

## Prime Commercial Property for Sale Porterville

135 E Harrison Ave, Porterville



FOR MORE INFORMATION PLEASE CONTACT

**Kirk Atamian** DRE #02127378

☎ 559.246.0000

✉ [kirk@ckss.com](mailto:kirk@ckss.com)

**135 E Harrison Ave, Porterville**

Madera- 501 North E #C, Madera CA 93638

Fresno- 8050 N Palm #300, Fresno CA 93711

Visalia- 4840 E Mineral King Ave #214, Visalia CA 93292

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## TABLE OF CONTENT

OFFERING SUMMARY 3

PROPERTY FEATURES 4

PROPERTY SNAPS 5

FLOORPLAN 6

EXCLUSIVELY PRESENTED 7

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🌐 [www.ckss.com](http://www.ckss.com)

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# OFFERING SUMMARY

## PROPERTY DESCRIPTION

Position your business for success at 135 E Harrison Ave, Porterville, CA, a prime commercial property for sale in Downtown Porterville. Located on a highly visible corner, this exceptional commercial real estate opportunity offers outstanding street frontage, excellent accessibility, and a strategic location surrounded by established retailers, restaurants, professional offices, financial institutions, and government services.

This commercial building in Porterville is designed to accommodate a wide range of business uses, making it an ideal choice for professional offices, medical practices, retail stores, service-based businesses, and owner-users seeking a prominent location. Its central position provides exceptional exposure to both vehicle and pedestrian traffic while offering quick access to CA-65, connecting your business to Porterville, Tulare County, and the surrounding Central Valley.

Whether you're searching for commercial real estate in Porterville, an investment property with long-term potential, or the perfect location to expand your business, 135 E Harrison Ave delivers outstanding value. Situated in one of Downtown Porterville's most active business districts, this property combines high visibility, convenient access, and proximity to shopping, dining, banking, and government offices.

Don't miss this opportunity to own a high-visibility commercial property in Porterville, CA. With its prime downtown location, flexible commercial potential, and excellent accessibility, 135 E Harrison Ave is the ideal setting for businesses and investors looking to establish a strong presence in a growing Central Valley market.



## Offering Summary

|                       |                |
|-----------------------|----------------|
| <b>Sales Price:</b>   | \$ 374, 000    |
| <b>Lot Size:</b>      | 6,098.4 SF lot |
| <b>Building Size:</b> | 3,100 SF       |

## Highlights

- Prime Downtown Porterville Location
- Property Type: Commercial / Retail / Office
- Accommodates single-tenant or multi-use configurations for office or storefront retail operations.
- Signalized downtown corner location in Porterville, Tulare County
- Excellent Street Frontage & Signage
- Quick Access to CA-65 and Major Commercial Corridors
- Strong Local Demographics
- Excellent opportunity for investors seeking stable passive income

# PROPERTY FEATURES

- » **Downtown Commercial Core:** Situated directly off Main Street in Downtown Porterville, providing excellent foot traffic potential and proximity to local government offices, dining, and retail centers.
- » **Signalized Corner Advantage:** Positioned at a signalized intersection, ensuring prominent vehicular exposure, easy ingress/egress, and maximum signage visibility.
- » **Regional Connectivity:** Immediate access to major local thoroughfares including Highway 190 (E Morton Ave) and Highway 65, linking the location to the broader South Tulare County market.
- » **Recent Acquisition Data:** Public records indicate the property was acquired in January 2026 for \$150,000, reflecting a low cost-basis transaction suitable for value-add repositioning or single-tenant occupancy.
- » **Occupancy Setup:** Single-tenant configuration with potential for internal division depending on layout and tenant buildout requirements.
- » **Retail / Showroom:** Frontage setup supports boutique retail, specialty goods, service-oriented businesses, or customer-facing operations.
- » **Medical / Wellness:** Flexible layout supports private practice, physical therapy, or community health administrative space.





# PROPERTY SNAPS







# FLOORPLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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🌐 [www.ckss.com](http://www.ckss.com)

DRE #02127378



**Larry Zulim**

📞 (559) 518-6006

✉️ [Lzulim@yahoo.com](mailto:Lzulim@yahoo.com)

DRE #02132363

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