

AVAILABLE FOR SALE
1.07± ACRES OF VACANT LAND

396 W. FOREST AVENUE

COALINGA, CA

SITE



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

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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%
HOUSEHOLD	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



TRAFFIC COUNTS
14,163± ADT

Elm Avenue at Polk Street
(Intersection)

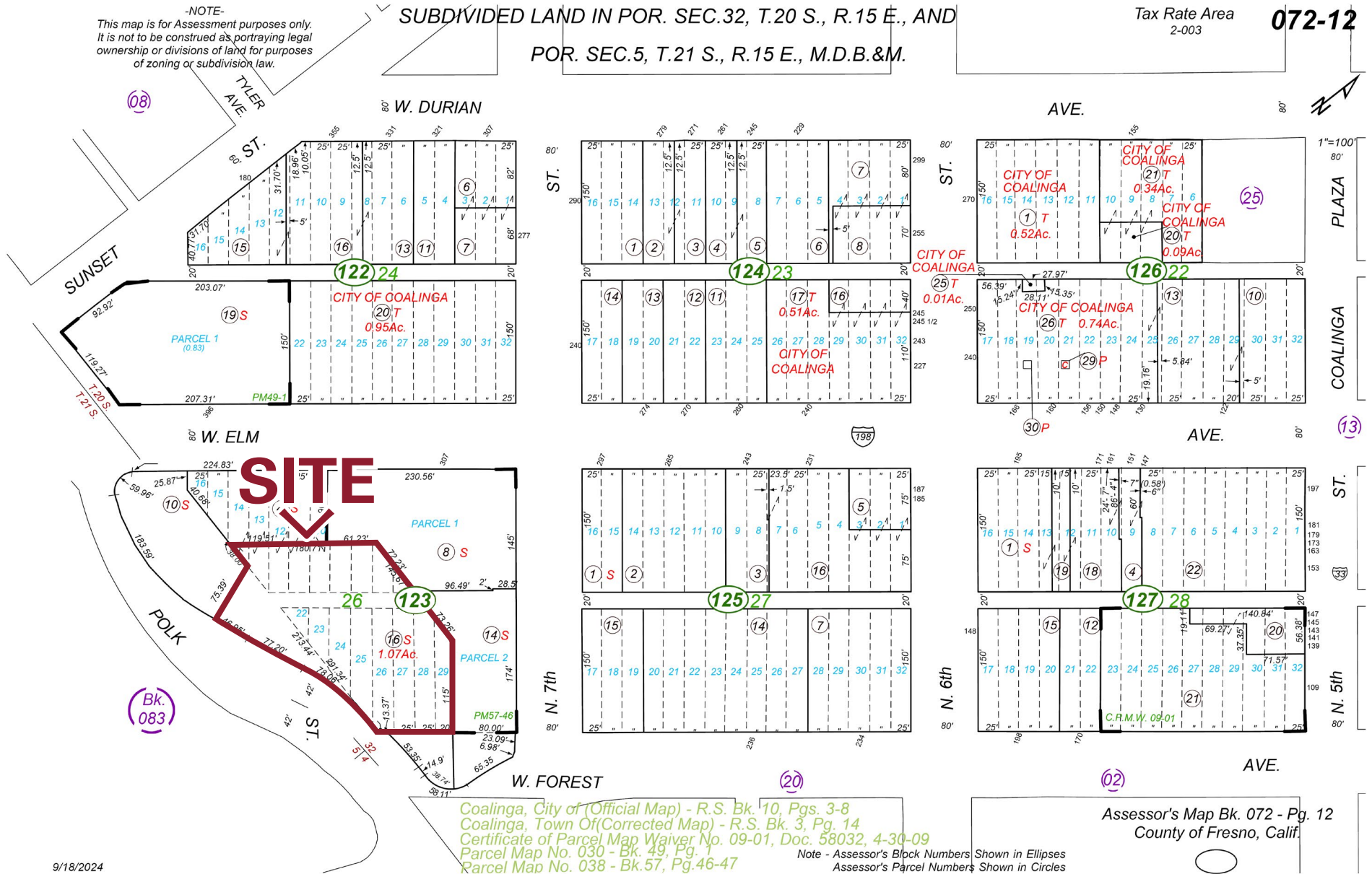
Source: Kalibrate TrafficMetrix 2025

-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



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AERIAL
MAP



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