PROPOSED BUILDING DATA:	
PAD 1:	1 2,800 SF 2 2,400 SF 3 1,400 SF 4 1,118 SF 5 2,000 SF 6 2,800 SF TOTAL BLDG AREA 11,518 SF
PARKING DATA:	
PARKING REQUIRED:	
TENANT 1A:	(2,800 SF) DINING (60%) 1,680 SF @ 175 SF = 212 STALLS SERVICE (40%) 1,120 SF (NON REQD) = 0 STALLS
TENANT 1B:	(2,400 SF) DINING (60%) 1,440 SF @ 175 SF = 182 STALLS SERVICE (40%) 960 SF (NON REQD) = 0 STALLS
TENANT 1C:	(1,400 SF) DINING (60%) 840 SF @ 175 SF = 112 STALLS SERVICE (40%) 560 SF (NON REQD) = 0 STALLS
TENANT 1D:	(1,118 SF) DINING (60%) 670.8 SF @ 175 SF = 81 STALLS SERVICE (40%) 447.2 SF (NON REQD) = 0 STALLS
TENANT 1E:	(2,000 SF) DINING (60%) 1,200 SF @ 175 SF = 144 STALLS SERVICE (40%) 800 SF (NON REQD) = 0 STALLS
TENANT 1F:	(2,800 SF) DINING (60%) 1,680 SF @ 175 SF = 212 STALLS SERVICE (40%) 1,120 SF (NON REQD) = 0 STALLS TOTAL REQUIRED PARKING 867 STALLS
PARKING PROVIDED:	
STANDARD (10'x20')	72 STALLS
COMPACT (7'11" x 16')	10 STALLS (10% MAX)
ADA STALLS	6 STALLS
EV CHARGING STATION	2 STALLS
EV CHARGING STATION	2 STALLS
TOTAL PARKING PROVIDED:	90 STALLS
PARKING RATIO PROVIDED:	141 / 1,000 SF
FLOOR AREA RATIO	0.36 (0.35 MAX)
LANDSCAPED AREA:	10,916 SF OR 20.1% (10% MIN)
NOTES:	<ul style="list-style-type: none"> * PORTION OF BUILDING FACADE THAT FACE ONTO CUSTOMER PARKING LOT OR PUBLIC STREET SHALL HAVE 8' VERTICAL PLANTERS INSTALLED ALONG MIN. 20% OF BUILDING FACE * 10% OF PARKING AREA SHALL BE LANDSCAPED * 6' WIDE PLANTER ISLAND EVERY 8 STALLS * 5' MIN. LANDSCAPE BUFFER FOR PARKING ADJACENT R.O.P. * 5' MIN. LANDSCAPE SETBACK BUFFER REQUIRED ADJACENT RESIDENTIAL ZONE * 50' MIN. DISTANCE OF LOADING DOCK & SERVICE AREAS FROM RESIDENTIAL DISTRICT * MIN. LOADING DOCK 12' x 30' * MAX. BUILDING HEIGHT 40' * NO PARKING REQUIRED FOR OUTDOOR SEATING AREA PROVIDED IT IS 50' OR LESS OF INDOOR SEATING



NEC HENDERSON & PROSPECT PORTERVILLE, CALIFORNIA

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SITE PLAN
06/08/2017 170407MA
SP-21

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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or financial advisor make an independent projection. ©2021 Retail California. All rights reserved.

PORTER'S CROSSING WEST ELEVATION



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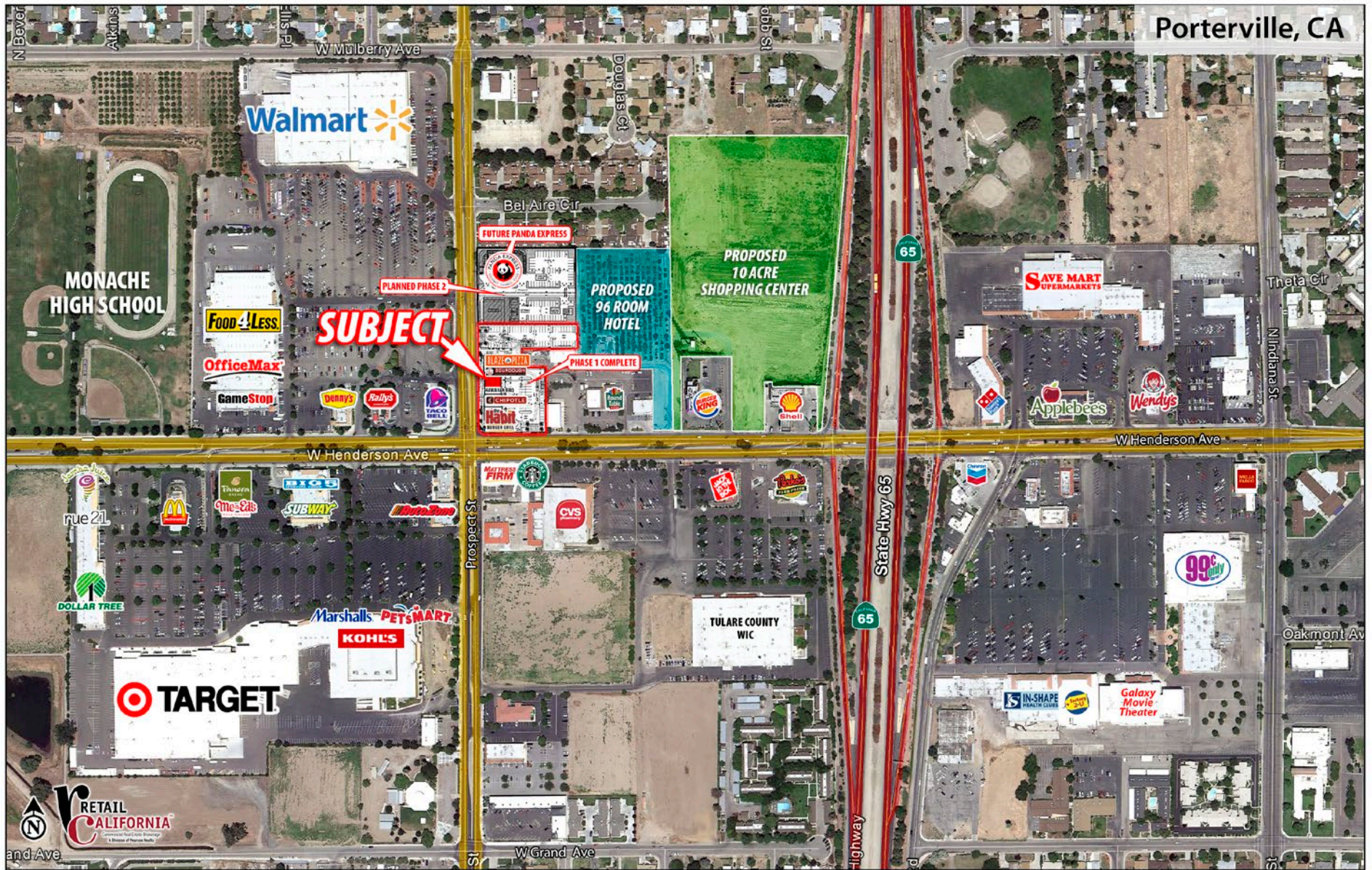
HENDERSON AVE. PYLON SIGNAGE



PROSPECT ST. MONUMENT SIGNAGE



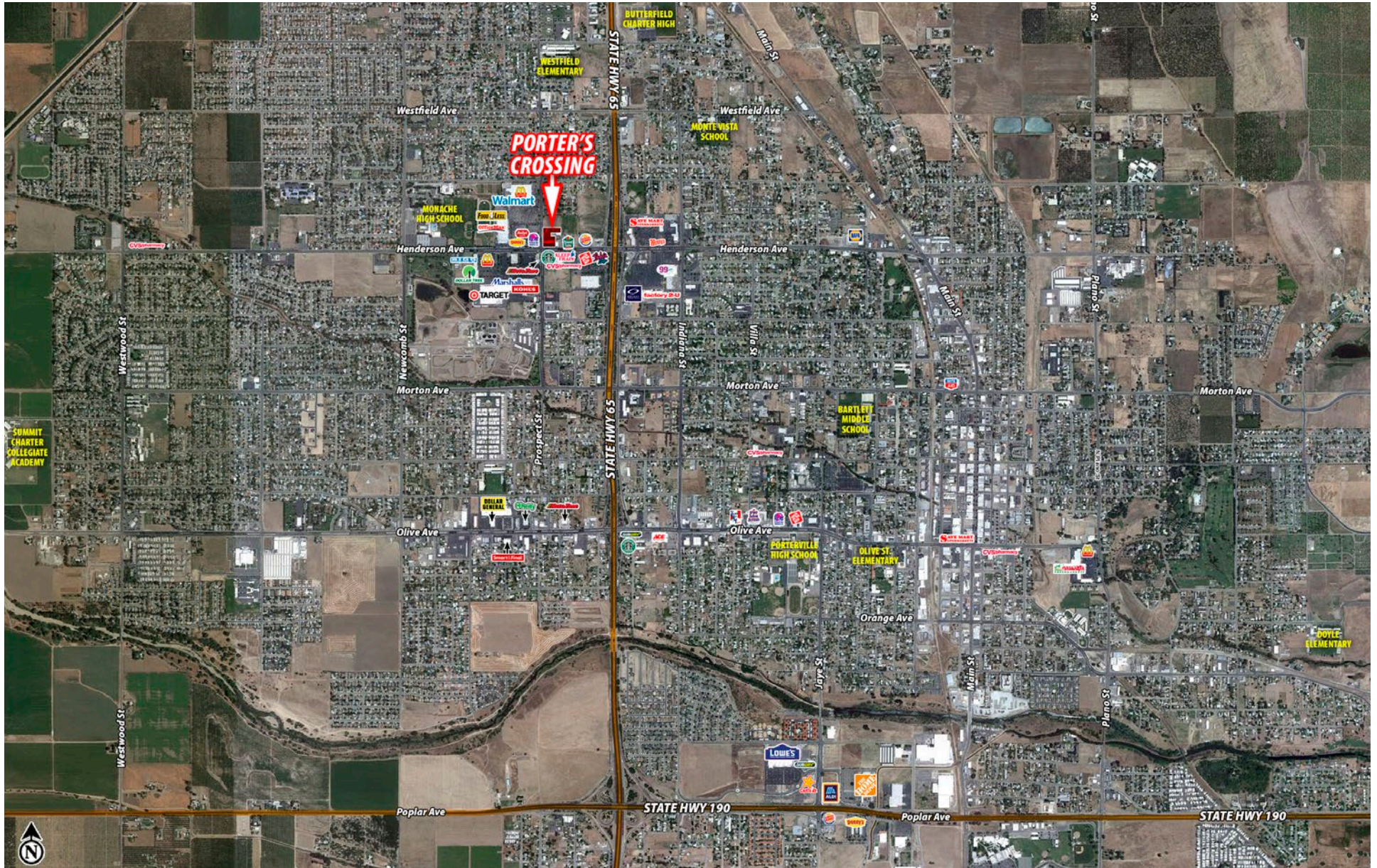
Hwy 65 Retail Proximity - NEC Henderson & Prospect, Porterville, CA



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Porterville, CA Retail Competition Aerial



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