



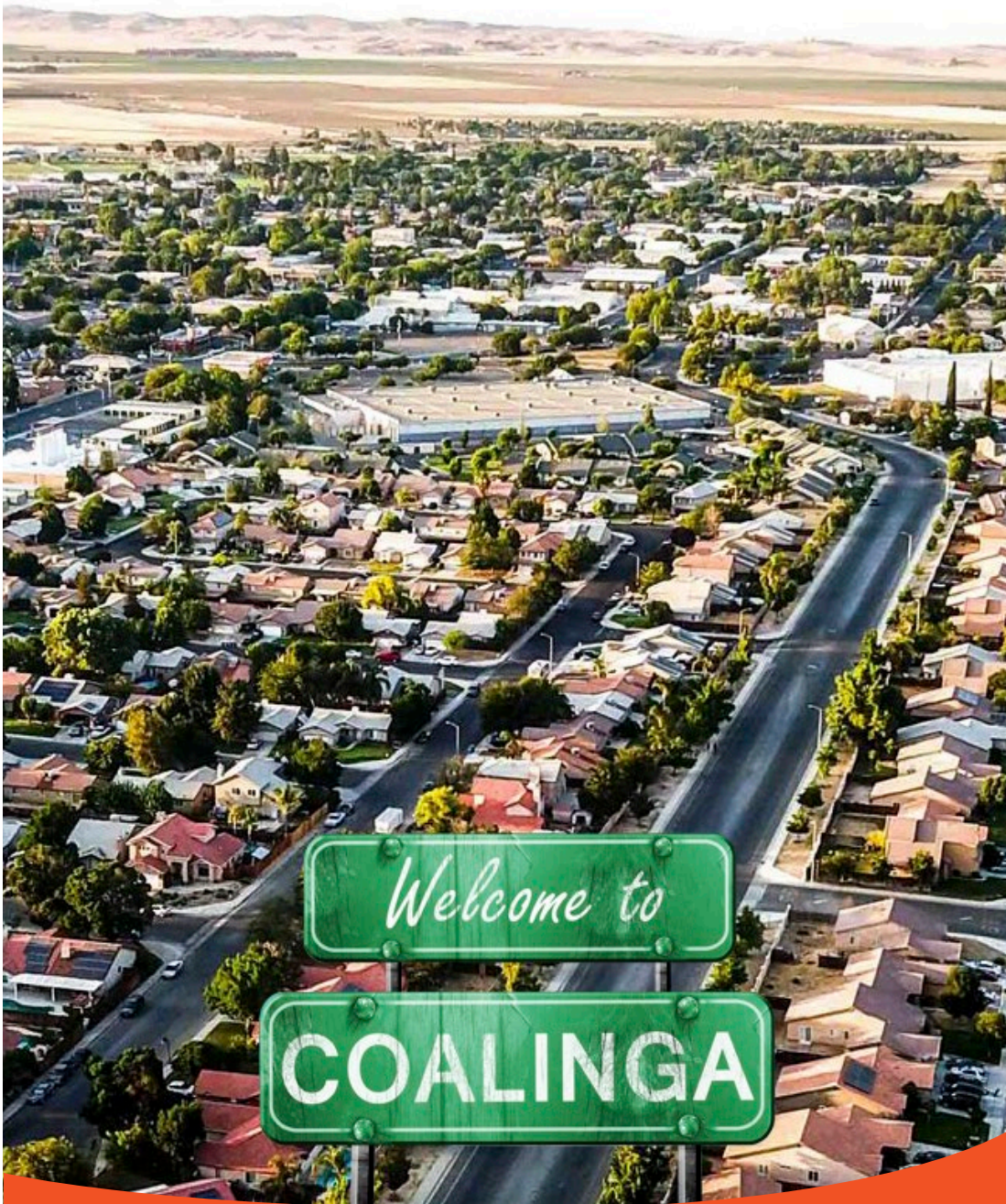
**TEAM ORLANDO**

RETAIL CALIFORNIA | A DIVISION OF PEARSON REALTY  
COMMERCIAL REAL ESTATE

# COLLEGE CROSSINGS

**COMMERCIAL CENTER**

**SWC CHERRY LN & STATE HWY 198/33 (ELM AVE) • COALINGA, CA**



**LOCATION DESCRIPTION**

College Crossings is located at the southwest corner of Cherry Lane and Elm Avenue in Coalinga, CA. Elm Avenue (State Highway 33/198) is Coalinga’s primary arterial into and out of the city.

**PROPERTY DESCRIPTION**

The subject multi-tenant space is available For Lease. College Crossings is a planned commercial development located across from West Hills College which houses over 6,800 students.

**ZONING**

Multi-Use

**BUILDABLE SPACE**

Pad 1 up to 2,420± SF (drive thru available)

Pad 2 minimum 1,000± sf to 6,466± SF (drive thru available)

**SALE PRICE/LEASE RATE**

Please contact agent for more information.

**2023 DEMOGRAPHICS**

	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population:	10,017	12,852	13,632
Total Households:	3,306	4,167	4,180
Avg HH Income:	\$90,294	\$90,458	\$90,445
Total Daytime Pop:	14,682	15,849	16,537

Source: Anysite

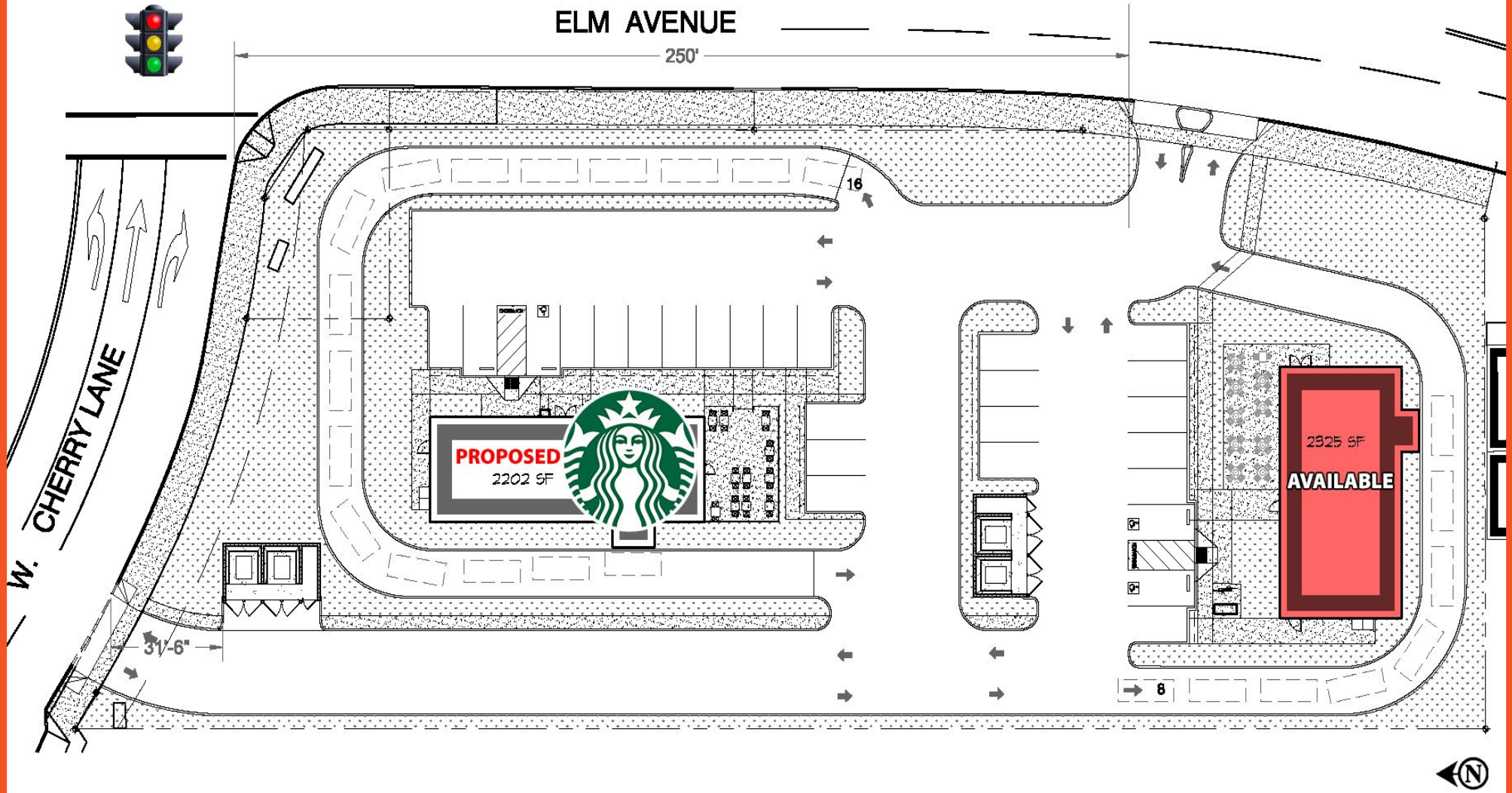
**2023 TRAFFIC VOLUME**

Elm Ave (Hwy 198 N/S):	17,262 Annual ADT
Polk St (Hwy 33 E/W):	<u>21,733</u> ADT
<b>TOTAL EXPOSURE:</b>	<b>38,995 Avg Daily Traffic</b>

Source: Caltrans, Kalibrate TrafficMetrix

# COLLEGE CROSSINGS COMMERCIAL CENTER

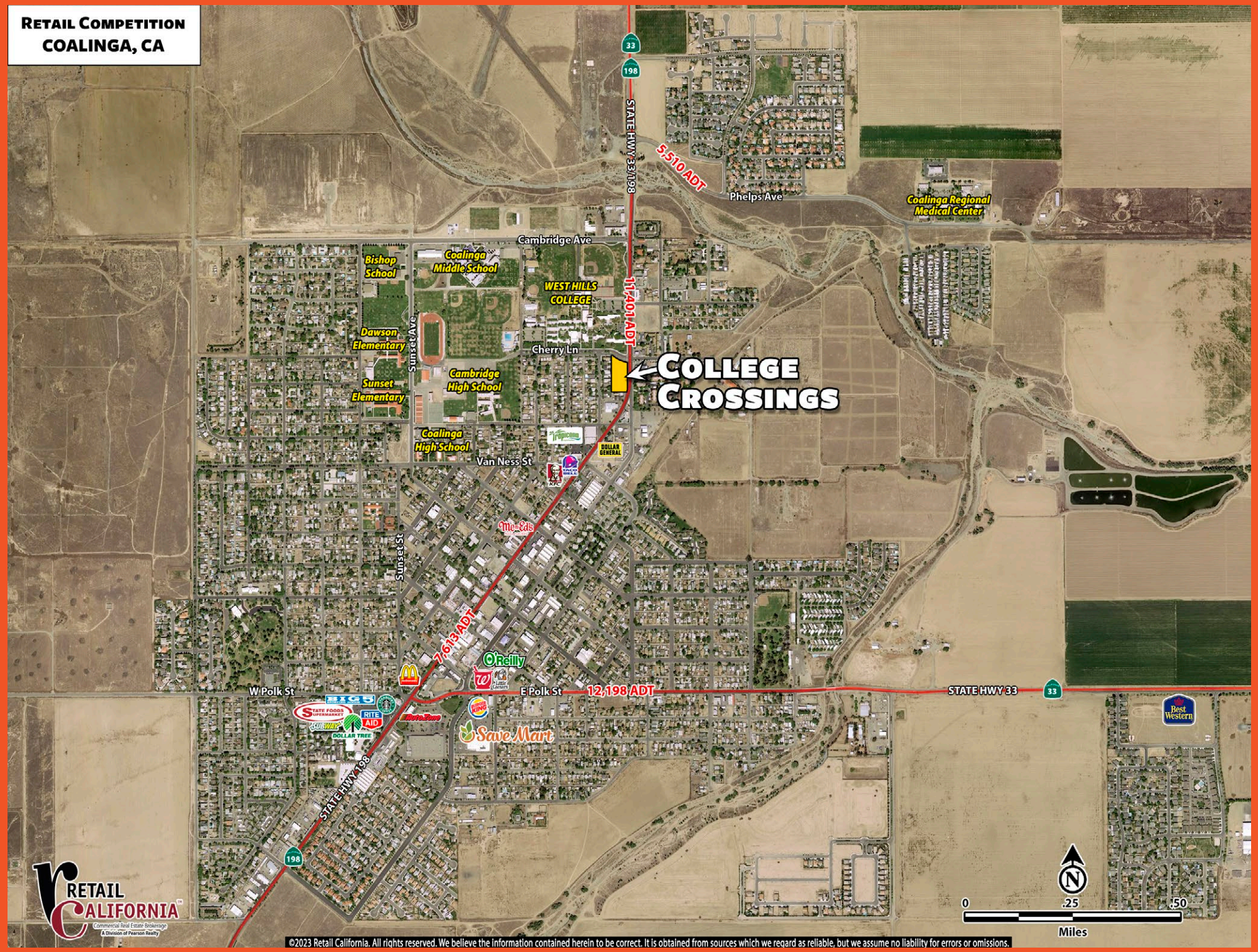
## SITE PLAN



**CIRCULATION AERIAL  
COALINGA, CA**



**RETAIL COMPETITION  
COALINGA, CA**



# COLLEGE CROSSINGS

COMMERCIAL CENTER · COALINGA, CA

For more information visit our website at  
[Team-Orlando.com](http://Team-Orlando.com)

or contact

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