

OFFICE FOR SALE

±2,160 OF FULLY REMODELED MEDICAL OFFICE OR CARE FACILITY

450 N 3rd St, Coalinga, CA 93210



Sale Price

\$325,000

OFFERING SUMMARY

Building Size:	2,160 SF
Available SF:	±2,160 SF
Lot Size:	0.15 Acres
Year Built:	1964
Zoning:	MU - Mixed Use
Market:	Fresno
Submarket:	W Outlying Fresno County
Cross Streets:	N 3rd St & Van Ness St
APN:	072-115-07S

PROPERTY HIGHLIGHTS

- ±2,160 SF of Former Medical Office Space in Coalinga, CA
- Existing Office or Can Be Repurposed As Residential Care Facility
- Economical Space | Move-In Ready | Plumbing In Place
- On-Site Parking and Abundant Street Parking
- CA-198 On/Off-Ramps Located 0.25 Mile East Of Property
- CA-33 On/Off-Ramps Located 0.20 Mile South Of Property
- Daytime Population Base (±16,955 within 5 Miles)
- Well-Known Freestanding Building + Private Parking
- Private Offices, Open Rooms, Multiple Entrance Points
- Parking On All Sides Of Building | Easy Access | New HVAC's
- Convenient Location Between CA-198 & CA-33
- Excellent Presence Surrounded with Quality Tenants
- Energy Efficient Improvements - Separately Metered Utilities

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PROPERTY DESCRIPTION

±2,160 SF of a fully remodeled former medical office building, with recent improvements to be repurposed as a residential care facility. The site consists of ±2,160 SF of space on a 0.15 acre lot with ample parking offering (7) private offices, kitchen/breakroom, front reception/waiting, storage & restrooms. Space can easily be used as a medical office, general office, or finished off with little improvements remaining to be a residential care facility. High-traffic intersection near Polk St retail corridor with many national and local retailers in close proximity. The first-class recent remodel includes brand-new hard-surface flooring & carpet throughout, newer HVAC's, updated energy efficient features, fresh interior/exterior paint, newer ADA restrooms, outdoor lights during the night hours, solid parking lot and lush landscaping. On site private parking lot (plus street) for various uses (ie. attorney practice, medical uses, professional office, and more). Easy access, abundant parking, spacious common restrooms, and direct signage/exposure to the newly upgraded Van Ness Ave.

LOCATION DESCRIPTION

Attractive building perfectly positioned to offer easy access, strong demographics and traffic generators. Located off Van Ness St & N 3rd St just west of Cedar Ave, east of Coalinga High School, north of N 3rd St and South of Van Ness St. Nearby CA-198 & CA-33 Freeways connect to all parts of central California. Surrounded by many national and regional retailers, a multitude of eateries, and boast high traffic counts on nearby Elm Avenue with great population density.



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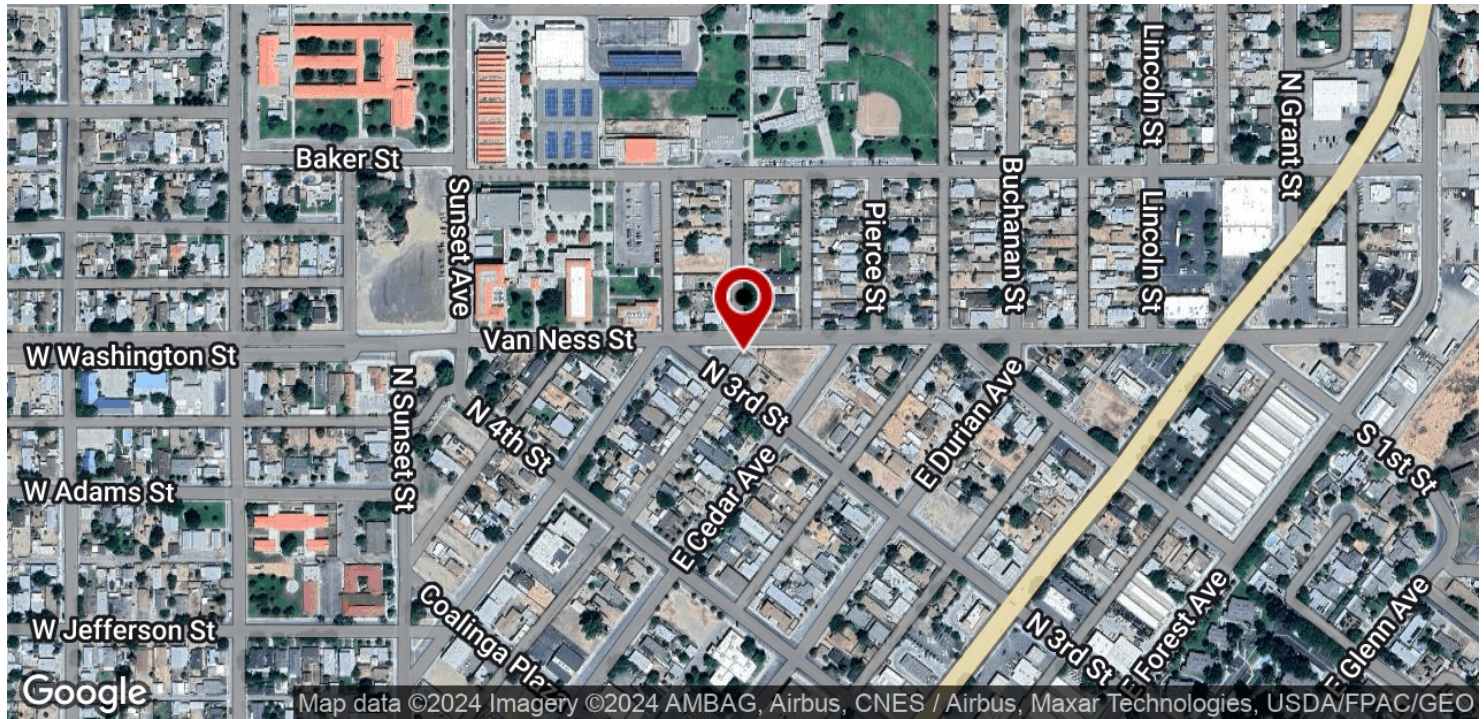
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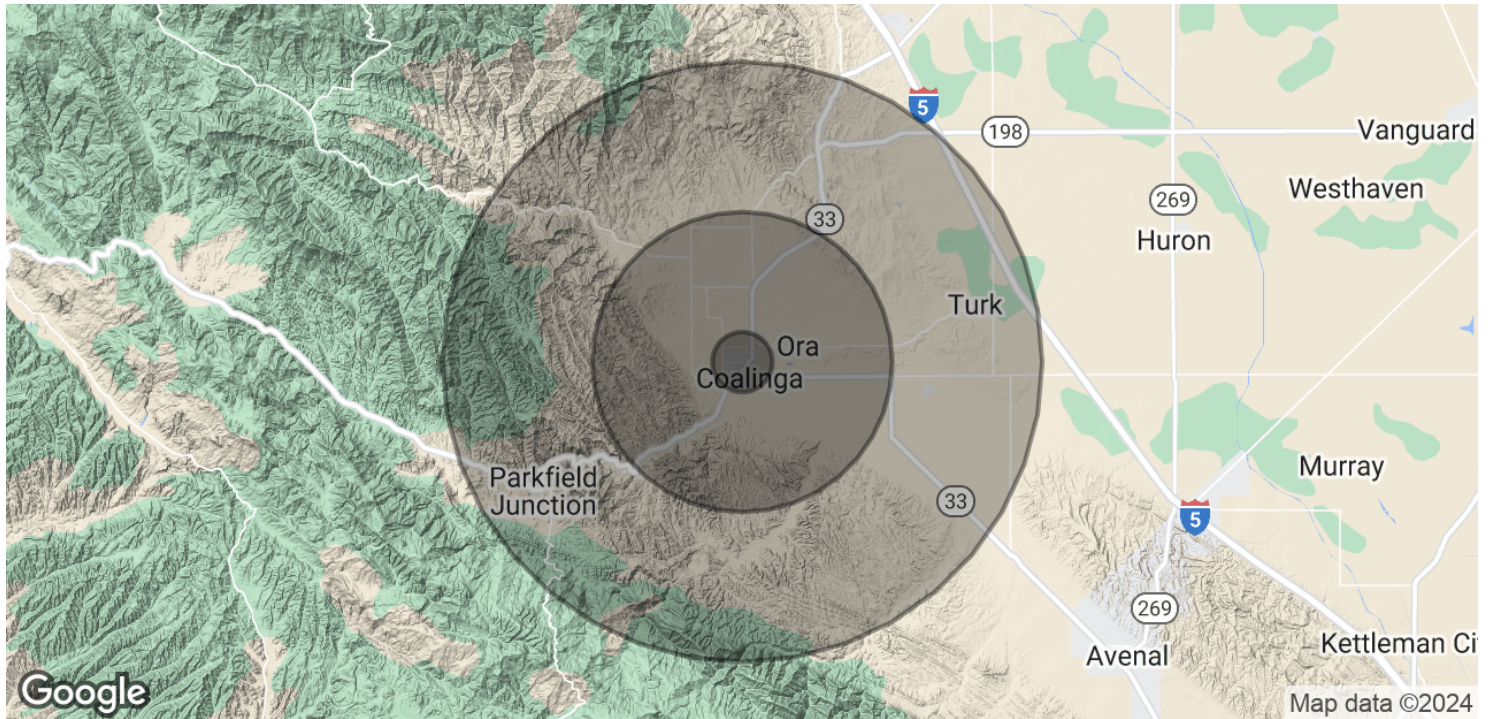
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,059	12,685	14,535
Average Age	34.6	34.8	35.0
Average Age (Male)	32.3	33.9	34.0
Average Age (Female)	33.5	33.5	33.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,930	4,442	4,855
# of Persons per HH	2.8	2.9	3.0
Average HH Income	\$64,137	\$72,956	\$72,017
Average House Value	\$176,079	\$185,669	\$186,961

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	62.8%	60.1%	61.1%

* Demographic data derived from 2020 ACS - US Census

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