

AVAILABLE FOR SALE
1.07± ACRES OF VACANT LAND

396 W. FOREST AVENUE

COALINGA, CA

SITE



John Lee
Senior Vice President
t 559-447-6257
jlee@retailcalifornia.com
CA RE Lic. #01406883

Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200

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396 W. FOREST AVENUE

COALINGA, CA

PROPERTY

INFORMATION

Lot Size: 1.07± Acres

Zoning: CM (*Commercial and Light Manufacturing*)

APN: 072-123-16S (*Fresno County*)

Price: \$525,000

POPULATION

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2030 Projection	9,965	12,882	13,077
2025 Estimate	9,948	12,874	13,074
Growth 2025-2030	0.17%	0.06%	0.02%
Growth 2020-2025	12.10%	11.00%	9.78%
Growth 2010-2020	-7.98%	-8.92%	-8.27%
2030 Projection	3,341	4,283	4,324
2025 Estimate	3,332	4,281	4,323
Growth 2025-2030	0.26%	0.04%	0.03%
Growth 2020-2025	11.76%	12.34%	11.93%
Growth 2010-2020	-1.98%	-4.21%	-4.01%
2025 Est. Average HH Income	\$80,323	\$84,115	\$84,020

Source: Claritas 2025

HOUSEHOLD



TRAFFIC COUNTS

14,163± ADT

Elm Avenue at Polk Street
(Intersection)

Source: Kalibrate TrafficMetrix 2025

396 W. FOREST AVENUE

COALINGA, CA

APN

MAP

-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC.32, T.20 S., R.15 E., AND
POR. SEC.5, T.21 S., R.15 E., M.D.B.&M.

Tax Rate Area
2-003

072-12

(8)

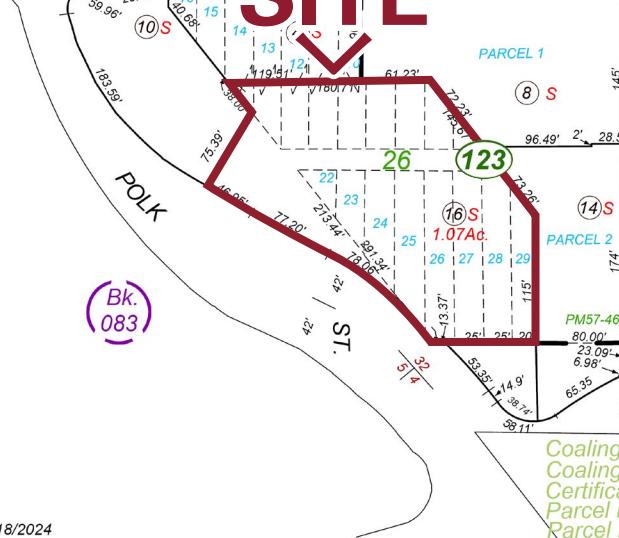
TYLER
AVE.

80' W. DURIAN



80' W. ELM

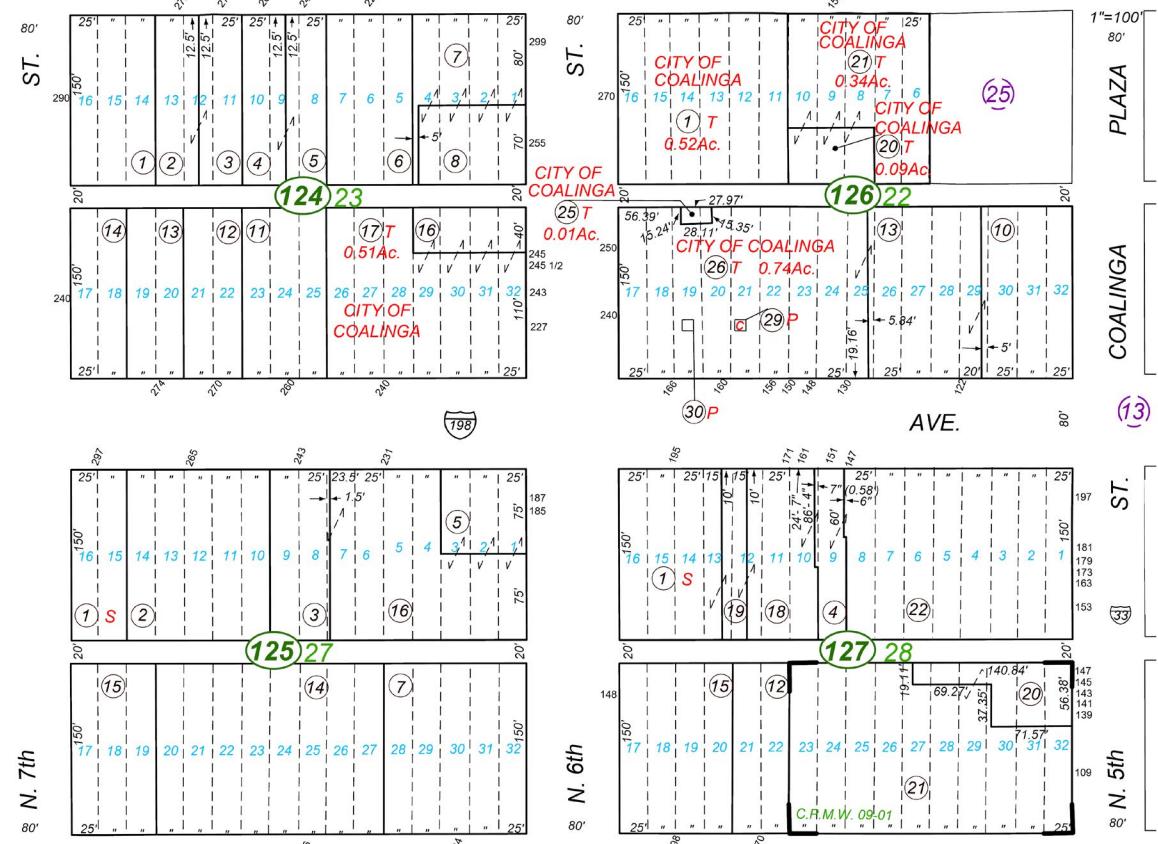
SITE



9/18/2024

Coalinga, City of (Official Map) - R.S. Bk. 10, Pgs. 3-8
Coalinga, Town Of(Corrected Map) - R.S. Bk. 3, Pg. 14
Certificate of Parcel Map Waiver No. 09-01, Doc. 58032, 4-30-09
Parcel Map No. 030 - Bk. 49, Pg. 1
Parcel Map No. 038 - Bk. 57, Pg. 46-47

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles



Assessor's Map Bk. 072 - Pg. 12
County of Fresno, Calif.

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COALINGA, CA

AERIAL
MAP



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