FOR SALE OR LEASE

RIVERWALK MARKETPLACE

Porterville, California

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NWC Highway 190 & South Jaye St., Porterville, CA

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RIVERWALK MARKETPLACE

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PROPERTY OVERVIEW

Riverwalk Marketplace benefits from a strategic location amid South Porterville's growth trajectory. Situated at the Northwest Corner (NWC) of Highway 190 and Jaye Street (Highway 65), the site presents prime opportunities for anchor, junior anchor, pad, and multi-tenant pad developments. With plans for over 400 single-family units and 120 multifamily units, Riverwalk Marketplace is poised to cater to the current and expanding population of Porterville. Anchored by Lowe's, the property enjoys significant frontage along Highway 190, capturing commuter traffic and meeting the needs of nearby major employers such as the Walmart Distribution Facility (approximately 1,000 employees), Porterville Developmental Center (over 1,200 employees), and Porterville College (with nearly 5,000 enrolled students)—all within a 3-mile radius. Furthermore, the site benefits from city-approved retail development in a business-friendly environment.

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PROPERTY HIGHLIGHTS

- Lowe's Anchor
- National Co-Tenants
- Strong daytime population
- 2,200 Employees

- Single and multi-family growth
- Anchor, junior, pad and drive-thru options

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SITE MAP

AVAILABLE SPACES

Pad	Size
Major A	236,995 SF
Major B	72,812 SF
Major C	78,665 SF
1	25,919 SF
2	40,438 SF
5	62,573 SF
8	39,406 SF
9	30,223 SF
10	46,993 SF
11	65,004 SF
13 & 14	129,925 SF
F1 & F2	95,780 SF

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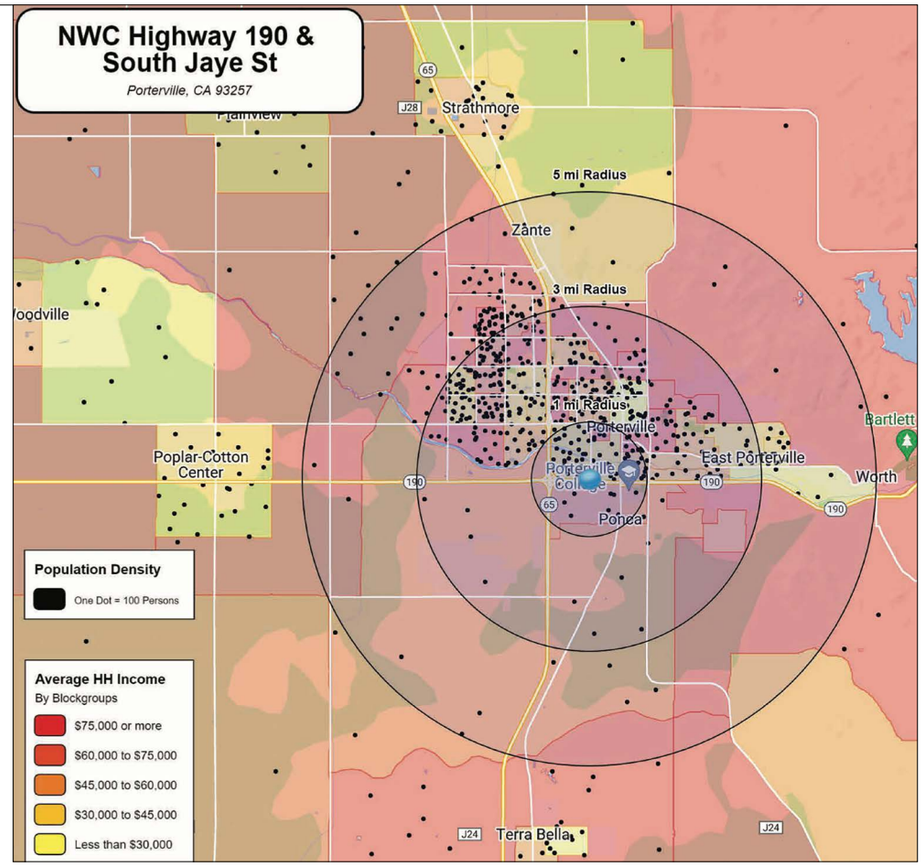
DEMOGRAPHICS

DEMOGRAPHICS (2021 EST.)

	1 Mile	3 Miles	5 Miles
Population	12,000	61,079	75,554
Med HH	$48,169	$47,181	$51,322

RACE	1 Mile	3 Miles	5 Miles
White	3,887	23,891	29,894
Black	118	652	781
American Indian	329	1,499	1,805
Asian	329	2,122	2,958
Hawaiin/Pacific Islander	11	158	229
Other Race	2,960	13,228	15,895

EDUCATION	1 Mile	3 Miles	5 Miles
Some High School	892	3,866	4,657
High School Grad	1,940	9,852	11,771
Some College	1,301	7,640	9,807
Associate Degree	459	3,322	4,321
Bachelor Degree +	566	4,145	5,501



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AERIAL OVERVIEW

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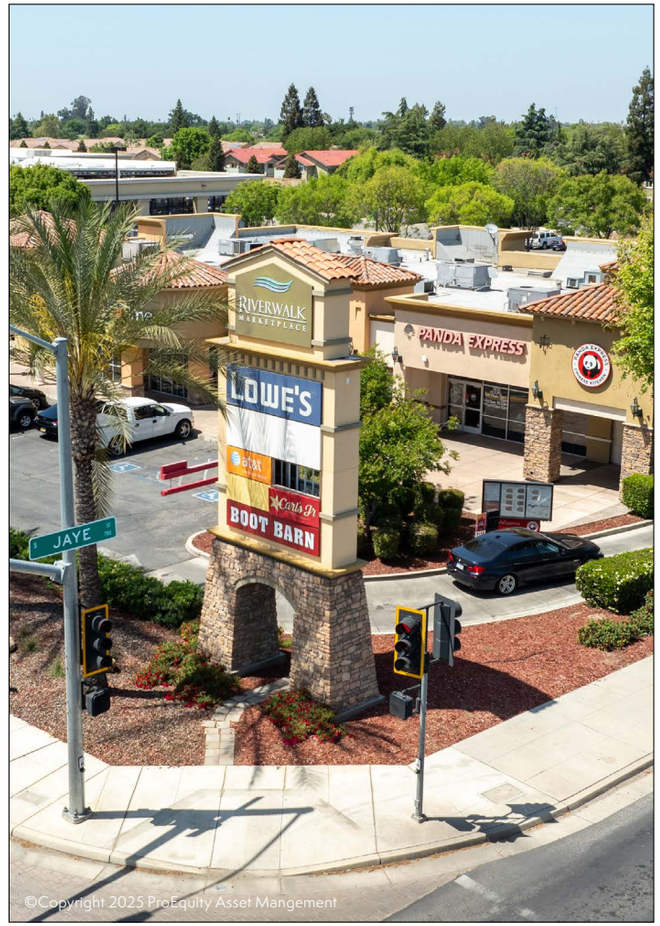

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ABOUT PROEQUITY

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ProEquity Asset Management stands out as one of the fastest-growing companies in the United States, recognized by Inc. 5000. Since its establishment in 2012, ProEquity has distinguished itself in various domains, including commercial real estate asset management, fiduciary, advisory, and receivership services across diverse asset types such as commercial (retail and office), industrial, and multi-family real estate.

With a team of seasoned professionals possessing decades of experience and expertise, ProEquity delivers an expansive range of institutional-grade services. The leadership, backed by a proficient staff of property managers, leasing specialists, marketing team, and accounting experts, ensures excellence across asset management, portfolio management, receivership, property management, development, construction management, and transaction management realms.

ProEquity's comprehensive suite of services caters to CMBS (Wall Street) Lenders and Servicers, Institutional Owners, Family Offices, and Private Owners nationwide. Their commitment to meticulous attention to detail has earned them a reputation for setting industry standards, fostering enduring relationships with clients who rely on their expertise time and again.

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