

AVAILABLE FOR SALE
1.07± ACRES OF VACANT LAND

396 W. FOREST AVENUE

COALINGA, CA

↓ PRICE REDUCTION!

SITE



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PROPERTY INFORMATION

Lot Size: 1.07± Acres
Zoning: CM (*Commercial and Light Manufacturing*)
APN: 072-123-16S (*Fresno County*)
Price: \$525,000 \$475,000

POPULATION

HOUSEHOLD

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



TRAFFIC COUNTS
14,163± ADT

Elm Avenue at Polk Street
(Intersection)

Source: Kalibrate TrafficMetrix 2025



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