

AVAILABLE FOR SALE  
4,111± SF COMMERCIAL BUILDING

# 286 COALINGA PLAZA

COALINGA, CA

PRICE REDUCTION!



*For information, please contact:*

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**NEWMARK**  
PEARSON COMMERCIAL

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COALINGA, CA

## PROPERTY INFORMATION

**Availability:** 4,111± SF  
**Zoning:** C4 (*Central Trading District*)  
**APN:** 072-131-01

### PROPERTY DESCRIPTION

Versatile 4,111± SF property ideal for multiple uses. Formerly operated as a cannabis dispensary offering specialized infrastructure. Ample amount of space for customization to suit various business needs.

### HIGHLIGHTS

- 4,111± SF Commercial Building in Coalinga, CA
- NEC of Coalinga Plaza & Durian Avenue
- 1/2 Mile from Coalinga College and High School
- Avg Household Income within 3-Miles is \$84,115
- Daytime Population within 3-Miles is 17,440±
- 20,381± Avg Daily Traffic at Coalinga Plaza & Hwy 33



~~\$800,000~~ **\$675,000**  
ASKING PRICE

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## AREA DEMOGRAPHICS

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2030 Projection	10,213	12,882	13,077
	2025 Estimate	10,206	12,874	13,074
	Growth 2025-2030	0.07%	0.06%	0.02%
	Growth 2020-2025	21.17%	11.00%	9.78%
	Growth 2010-2020	-15.26%	-8.92%	-8.27%
HOUSEHOLD	2030 Projection	3,427	4,283	4,324
	2025 Estimate	3,421	4,281	4,323
	Growth 2025-2030	0.18%	0.04%	0.03%
	Growth 2020-2025	19.31%	12.34%	11.93%
	Growth 2010-2020	-9.51%	-4.21%	-4.01%
	<b>2025 Est. Average HH Income</b>	\$80,577	\$84,115	\$84,020

Source: Claritas 2025

### LOCATION DESCRIPTION

Situated at the NEC of Coalinga Plaza & Durian Ave in the vibrant community of Coalinga, CA, this 4,111± SF property presents an exciting opportunity for a range of business ventures. The property is near key establishments like United Security Bank, Coalinga City Hall, Offices & many restaurants. The central position within the town makes it highly accessible and visible to residents & visitors.



### TRAFFIC COUNTS

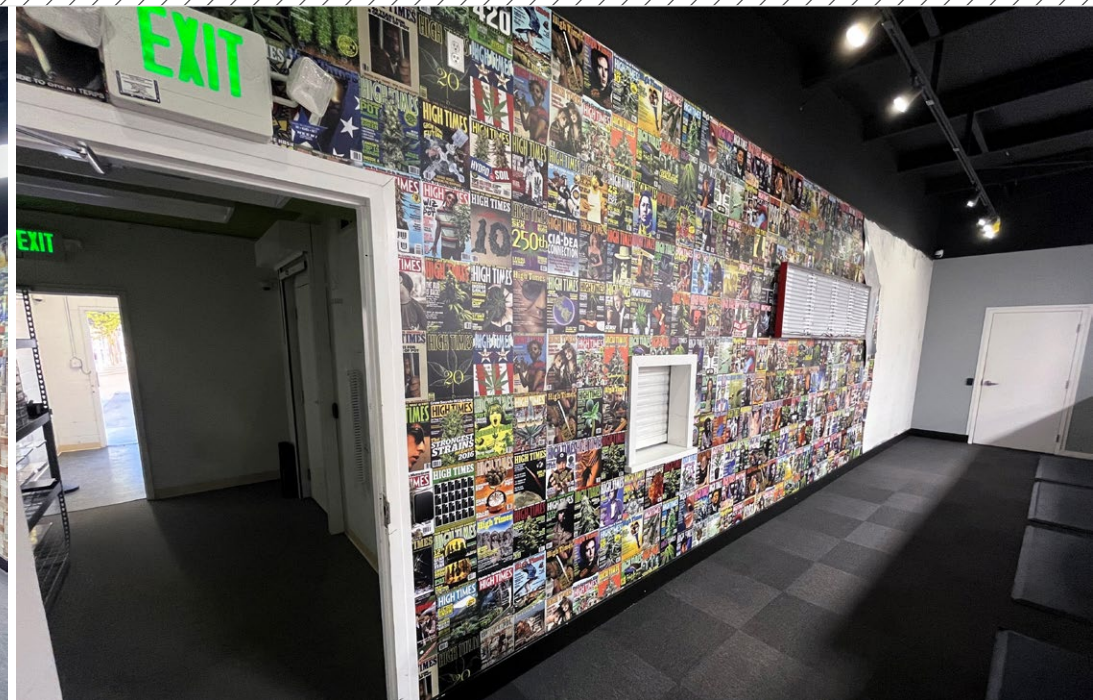
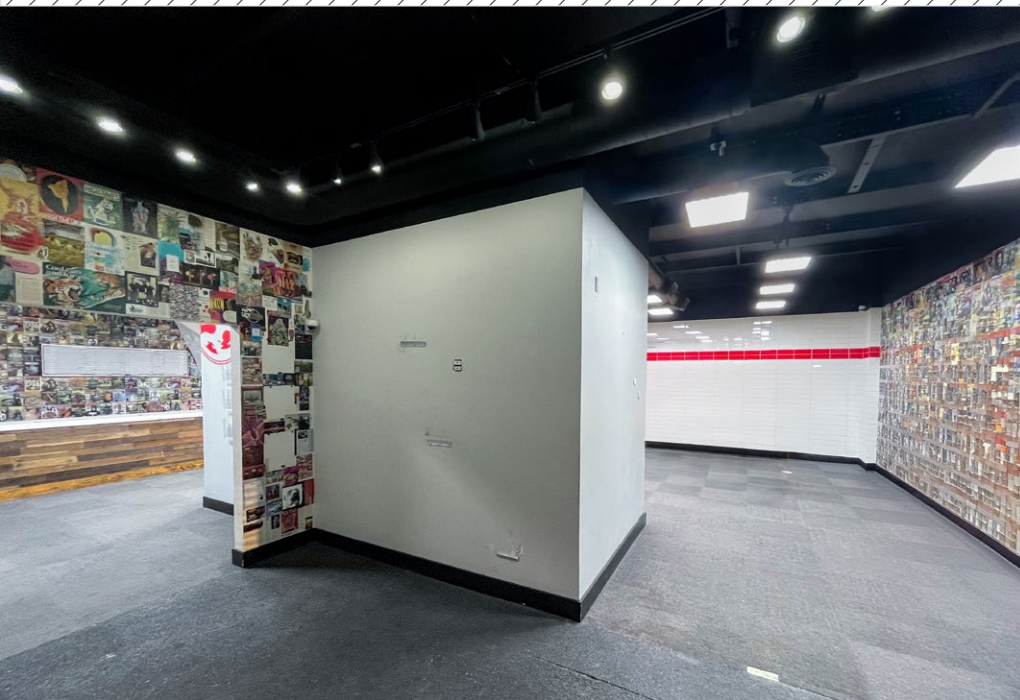
(Within a One Mile Radius)

**20,381± ADT**

Source: Kalibrate TrafficMetrix 2025

Coalinga Plaza at Highway 33  
(All Directions)







# 286 COALINGA PLAZA

COALINGA, CA

# SITE SURVEY

## ZONING INFORMATION

AWAITING ZONING REPORT.

## FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DETERMINED BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE "X" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY FIRM NO. 80503C0101 DATED 05/15/2008 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON 01/21/2020 BY TELEPHONE OR EMAIL (www.fema.gov)

## MISCELLANEOUS NOTES

- (N1) THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTER LINE OF COALINGA PLAZA (NORTH 5TH STREET) WHICH BEARS S 51°34'40" E PER GPS COORDINATE OBSERVATIONS CALIFORNIA STATE PLANE, N ZONE, NAD83. LATITUDE= N 38109.29.40928" LONGITUDE= W 120721.37.32986" CONVERGENCE ANGLE= N 0°48'41.88394" E DISTANCES SHOWN ON PLAN ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.00002373796195
- (N2) THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. PARTIALLY STALLS WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL.

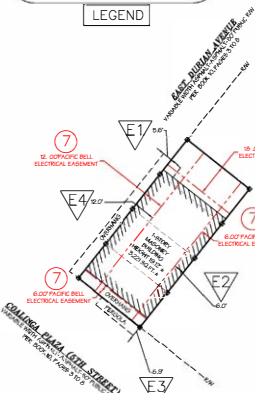
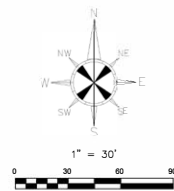
PARKING				
REGULAR	HANDICAP	TRAILER	PARTIAL	TOTAL
0	0	0	0	0

- (N3) THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- (N4) THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- (N5) THE NEAREST INTERSECTING STREET IS THAT OF EAST DURAN AVENUE AND COALINGA PLAZA (N 5TH STREET). INTERSECTION BEING LOCATED APPROXIMATELY 79.75' FROM THE SW CORNER OF THE SUBJECT PROPERTY.
- (N6) THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO EAST DURAN AVENUE, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.

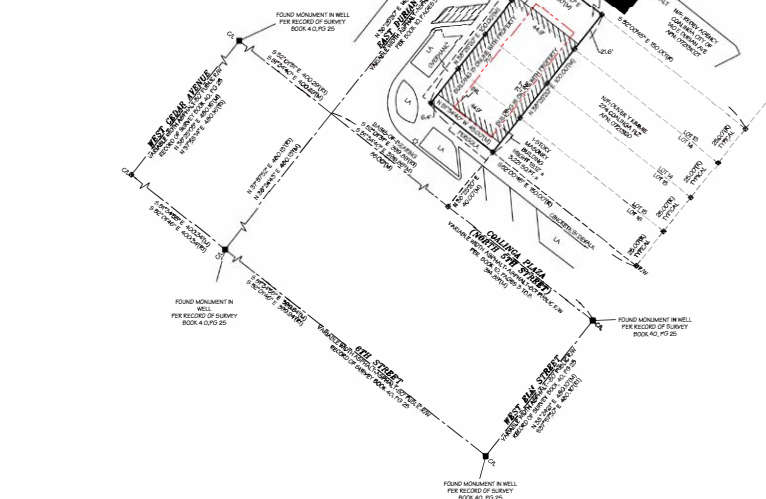
- (N7) SURVEY PREPARED BY:  
BLEW & ASSOCIATES, P.A.  
3825 N. SHILOH DRIVE  
FAYETTEVILLE, AR 72703  
479-443-4500  
EMAIL: SURVEY@BLEWINC.COM

## UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5.1.



## EASEMENT & ENCROACHMENT DETAIL



## SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

- (5) 5. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT.
- ENTITLED : COALINGA REDEVELOPMENT PROJECT  
EXECUTED BY : REDEVELOPMENT AGENCY OF THE CITY OF COALINGA  
RECORDED : SEPTEMBER 20, 1983 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 83086883  
AND ANY AMENDMENTS THERETO.  
(AFFECTS, BLANKET IN NATURE.)
- (6) 6. AGREEMENT FOR : PARKING FACILITIES  
EXECUTED BY : REDEVELOPMENT AGENCY OF THE CITY OF COALINGA  
AND BETWEEN : JAMES GUY WOOD AND SHARON R. WOOD, HUSBAND AND WIFE
- ON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN.
- RECORDED : JUNE 12, 1984 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 84056534  
NOTE: REFERENCE IS MADE TO SAID INSTRUMENT FOR FULL PARTICULARS.  
(AFFECTS, BLANKET IN NATURE.)
- (7) 7. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
- GRANTED TO : PACIFIC BELL, A CORPORATION  
FOR : PUBLIC UTILITIES  
RECORDED : SEPTEMBER 6, 1984 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 84085666  
AFFECTS : THE NORTHEASTERLY 12 FEET; ALSO THE SOUTHWESTERLY 6 FEET OF THE NORTHEASTERLY 18 FEET OF THE EASTERLY 6 FEET THEREOF  
(AFFECTS, PLOTTED AND SHOWN.)

## TITLE LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:  
LOT 13 IN BLOCK 21 OF THE CITY OF COALINGA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 10, PAGES 3 TO 8, INCLUSIVE OF RECORD OF SURVEYS, RECORDS OF SAID COUNTY.

SAID LAND IS ALSO DESCRIBED AS THE NORTHWESTERLY 45 FEET OF LOTS 13, 14, 15 AND 16 IN BLOCK 21 OF THE TOWN, NOW CITY OF COALINGA, ACCORDING TO THE CORRECTED MAP THEREOF RECORDED IN BOOK 5, PAGE 14 OF RECORD OF SURVEYS, RECORDS OF SAID COUNTY.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT, NUMBER 2202063723-52, CONTAINING AN EFFECTIVE DATE AND TIME OF NOVEMBER 20, 2019, AT 8:00 AM.

## ALTA/NSPS LAND TITLE SURVEY FOR COALINGA

PARTNER PROJECT NUMBER 19-269491.2  
ALTA SURVEY BASED AND RELEI ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT, NUMBER 2202063723-52, CONTAINING AN EFFECTIVE DATE AND TIME OF NOVEMBER 20, 2019, AT 8:00 AM.

## CERTIFICATION

TO (NAME OF INSURED, IF KNOWN), (NAME OF LENDER, IF KNOWN), (NAME OF INSURER, IF KNOWN), (NAMES OF OTHERS AS NEGOTIATED WITH THE CLIENT):  
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 13, 14, 16, 17, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 01/20/2020.

DATE OF PLAN OR MAP 01/21/2020

PROPERTY ADDRESS: 286 N 5TH STREET, COALINGA, CA

SURVEYOR: BUCKLEY BLEW  
REGISTRATION NUMBER L5 9372  
STATE OF REGISTRATION CALIFORNIA  
FIELD DATE OF SURVEY 01/20/2020  
LATEST REVISION DATE [ ]

SIGNATURE

BLEW JOB# 20-059

## STATEMENT OF ENCROACHMENTS

- E1 OVERHANG APPEARS TO CROSS OUTSIDE THE PROPERTY BY AS MUCH AS 5.6'.
- E2 BUILDING APPEARS TO CROSS OVER 6.0' EASEMENT ENTIRELY.
- E3 PERGOLA APPEARS TO CROSS OUTSIDE THE PROPERTY BY AS MUCH AS 5.9'.
- E4 BUILDING APPEARS TO CROSS OVER 12.0' EASEMENT ENTIRELY.

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Phoenix, AZ 85014  
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**286 COALINGA PLAZA**  
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**AERIAL**  
MAP





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