

AVAILABLE FOR SALE
7.68± ACRES | LAND

NEC HWY 33/198 & PHELPS AVENUE
COALINGA, CA

SITE ➤

33

PHELPS AVENUE

CAMBRIDGE AVENUE

198



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NEC HWY 33/198 & PHELPS AVENUE

COALINGA, CA

PROPERTY INFORMATION

Lot Size: 7.68± Acres
Zoning: General Commercial (C-2)
Asking Price: \$1,600,000 (\$4.78 PSF)

HIGHLIGHTS

- High Visibility Location
- Education Rich Trade Area
- 7.68± Acres of Commercial Land
- Close Proximity to Elementary and Middle Schools

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2031 Projection	4,651	13,191	13,373
	2026 Estimate	4,685	13,100	13,285
	Growth 2026-2031	-0.73%	0.70%	0.66%
	Growth 2020-2026	3.88%	12.92%	10.98%
	Growth 2010-2020	-5.28	-9.73%	-8.50%
HOUSEHOLD	2031 Projection	1,510	4,393	4,442
	2026 Estimate	1,516	4,357	4,407
	Growth 2026-2031	-0.38%	0.82%	0.79%
	Growth 2020-2026	2.58%	13.86%	13.64%
	Growth 2010-2020	-0.09%	-3.92%	-3.92%
	2026 Est. Average HH Income	\$90,803	\$92,290	\$92,322

Source: Claritas 2026



TRAFFIC COUNTS
6,846± ADT

Source: Kalibrate TrafficMetrix 2026

CA 33;CA 198 at Phelps Avenue
(Southeast Bound)

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COMPETITION

MAP





For information, please contact:

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