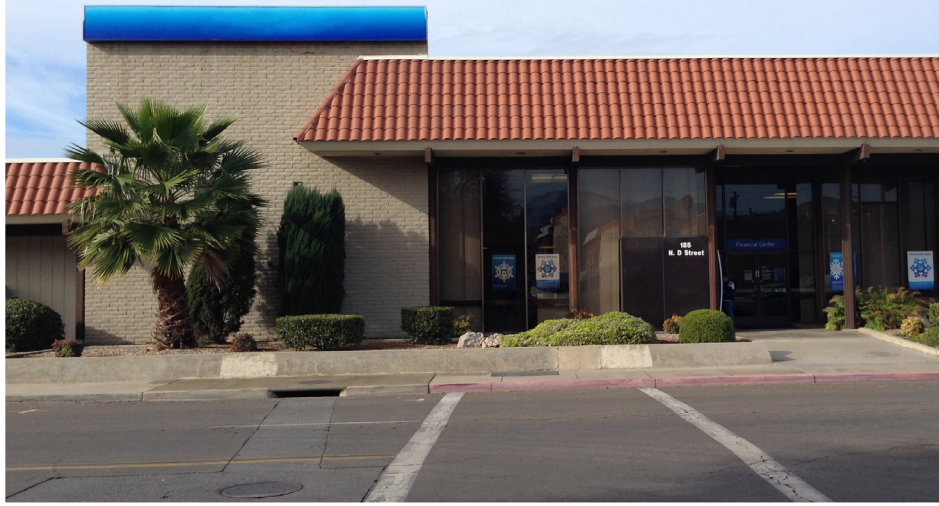


High Profile Freestanding Building Available for Sale

PRICE REDUCED!



**Southwest Quadrant of
North D St. & Putnam Ave.
Porterville, California**

Property Features:

- Multi-tenant office/financial building
- Former bank branch is $\pm 4,455$ SF
- Existing short-term leases in 1,276 SF & 717 SF
- Zoned DR-D (Retail - D St. corridor)
- Located just west of Downtown Porterville
- APN: 252-193-010
- Offered at ~~\$1,060,000~~ \$750,000



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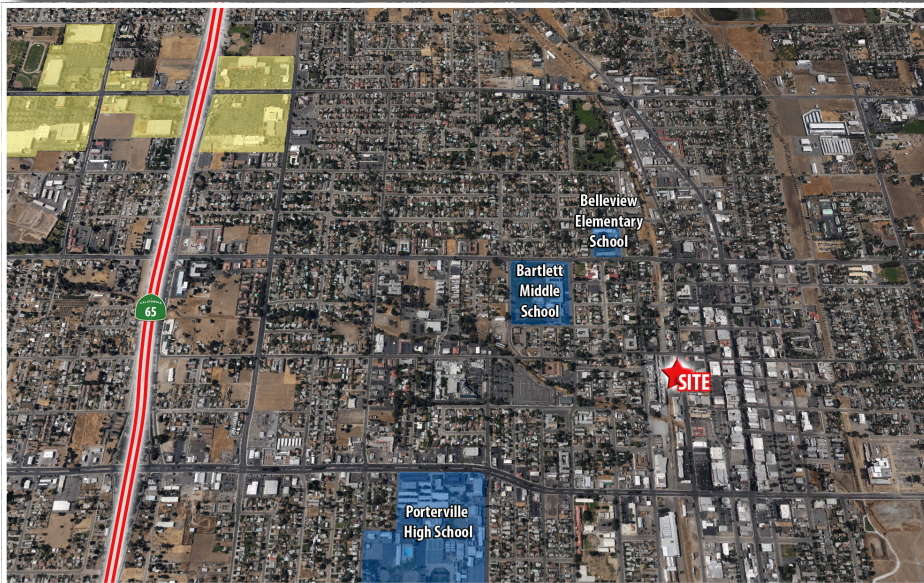
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High Profile Freestanding Building Available for Sale



Location: 185 N. D Street
Porterville, California

Building Size: ± 9,677 SF

Bank Branch: ± 4,455 SF (Vacant)
Office Space: ± 1,276 SF (Leased)
± 717 SF (Leased)
± 3,229 SF (Vacant)

Parcel Size: ± 31,800 SF

Demographics:	1 Mile	2 Mile	3 Mile
Population	16,785	42,178	66,274
Avg HH Income	\$39,196	\$43,731	\$51,097



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