

AVAILABLE FOR SALE
4,111± SF COMMERCIAL BUILDING

PRICE REDUCTION!



286 COALINGA PLAZA

COALINGA, CA



For information, please contact:

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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~~ ~~\$600,000~~
ASKING PRICE

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AREA

DEMOGRAPHICS

POPULATION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
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%
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%
2025 Est. Average HH Income	\$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)

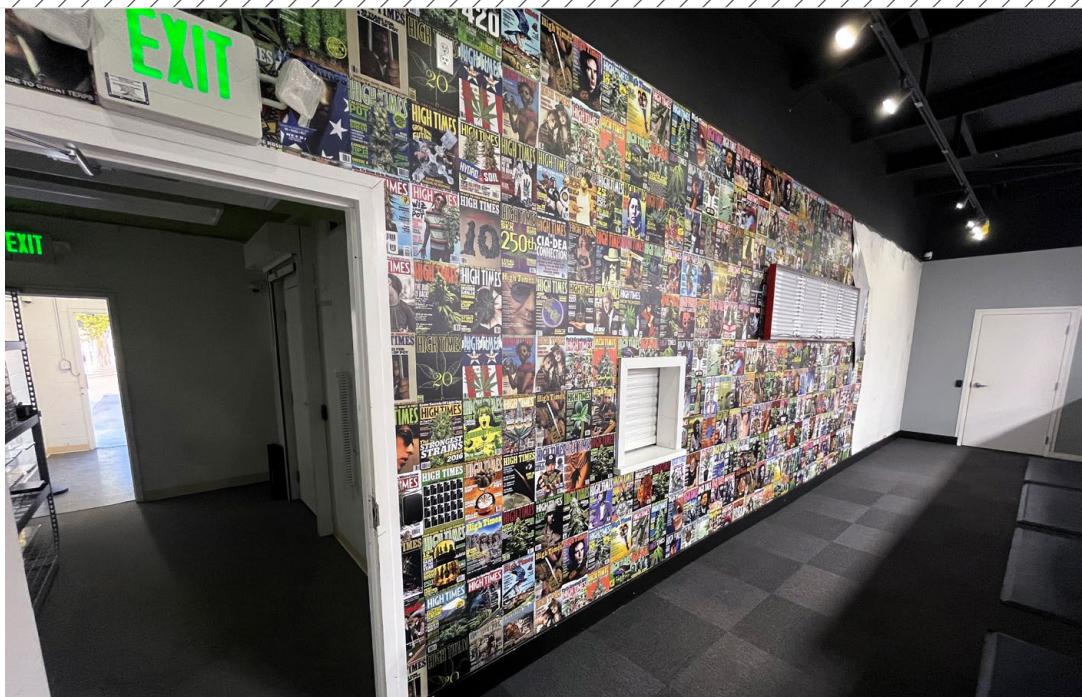
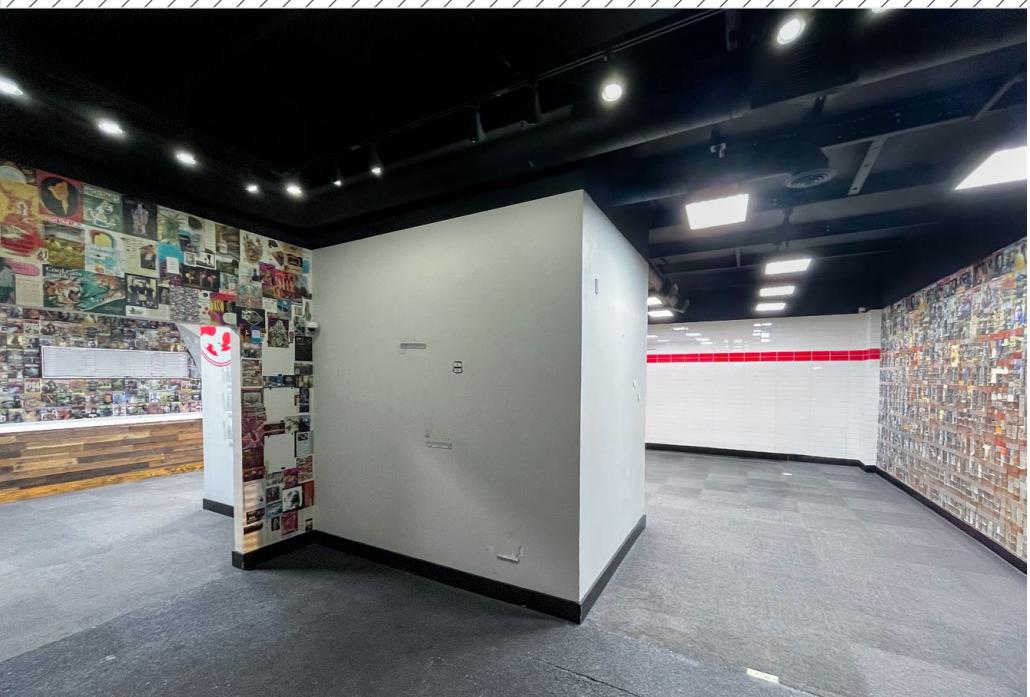
20,381± ADT

Source: Kalibrate TrafficMetrix 2025

Coalinga Plaza at Highway 33
(All Directions)

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COALINGA, CA

INTERIOR
IMAGES



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AERIAL

MAP



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