

AVAILABLE FOR LEASE  
SWC OF POLK STREET & ELM AVENUE

# COALINGA SHOPPING CENTER

COALINGA, CA



For information, please contact:

**Kelsey McKenney**

Retail California  
t 559-447-6218  
kelsey@retailcalifornia.com  
CA RE Lic. #02217573

**Coryne McKenney**

Newmark Pearson Commercial  
t 559-447-6239  
cmckenney@pearsonrealty.com  
CA RE Lic. #02200479

**Troy A. McKenney**

Newmark Pearson Commercial  
t 559-447-6277  
tmckenney@pearsonrealty.com  
CA RE Lic. #00952671

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



The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

---

## 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

<b>Address:</b>	135-205 W. Polk Street
<b>Location:</b>	Coalinga, CA
<b>Availability:</b>	3 parcels
<b>Lot Size:</b>	6.3± Acres
<b>Property Subtype:</b>	Strip Center / Street Retail
<b>APN(s):</b>	083-080-39S; 77S, 78S, 79S
<b>Zoning:</b>	CR ( <i>Regional Commercial</i> )
<b>Gross Leasable Size:</b>	87,120± SF
<b>Occupancy:</b>	90%



The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# COALINGA SHOPPING CENTER

## AVAILABILITY MAP



The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# COALINGA SHOPPING CENTER

## PROPERTY PHOTOS



The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# COALINGA SHOPPING CENTER

## AERIAL MAP

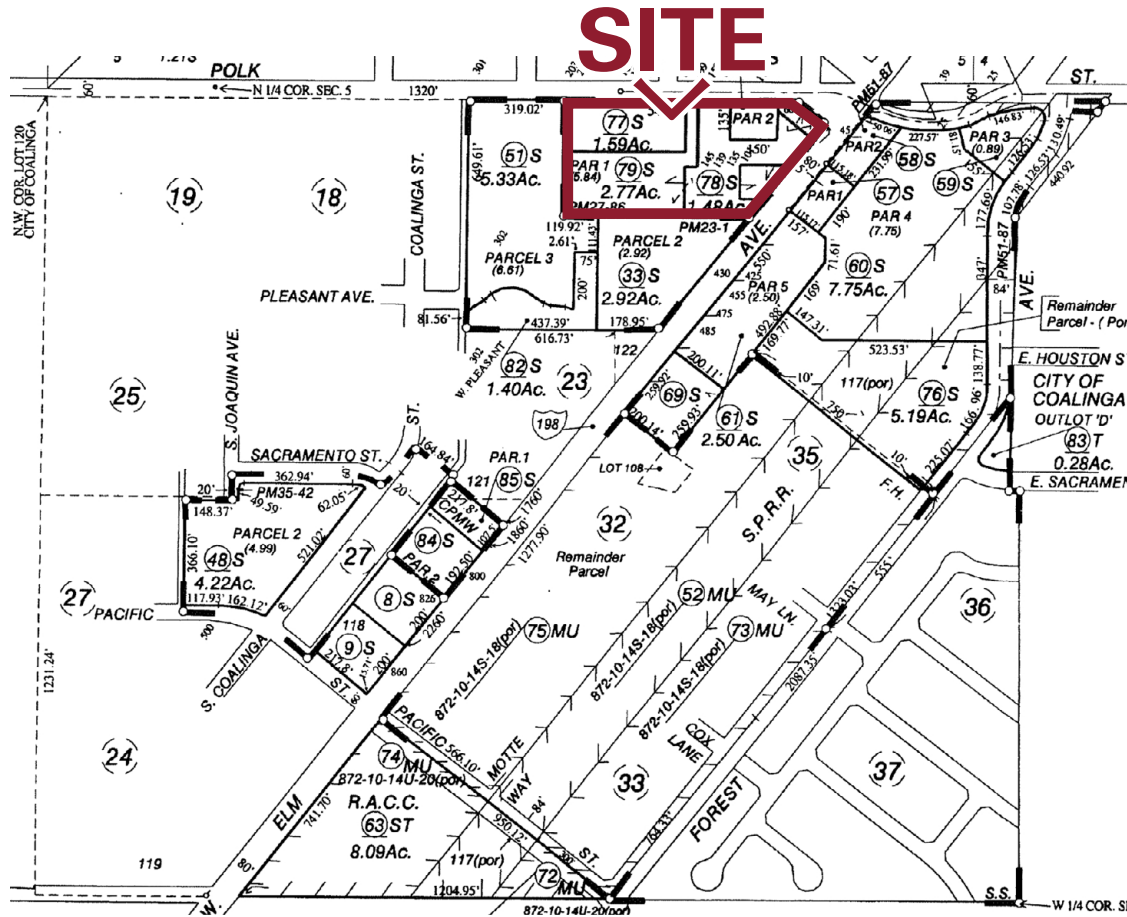


The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# COALINGA SHOPPING CENTER

## PARCEL MAP

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



## DEMOGRAPHICS

**1 Mile: 3 Miles: 5 Miles:**

### Population Trend

2029 Projection:	10,157	13,318	13,533
2024 Estimate:	9,899	13,016	13,232

### Population Growth

Growth 2024-2029:	2.60%	2.32%	2.28%
Growth 2020-2024:	13.63%	12.24%	11.27%
Growth 2010-2020:	-7.90%	-8.85%	-8.41%

### Households

2029 Projection:	3,411	4,456	4,501
2024 Estimate:	3,318	4,341	4,385

### Household Growth

Growth 2024-2029:	2.82%	2.65%	2.64%
Growth 2020-2024:	13.40%	13.93%	13.65%
Growth 2010-2020:	-1.80%	-3.88%	-3.81%

**2024 Est. Avg. Household Income:** \$82,502 | \$84,895 | \$84,861

Source: Claritas 2024

## Traffic Counts

W. Polk Street at Sunset Street (Westbound): 5,266\* ± ADT  
 HWY 198 at 7th Street (Northeastbound): 8,609 ± ADT

Source: Kalibrate TrafficMetrix 2024

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



The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

---

## COALINGA SHOPPING CENTER

### 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.



The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



*For information, please contact:*

**Kelsey McKenney**

*Retail California*

t 559-447-6218

kelsey@retailcalifornia.com

CA RE Lic. #02217573

**Coryne McKenney**

*Newmark Pearson Commercial*

t 559-447-6239

cmckenney@pearsonrealty.com

CA RE Lic. #02200479

**Troy McKenney**

*Newmark Pearson Commercial*

t 559-447-6277

tmckenney@pearsonrealty.com

CA RE Lic. #00952671



*Independently Owned and Operated* | Corporate License #00020875

[retailcalifornia.com](http://retailcalifornia.com) | [newmarkpearson.com](http://newmarkpearson.com) | [mckenneyinvestmentproperties.com](http://mckenneyinvestmentproperties.com)

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.