

RETAIL FOR SALE/LEASE

MOVE-IN READY RETAIL/OFFICE STOREFRONT @ DOWNTOWN CORNER

277 Coalinga Plaza, Coalinga, CA 93210



OFFERING SUMMARY

SALE PRICE:	\$137,000
LEASE RATE:	Negotiable
LOT SIZE:	1,306 SF
BUILDING SIZE:	1,250 SF
ZONING:	Commercial
MARKET:	Coalinga
SUBMARKET:	Downtown Coalinga
APN:	072-250-05S

PROPERTY HIGHLIGHTS

- -0[Recently Updated | Move-*In Ready Condition
- Located In a Densely Populated Trade Area
- Easy Access From Multiple Entrances/Exits
- Very Walk-able Location
- Great Exposure Blocks From All Amenities
- Busy Central Retail Growth Corridor
- Trade Area of ±42,895 Residents
- High Traffic Location @ Corner Location
- Close Proximity to Major Traffic Generators & Retailers
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- ±1,250 SF Available Surrounded w/ Quality Tenants
- Located in Downtown Coalinga

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

RETAIL FOR SALE/LEASE

MOVE-IN READY RETAIL/OFFICE STOREFRONT @ DOWNTOWN CORNER

277 Coalinga Plaza, Coalinga, CA 93210



PROPERTY DESCRIPTION

High exposure $\pm 1,250$ SF retail/office building off the "main and main" downtown corner. Wide-open building with (1) rear restroom in the corner. Vehicle access in a very walk-able area (dense location). This property is located in central Coalinga, just blocks away from the City Hall and, Library, and Police department. Move-in ready interior, fresh exterior, and a lit front sign. The visibility offers a tremendous draw of traffic from the neighboring CA-33 (Polk Street) on top of Elm Avenue.

LOCATION DESCRIPTION

This property is located in the heart of downtown Coalinga on Coalinga Plaza between Elm Avenue and E Durian Avenue near professional offices, retail, restaurants, and banks.



KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

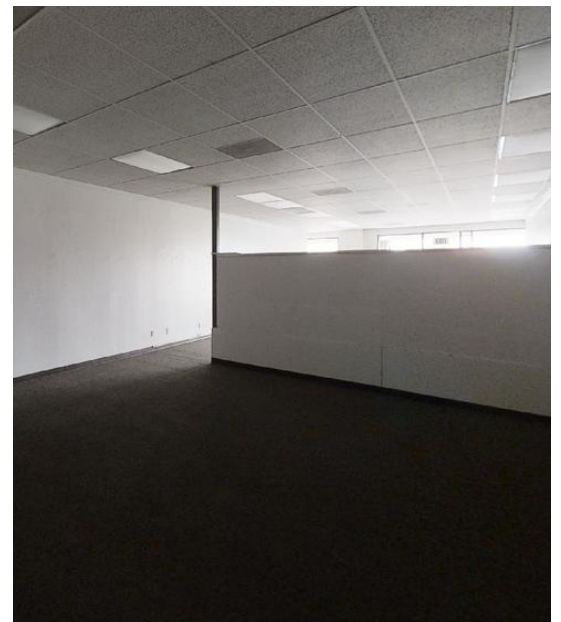
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated **CentralCaCommercial.com**

RETAIL FOR SALE/LEASE

MOVE-IN READY RETAIL/OFFICE STOREFRONT @ DOWNTOWN CORNER

277 Coalinga Plaza, Coalinga, CA 93210



KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated **CentralCaCommercial.com**

RETAIL FOR SALE/LEASE

MOVE-IN READY RETAIL/OFFICE STOREFRONT @ DOWNTOWN CORNER

277 Coalinga Plaza, Coalinga, CA 93210



KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

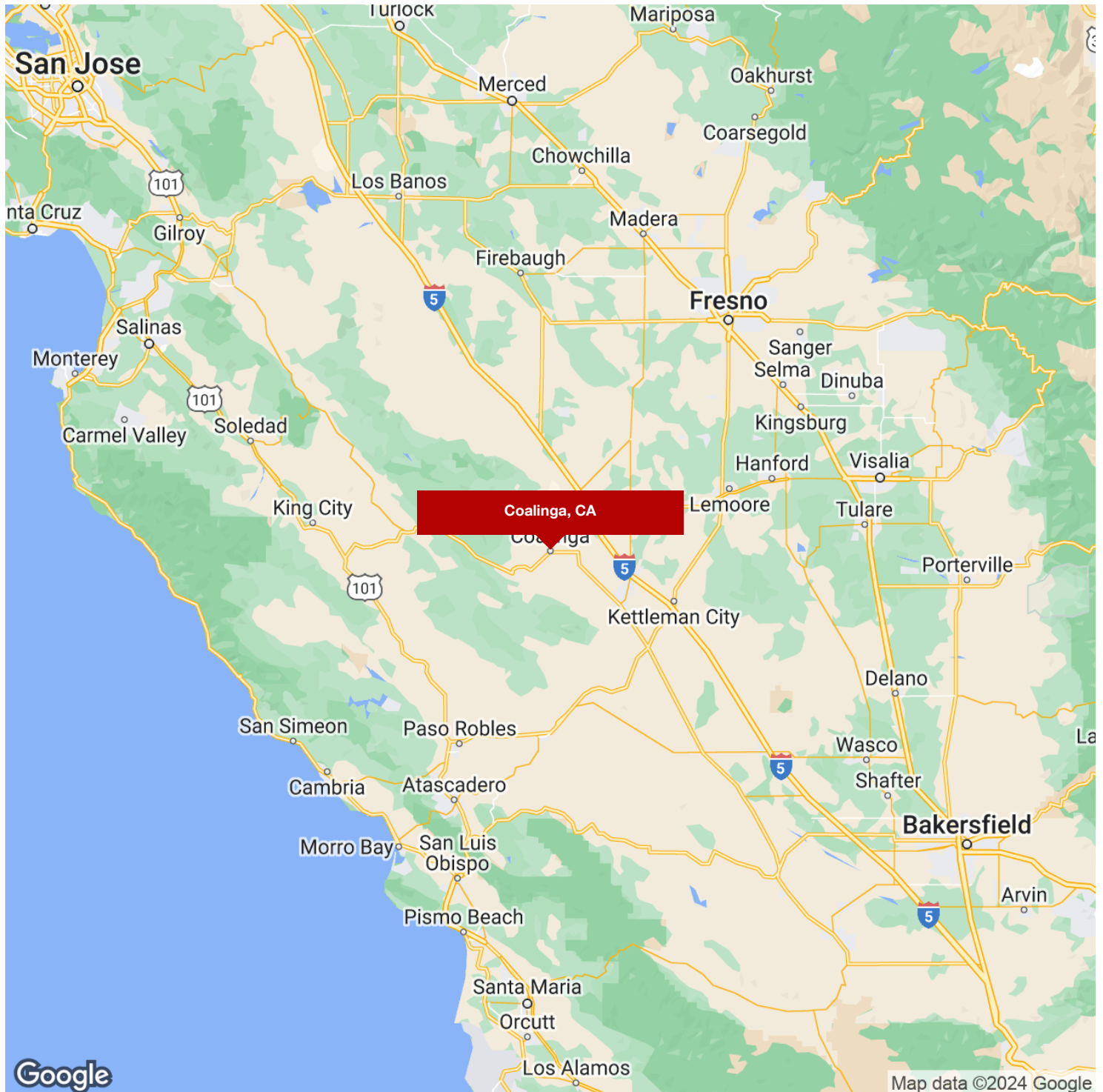
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

RETAIL FOR SALE/LEASE

MOVE-IN READY RETAIL/OFFICE STOREFRONT @ DOWNTOWN CORNER

277 Coalinga Plaza, Coalinga, CA 93210



KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

RETAIL FOR SALE/LEASE

MOVE-IN READY RETAIL/OFFICE STOREFRONT @ DOWNTOWN CORNER

277 Coalinga Plaza, Coalinga, CA 93210



KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

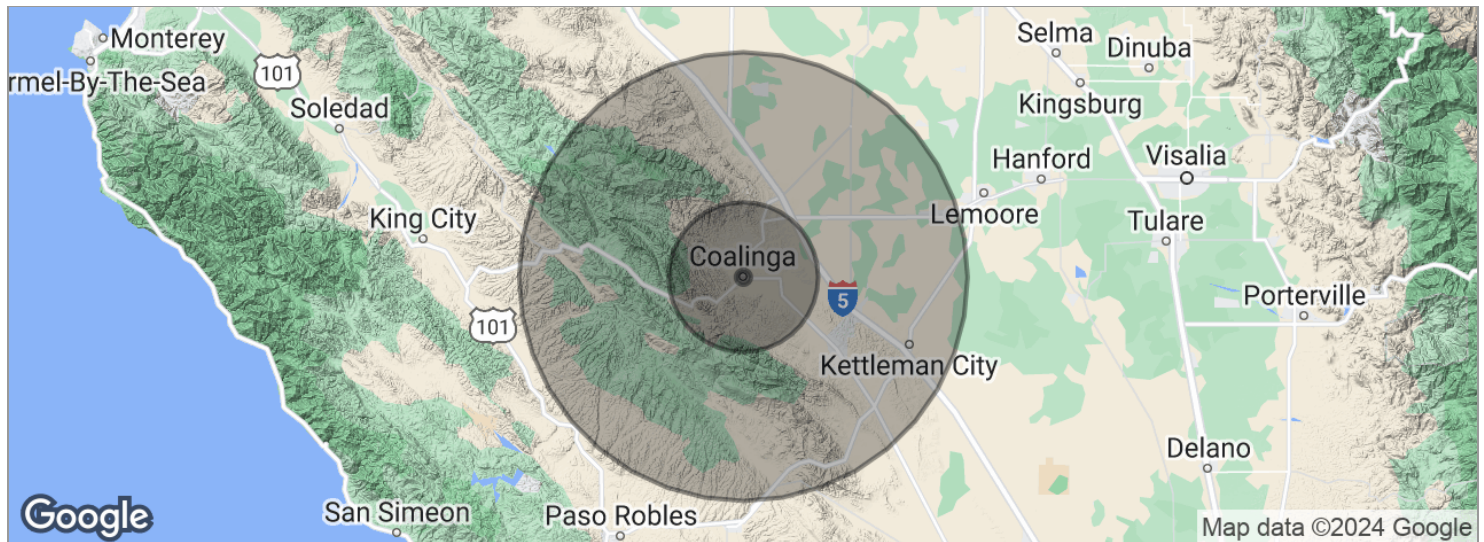
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

RETAIL FOR SALE/LEASE

MOVE-IN READY RETAIL/OFFICE STOREFRONT @ DOWNTOWN CORNER

277 Coalinga Plaza, Coalinga, CA 93210



POPULATION	1 MILE	10 MILES	30 MILES
Total population	11	7,323	42,895
Median age	29.1	36.2	28.1
Median age (male)	28.4	36.1	28.5
Median age (Female)	30.2	4.5	21.9
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	3	305	9,110
# of persons per HH	3.7	24.0	4.7
Average HH income	\$72,515	\$70,978	\$46,621
Average house value	\$492,000	\$311,844	\$255,760
ETHNICITY (%)	1 MILE	10 MILES	30 MILES
Hispanic	72.7%	48.1%	77.2%
RACE (%)	1 MILE	10 MILES	30 MILES
White	81.8%	49.0%	77.8%
Black	0.0%	16.9%	3.5%
Asian	0.0%	2.3%	0.8%
Hawaiian	0.0%	0.5%	0.1%
American Indian	0.0%	3.5%	1.2%
Other	0.0%	26.0%	15.3%

* Demographic data derived from 2020 ACS - US Census

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [CentralCaCommercial.com](https://www.centralcacommercial.com)