

AVAILABLE FOR LEASE
SWC OF POLK STREET & ELM AVENUE

COALINGA SHOPPING CENTER

COALINGA, CA



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COALINGA SHOPPING CENTER

PROPERTY DESCRIPTION

The subject property is located on the SWC of Polk Street & Elm Avenue in Coalinga, California.

The major current tenants in the center include Starbucks, Ross, State Foods, Cricket, Dollar Tree, Subway, Big 5 Sporting Goods Fiesta Auto Insurance.

Nearby major tenants include Savemart, McDonalds, Burger King, Auto Zone and Walgreens.

Over 70% of the square footage of this shopping center is comprised of national or regional tenants.



PROPERTY INFORMATION

Address:	135-205 W. Polk Street
Location:	Coalinga, CA
Availability:	2 parcels
Lot Size:	6.3± Acres
Property Subtype:	Strip Center / Street Retail
APN(s):	083-080-39S; 77S, 78S, 79S
Zoning:	CR (<i>Regional Commercial</i>)
Gross Leasable Size:	87,120± SF
Occupancy:	90%

COALINGA SHOPPING CENTER

AVAILABILITY MAP



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COALINGA SHOPPING CENTER

PROPERTY PHOTOS



COALINGA SHOPPING CENTER

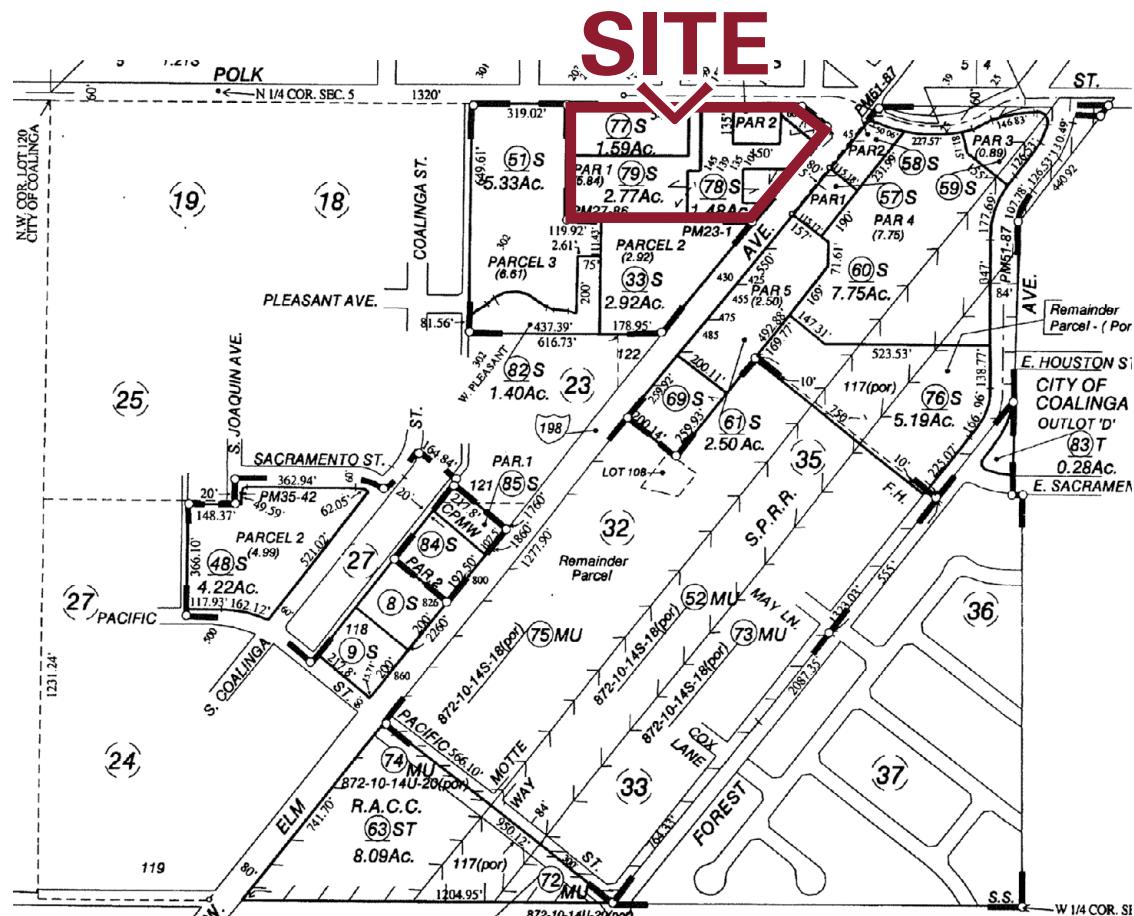
AERIAL MAP



COALINGA SHOPPING CENTER

PARCEL MAP

APN(s): 083-080-39S; 77S; 78S; 79S (*Fresno County*)



DEMOGRAPHICS

1 Mile: 3 Miles: 5 Miles:

Population Trend

2030 Projection:	9,331	12,882	13,071
2025 Estimate:	9,321	12,874	13,068

Population Growth

Growth 2025-2030:	0.11%	0.06%	0.02%
Growth 2020-2025:	7.62%	11.01%	9.89%
Growth 2010-2020:	-4.85%	-8.93%	-8.35%

Households

2030 Projection:	3,141	4,283	4,322
2025 Estimate:	3,134	4,281	4,321

Household Growth

Growth 2025-2030:	0.24%	0.04%	0.03%
Growth 2020-2025:	7.68%	12.35%	11.99%
Growth 2010-2020:	1.49%	-4.22%	-4.06%

2025 Est. Avg. Household Income: \$78,855 \$84,115 \$84,016

Source: Claritas 2025

Traffic Counts

W. Polk Street (West & Eastbound): 12,352± ADT
W. Elm Avenue; CA-198 (Westbound): 11,975± ADT

24,327± ADT

Total Visibility:

Source: Placer.ai 2023

COALINGA SHOPPING CENTER

TENANTS



Ross Dress for Less

Ross Dress for Less is a leading off-price retail chain offering name-brand apparel, accessories, and home décor at discounted prices. With over 1,700 stores across 40 states, Ross provides value-focused shopping in locations nationwide.



Big 5

Big 5 Sporting Goods is one of the leading sporting goods retailers in the western United States. With over 430 locations across 11 states, the company offers a wide selection of athletic shoes, apparel, and equipment for sports, fitness, camping, and outdoor recreation.



Starbucks

Starbucks is a globally recognized coffeehouse chain and one of the world's leading specialty coffee retailers. With over 38,000 locations worldwide, Starbucks is known for its premium coffee, handcrafted beverages, and inviting café atmosphere.



State Foods

Grocery store with 16 locations owned by Save Co. that operates throughout the San Joaquin Valley under the State Foods and Best Buy Markets' names.



Dollar Tree

Dollar Tree is a leading national discount retailer offering a wide variety of everyday items, party supplies, and seasonal goods with over 16,000 stores across the U.S. and Canada.



Cricket Wireless

Cricket Wireless is a nationwide wireless service provider offering affordable, prepaid cell phone plans with no annual contracts. As a subsidiary of AT&T, Cricket serves millions of customers through over 4,400 retail locations across the United States.



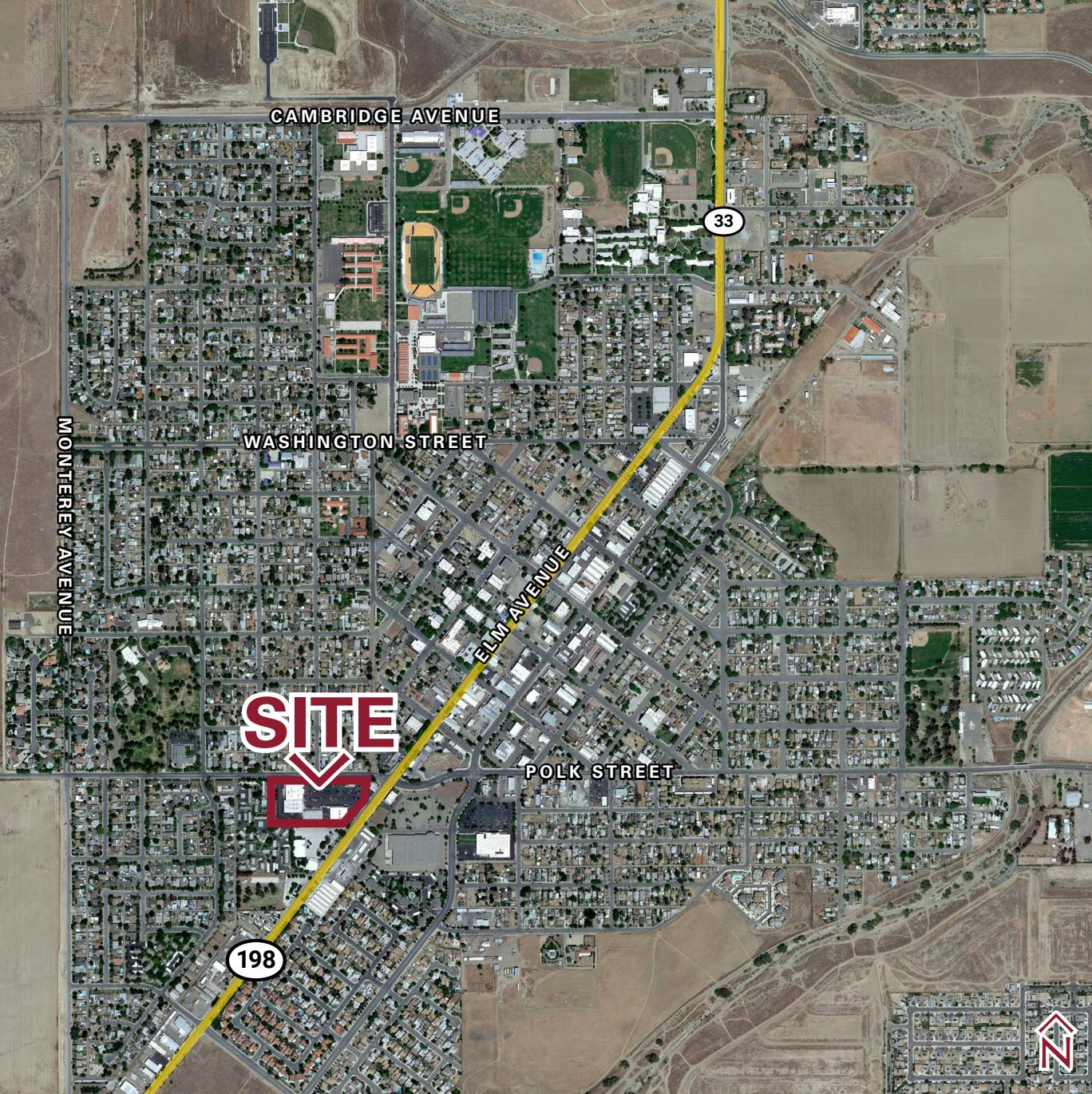
Subway

Subway is one of the world's largest quick-service restaurant chains, specializing in made-to-order sandwiches, wraps, and salads. With over 37,000 locations across the United States and worldwide, Subway is known for its fresh ingredients and customizable menu options.



Fiesta Auto Insurance

Fiesta Auto Insurance is a national insurance and tax services franchise specializing in affordable auto, home, and business insurance with more than 360 locations across the United States.



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