

Fully Remodeled 1st Class Office Suites in Downtown

Office For Lease | 263 N 3rd St Porterville, CA 93257



**CENTRAL CA
COMMERCIAL**



Lease Rate	\$500 - 1,025 PER MONTH
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OFFERING SUMMARY

Building Size:	7,674 SF
Available SF:	175 - 510 SF
Lot Size:	20,252 SF
Year Built:	1937
Renovated:	2022
Zoning:	D -PO (Professional Office)
Market:	Central Porterville
Submarket:	Downtown Office
Traffic Count:	11,490
APN:	253-196-004

PROPERTY HIGHLIGHTS

- *Interior Remodel Complete w/ High-End Finishes*
- Class 'A' Office Space: ±175 - ±510 SF Available
- Various Sized Configurations | Can Be Combined
- Discounted Bulk Rate Utilities + High Speed Internet
- Move-In Ready Condition w/ New Paint & Flooring
- Well-Known Freestanding Office Building + Parking
- Private Offices, Open Rooms, Multiple Entrance Points
- Parking On All Sides Of Building
- Convenient Location off CA-65 and CA-190
- Excellent Presence Surrounded with Quality Tenants
- Energy Efficient Improvements - Low Cost Bulk Rate Utilities
- Secured Access and CCTV Camera System
- On-Site Storage Available For Lease

Jared Ennis
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PROPERTY DESCRIPTION

'Class A' office suites consisting of single 12' x 12' private rooms ±175 - ±510 SF available. Ideal business suites featuring various size configurations, all-inclusive rate including low-cost utilities (solar), high speed FIBER internet, generous reception area, alarm, security cameras, individual address for mail, secured offices/rooms, private restroom, and various additional amenities at a fraction of the cost! Prime location in NE Fresno north of Herndon Ave. Various entrances/exits accessing a private parking lot (plus street) for ample, easy parking. Perfect for counseling, psych tech, attorney practice, medical uses, billing, accounting, consulting, real estate, professional office suites and more. The first-class recent remodel includes brand-new hard-surface flooring throughout, clean and upgraded restroom, updated energy efficient features, selectable LED lighting, fresh interior/exterior paint, secure doors, and lush landscaping. (2) solar vehicle chargers on site!

LOCATION DESCRIPTION

Located in the most desirable area of Downtown Porterville, on 3rd Street between Cleveland and Putnam Avenues. Central location surrounded with close proximity to many restaurants, services and many other amenities. Nearby quality tenants include the South County Justice Center Courthouse, Bank of Sierra Corporate Offices, City of Porterville Hall, Porterville Recorder Newspaper, CA DMV, Proteus, Bank of America, Beneficial State Bank, United Staffing, and many more.



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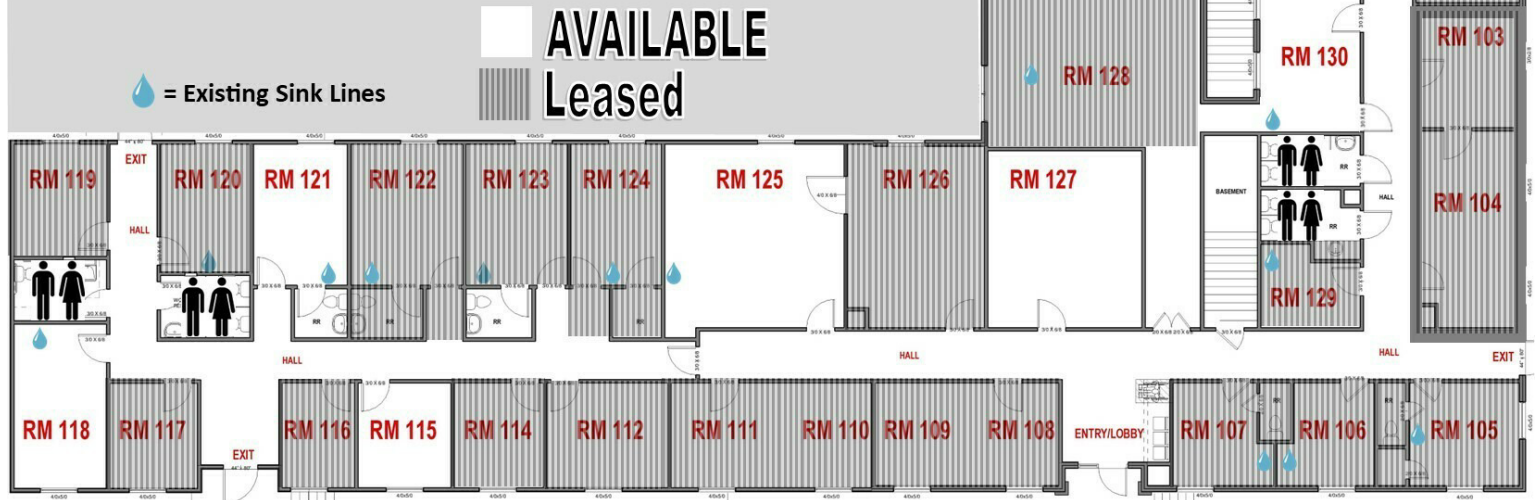
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Private Parking Lot For 263 N 3rd St



LEASE INFORMATION

Lease Type:	Full Service
Total Space:	175 - 510 SF

Lease Term:	Negotiable
Lease Rate:	\$500 - \$1,025 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
101	Available	200 SF	Full Service	\$600 per month	Medium 11' x 12' wide open end cap room with multiple windows. North parking lot access and near the entrance. Accommodates 1-2 comfortably.
115	Available	175 SF	Full Service	\$500 per month	10' x 12' unit with quick access and near the south entrance. Accommodates 1-2 comfortably.
118	Available	260 SF	Full Service	\$685 per month	Large 10' x 17' unit with existing plumbing connections near the south entrance. Accommodates 1-3 comfortably.
121	Available	295 SF	Full Service	\$650 per month	12' x 15' unit with a private restroom and plumbing connection where a sink / washbowl could be added. Quick access and near the entrance. Accommodates 1-2 comfortably.
125	Available	510 SF	Full Service	\$1,025 per month	19' x 19' large unit with multiple sink connections! Quick access and near the entrance. Accommodates 1-3 comfortably.
127	Available	430 SF	Full Service	\$895 per month	Largest 17' x 20' room offering a wide open space, located in front of the waiting area/entrance. Accommodates 1-6 comfortably.

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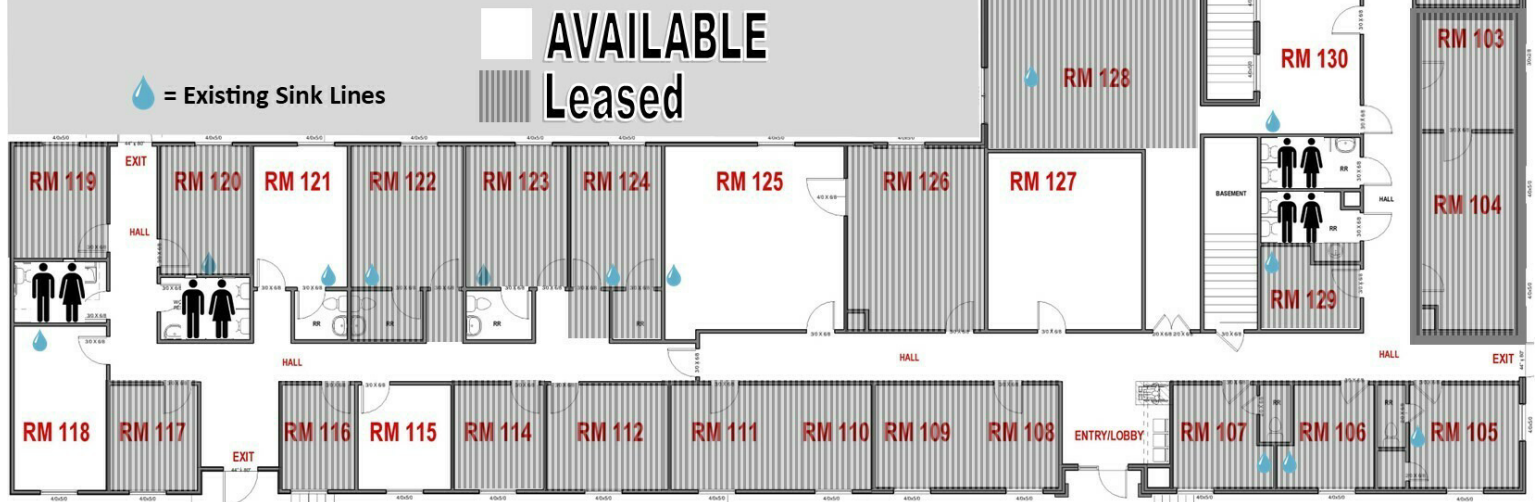
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SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

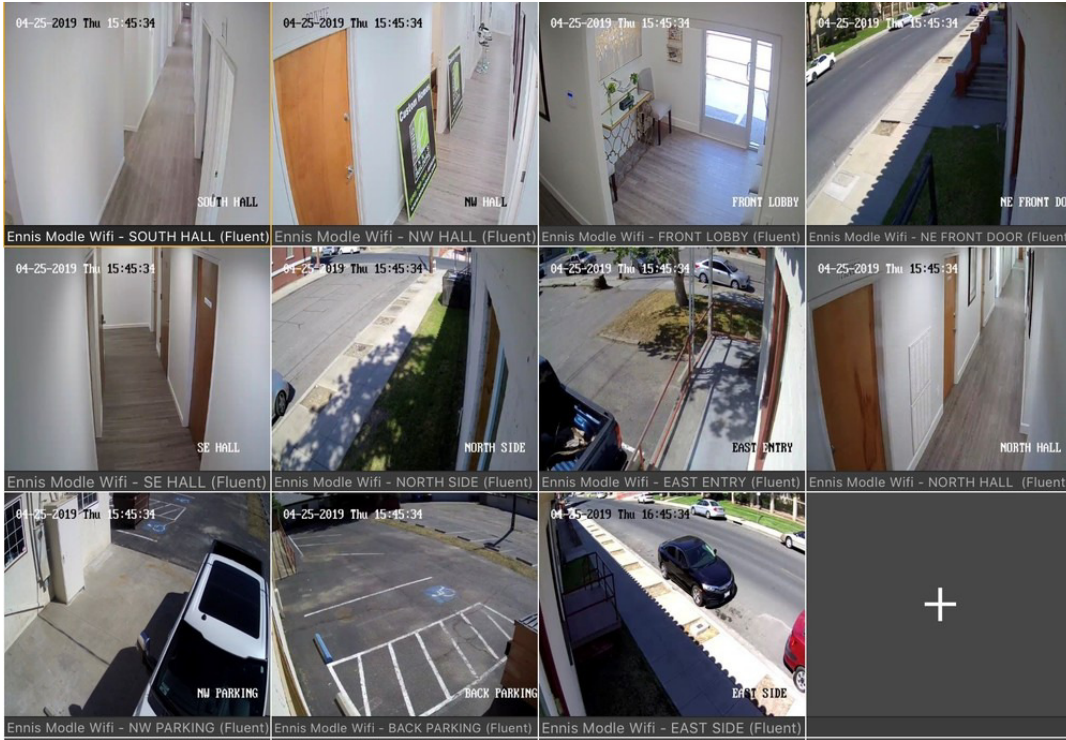
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
130-131	Available	415 SF	Full Service	\$895 per month	Large end cap double-unit of 12' x 25' unit w/ plumbing/sink connections! An additional sink could be added. Quick access and near the entrance. Accommodates 1-3 comfortably.

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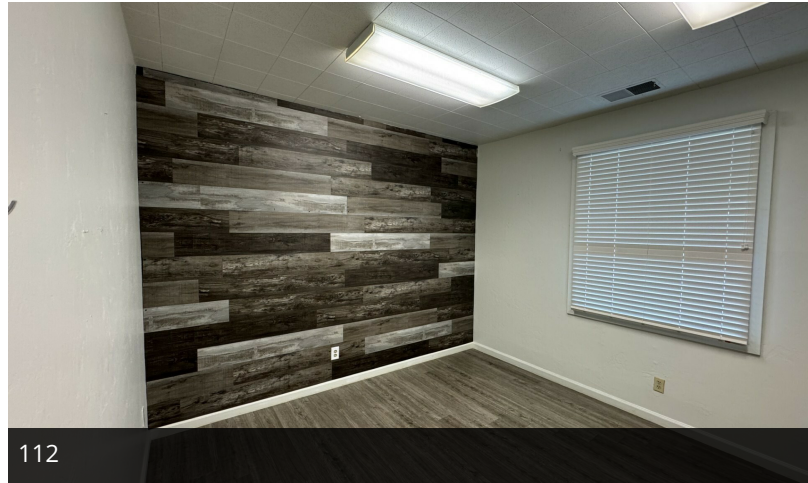
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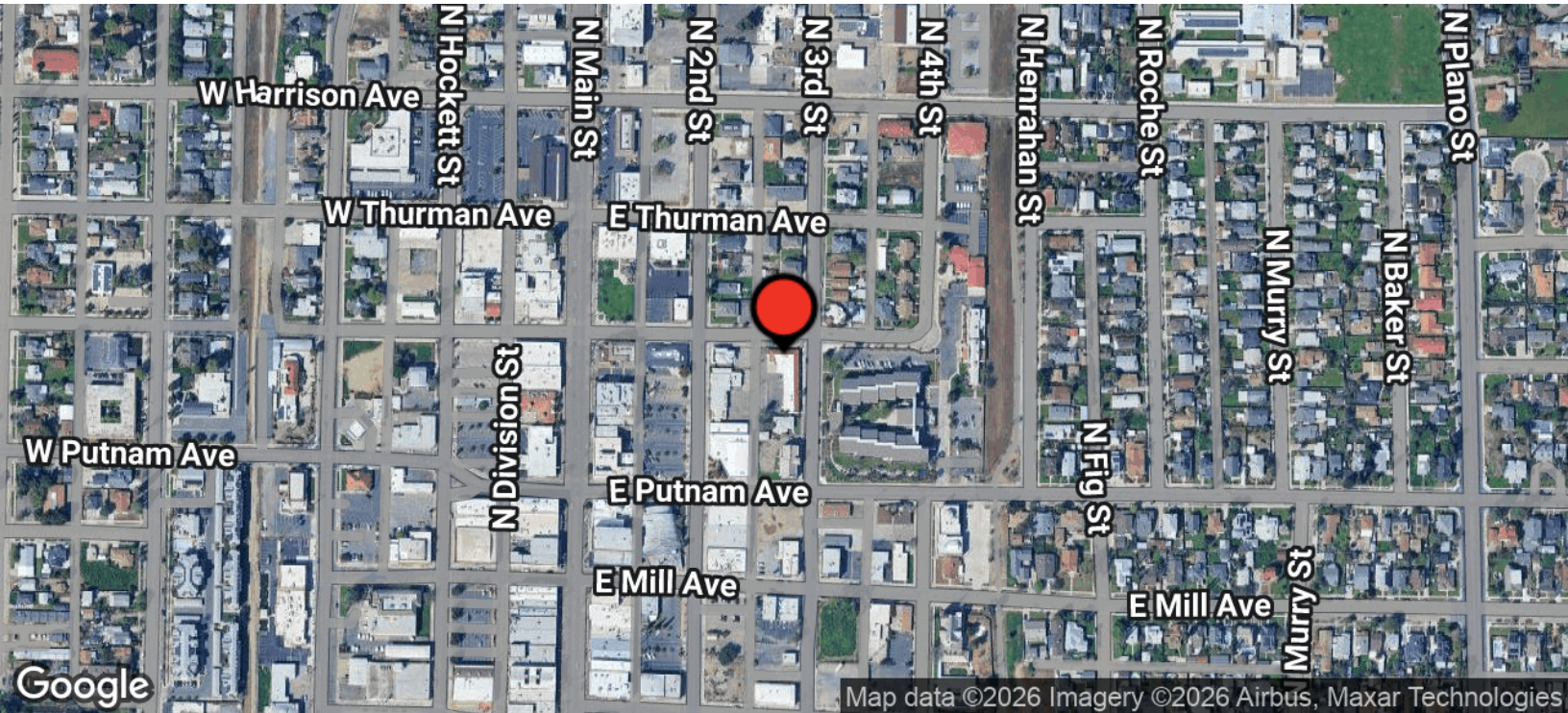
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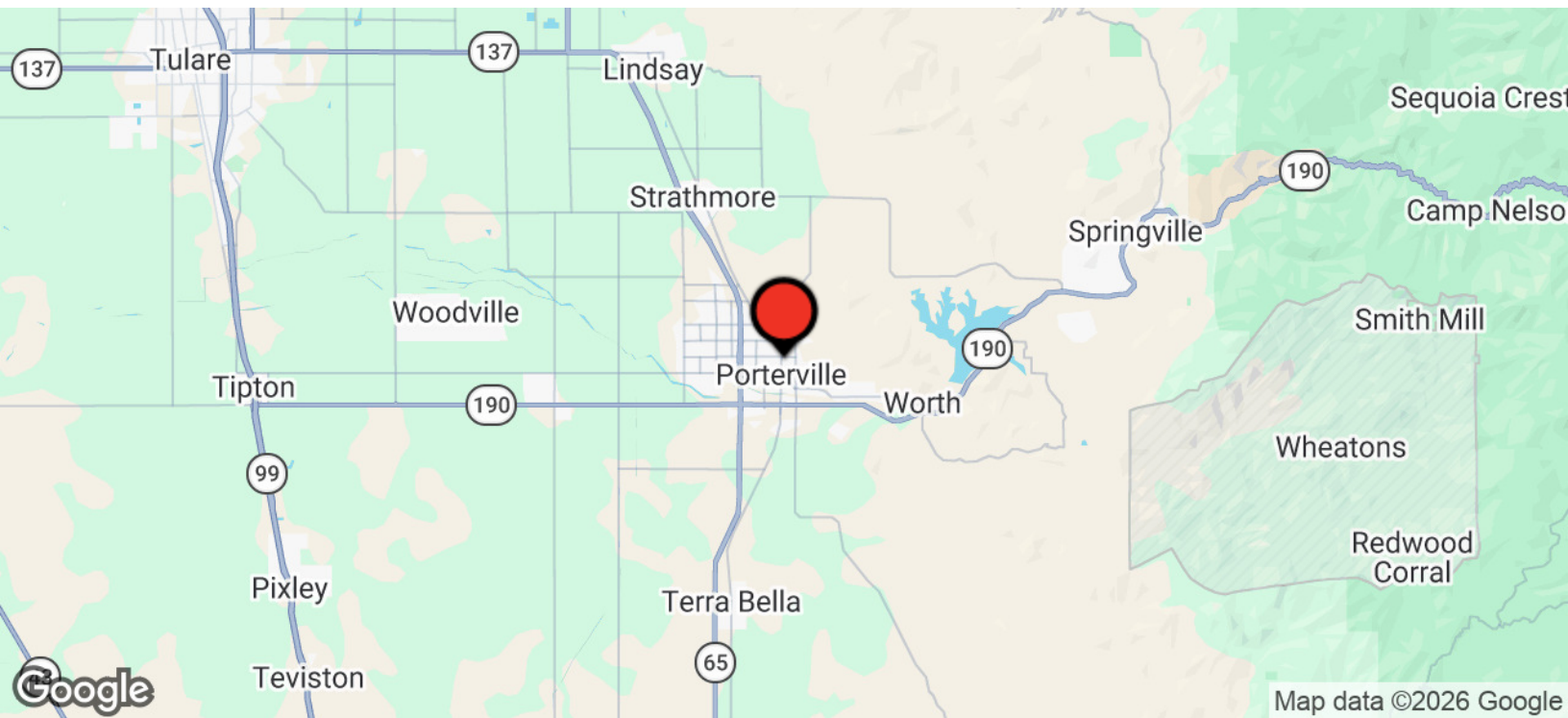
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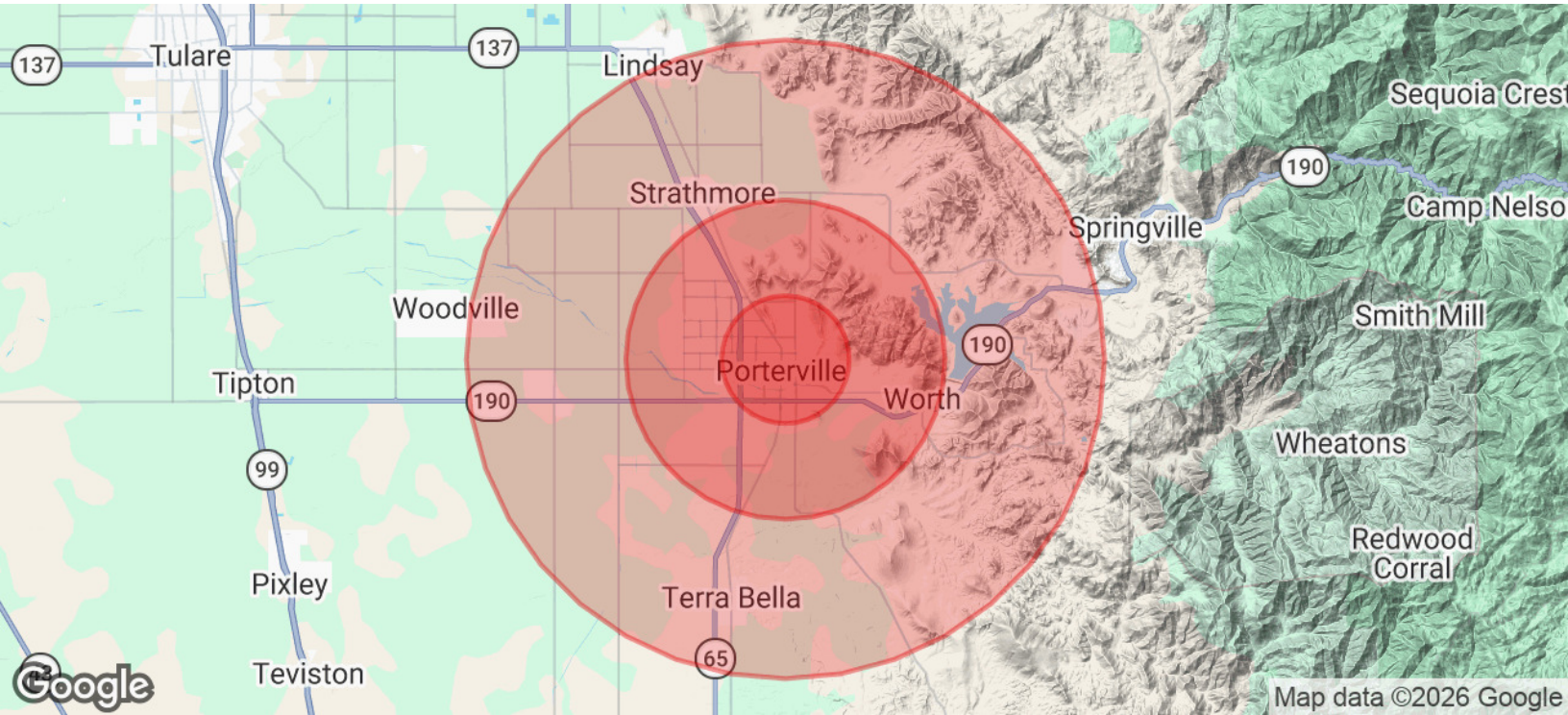
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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	35,418	68,987	90,285
Average Age	31.8	32.6	33.6
Average Age (Male)	30.3	31.1	31.8
Average Age (Female)	33.1	33.7	34.5

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	11,697	21,890	28,909
# of Persons per HH	3.0	3.2	3.1
Average HH Income	\$51,796	\$59,651	\$57,118
Average House Value	\$159,948	\$181,729	\$185,608

ETHNICITY (%)	2 MILES	5 MILES	10 MILES
Hispanic	74.6%	68.0%	67.8%

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