

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

- 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

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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.



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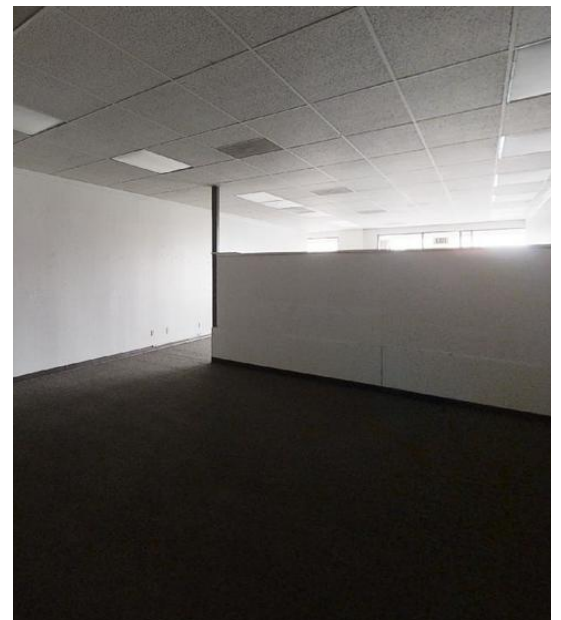
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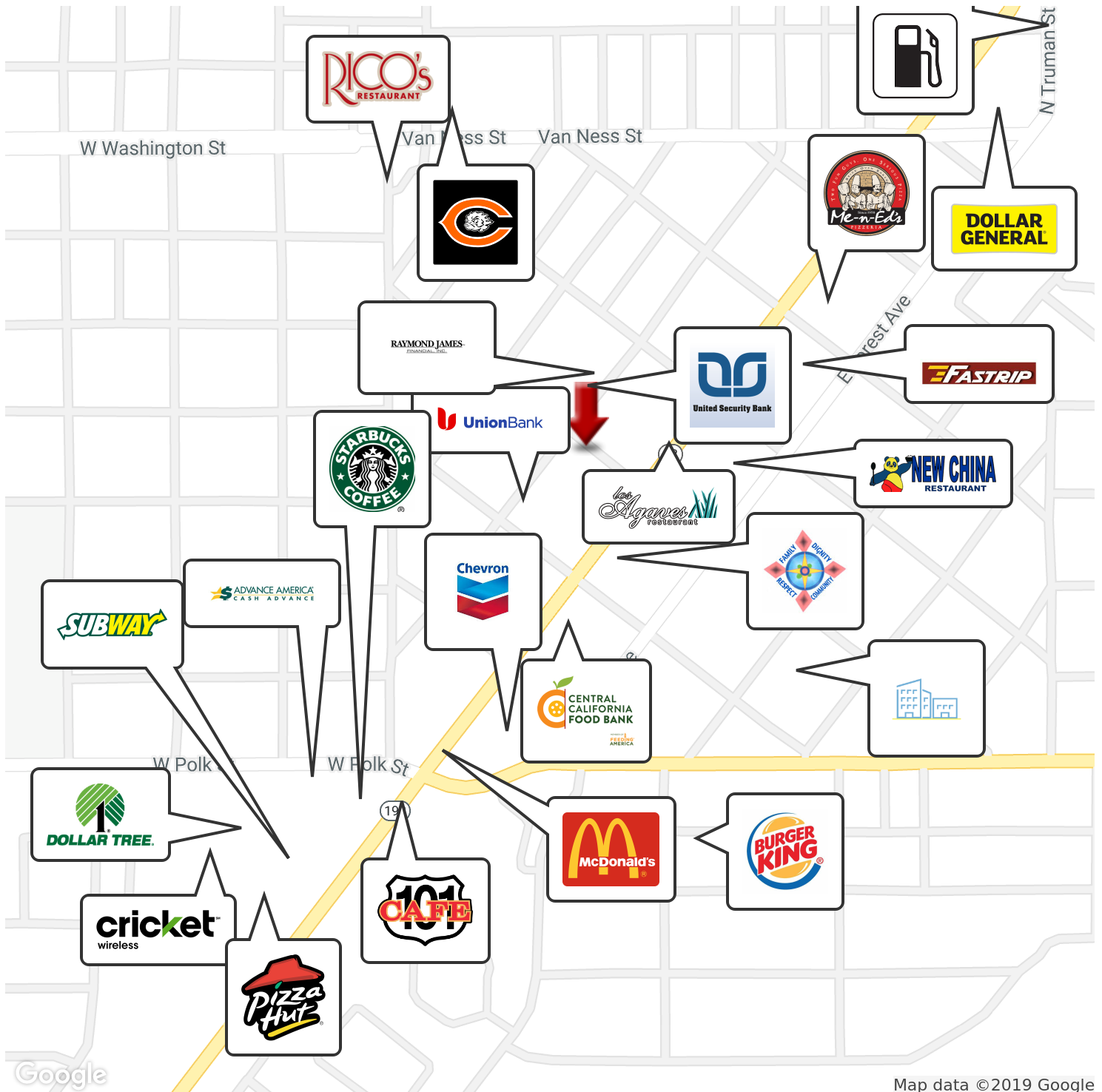
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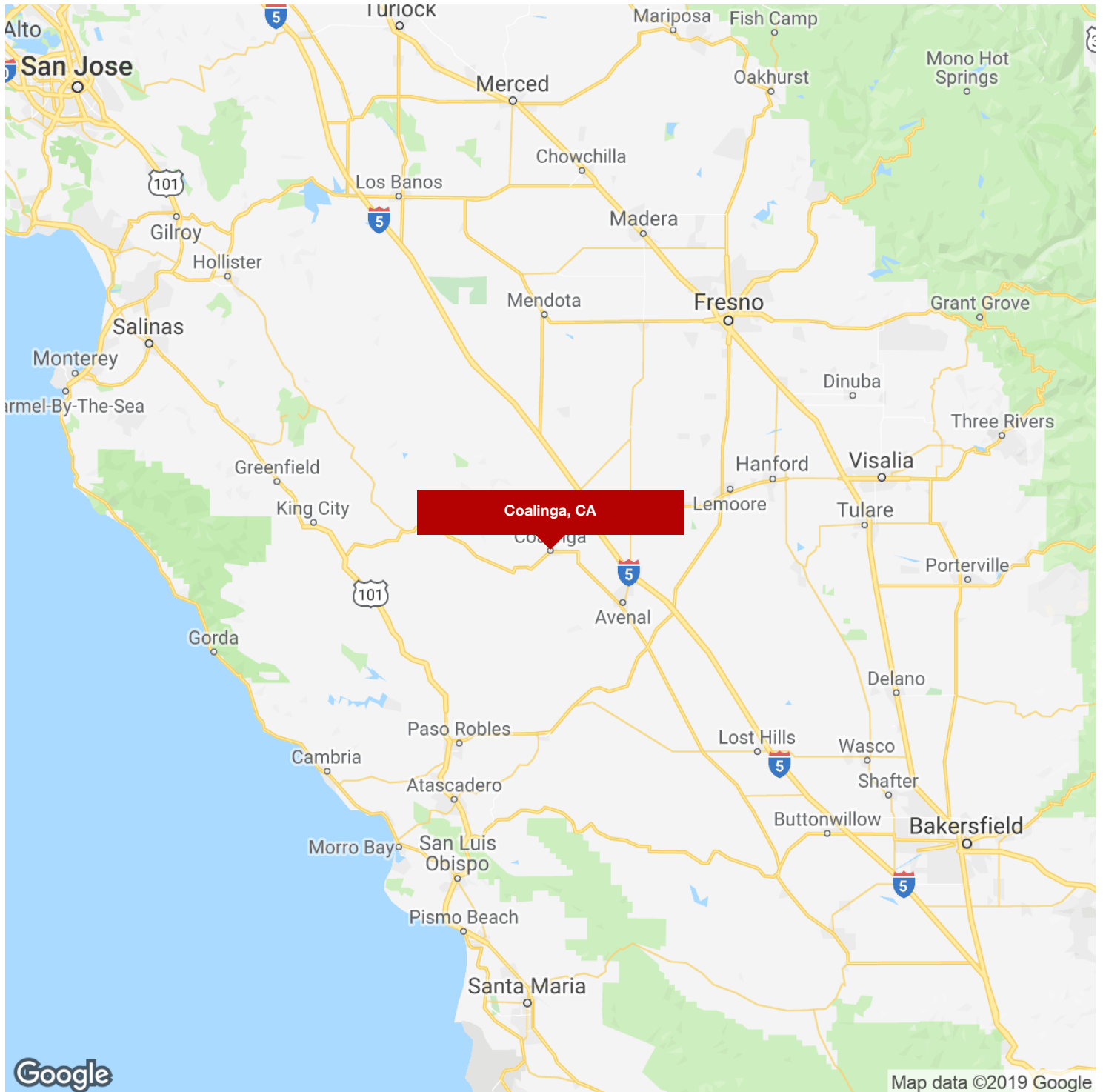
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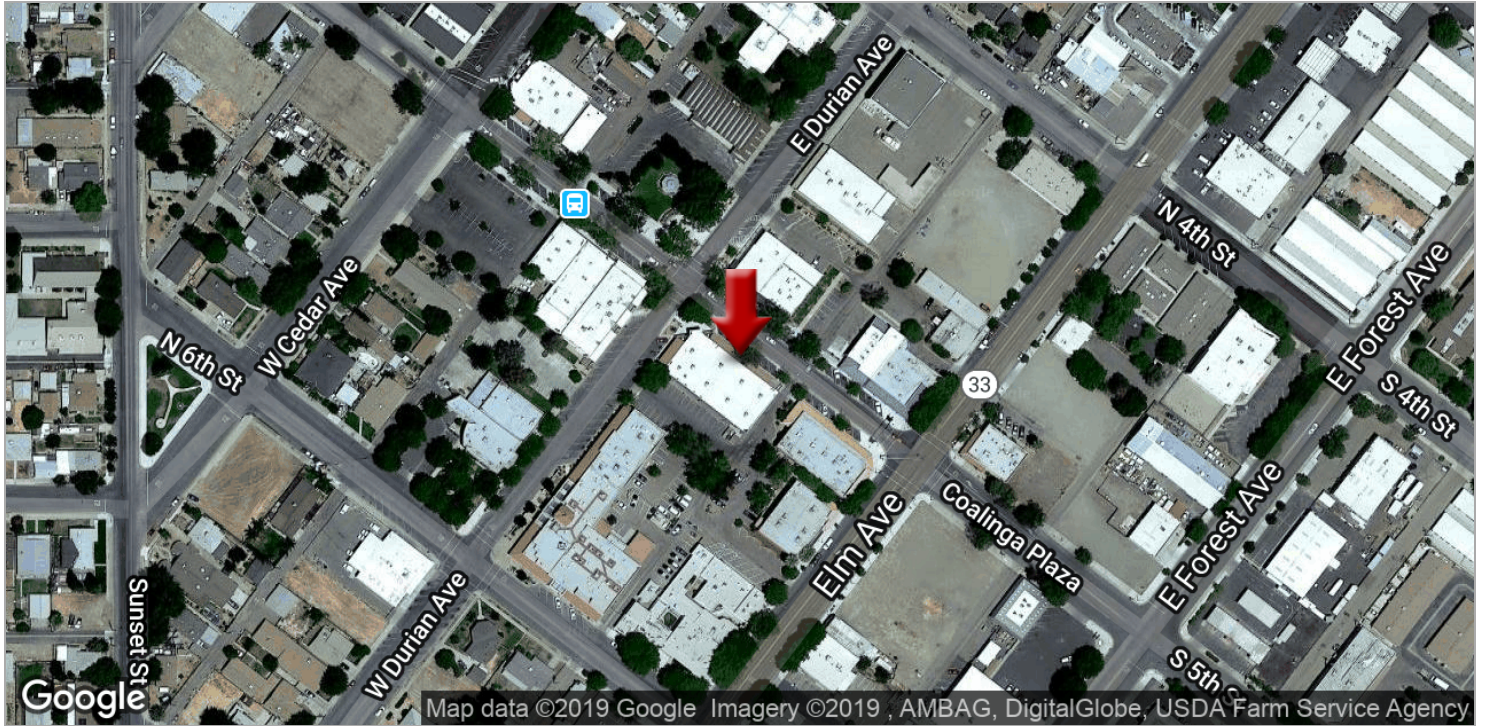
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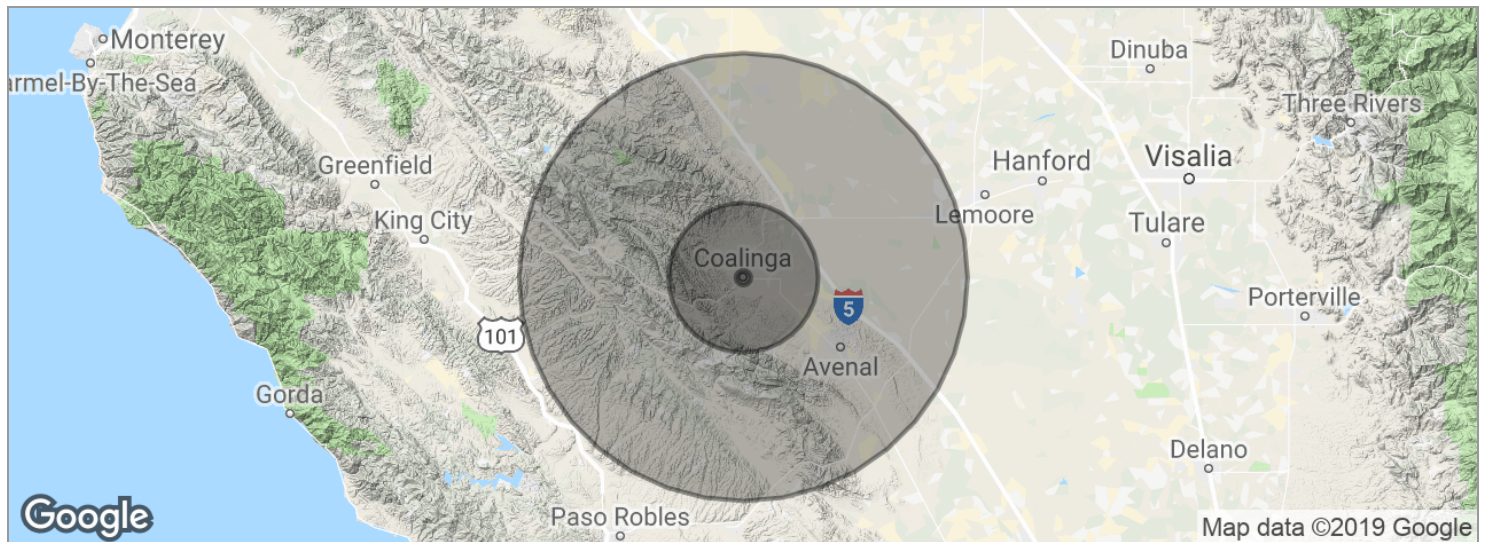
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	11	7,323	42,895
Median age	29.1	36.2	28.1
Median age (male)	28.4	36.1	28.5
Median age (Female)	30.2	4.5	21.9
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	3	305	9,110
# of persons 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 2010 US Census

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