

AVAILABLE FOR LEASE
SWC OF POLK STREET & ELM AVENUE

COALINGA SHOPPING CENTER

COALINGA, CA



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COALINGA SHOPPING CENTER

PROPERTY DESCRIPTION

The subject property is located on the SWC of Polk Street & Elm Avenue in Coalinga, California.

The major current tenants in the center include Starbucks, Rite-Aid, Dollar Tree, Sav-A-Lot, Big 5 Sporting Goods and Perko's.

Nearby major tenants include Savemart, McDonalds, Burger King, Auto Zone and Walgreens.

70% of the square footage of this shopping center is comprised of national or regional tenants.

PROPERTY INFORMATION

Address:	135-205 W. Polk Street
Location:	Coalinga, CA
Lot Size:	4 parcels (<i>Totaling 6.3± Acres</i>)
Property Subtype:	Strip Center / Street Retail
APN(s):	083-080-39S; 77S, 78S, 79S
Zoning:	CR (<i>Regional Commercial</i>)
Gross Leasable Size:	87,120± SF
Occupancy:	90%



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AVAILABILITY MAP



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COALINGA SHOPPING CENTER

PROPERTY PHOTOS



COALINGA SHOPPING CENTER

AERIAL MAP

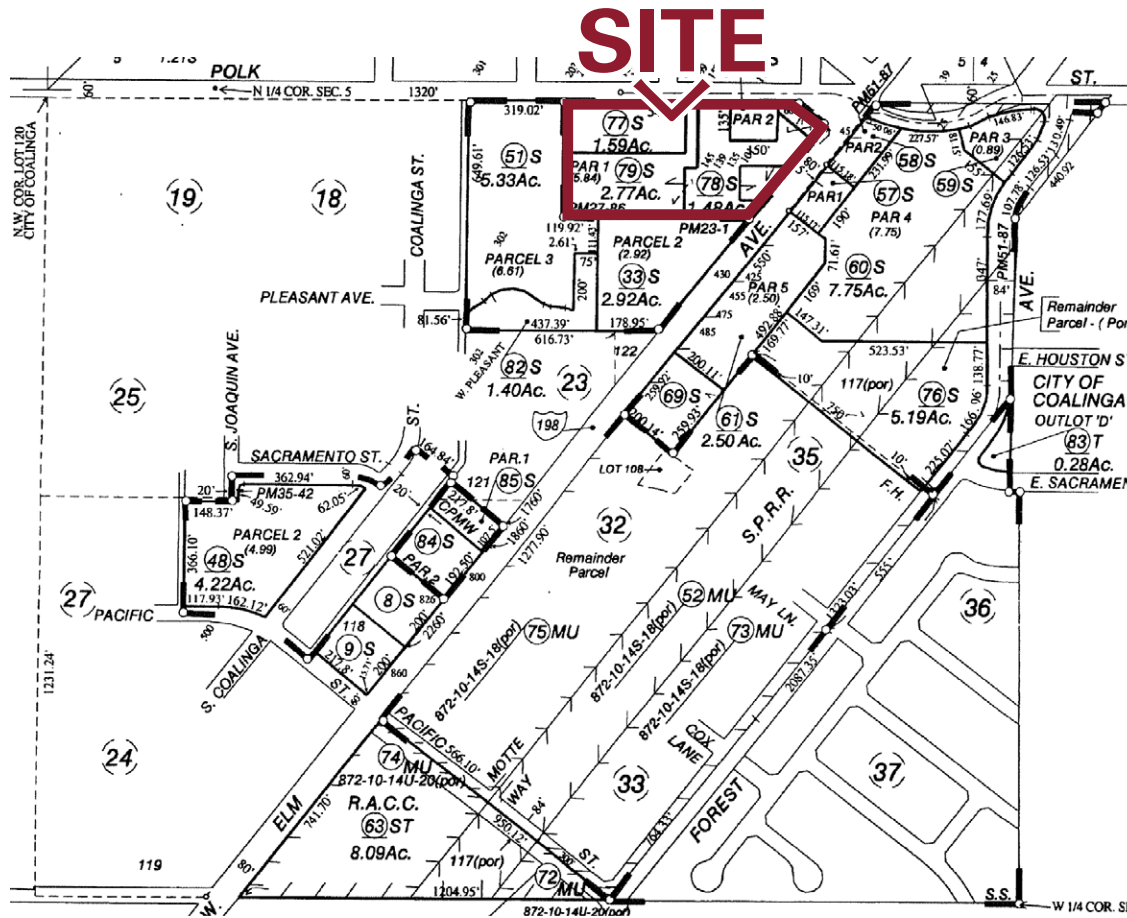


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PARCEL MAP

APN(s): 083-080-39S; 77S; 78S; 79S (Fresno County)



DEMOGRAPHICS

1 Mile: 3 Miles: 5 Miles:

Population Trend

2027 Projection:	9,077	13,635	13,827
2022 Estimate:	8,970	13,383	13,574

Population Growth

Growth 2022-2027:	1.19%	1.89%	1.86%
Growth 2010-2021:	4.29%	6.29%	6.17%
Growth 2000-2010:	1.49%	5.26%	4.92%

Households

2027 Projection:	3,004	4,247	4,293
2022 Estimate:	2,974	4,181	4,227

Household Growth

Growth 2022-2027:	1.00%	1.57%	1.55%
Growth 2010-2022:	3.69%	5.23%	5.14%
Growth 2000-2010:	3.51%	8.84%	8.71%

2022 Est. Avg. Household Income: \$90,055 \$90,444 \$90,382

Source: Claritas 2023

Traffic Counts

W. Polk Street at Sunset Street (Westbound): 8,741* ± ADT
 HWY 198 at 7th Street (Northeastbound): 8,488 ± ADT

Source: Kalibrate TrafficMetrix 2023

*Note: Estimate based on 3% annual increase from 2000 Traffic count



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TENANTS



Rite Aid

Rite Aid Corporation is one of the nation's leading drugstore chains. With approximately 2,500 stores in 19 states, they have a strong presence on both the East and West Coasts.



Big 5

Big 5 Sporting Goods is one of America's top retailers of name brand sporting goods and accessories. As of July 4, 2021, Big 5 had 429 locations spread throughout 11 western states.



Starbucks

Starbucks is the largest coffeehouse chain in the world. In 2021 Starbucks had a presence in dozens of countries around the globe and operated over 32,000 stores



State Foods

Grocery store with 16 locations owned by Save Co. that operates throughout the San Joaquin Valley under the State Foods and Best Buy Markets' names.



Dollar Tree

Dollar Tree is a leading operator of discount variety stores ; with 15,500+ stores across the 48 contiguous states and five Canadian provinces



Cricket Wireless

Cricket offers an easy and high-quality wireless experience on a nationwide network with straightforward service plans that don't require an annual contract.



Subway

The SUBWAY® brand is the world's largest submarine sandwich chain with more than 40,000 locations around the world.



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