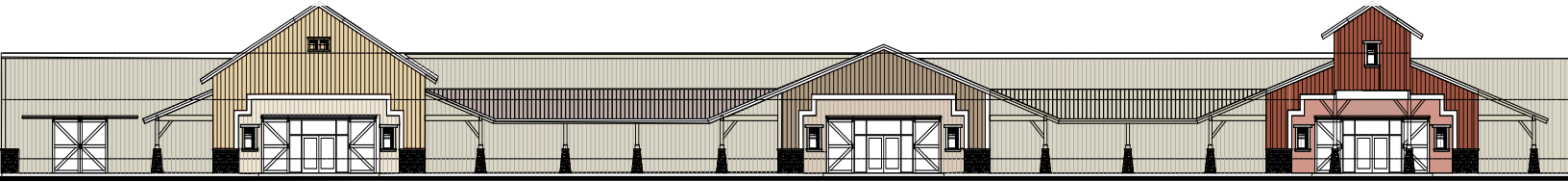


**PROPOSED FRONT ELEVATION**



**PROPERTY DESCRIPTION**

Address	<b>25 W. Polk Street, Coalinga, CA</b>
Lease Rate	<b>Please contact listing brokers for more information</b>
Available SF	<b>±100,035 SF</b>
Land	<b>±7.75 Acres</b>
Year Built	<b>1992</b>
APN	<b>083-080-60S</b>

**PROPERTY HIGHLIGHTS**

- Shopping center redevelopment
- Regional shopping center servicing surrounding communities including Huron, Kettleman City and Avenal. Over 40,000 population in trade area.
- Located in center of town
- On Signalized intersection
- **City population:** ±18,087
- **Avenal population:** ±12,961 (18.2 miles away)
- **Huron population:** ±13,282 (19 miles away)

**FOR MORE INFORMATION, PLEASE CONTACT:**

<b>Frank Kozlowski</b> +1 916 340 5410 frank@kozrealestate.com CA BRE #01877991	<b>Dean M. Sparks</b> +1 831 999 8000 dean@kozrealestate.com CA BRE #01818121
--	--

FOR LEASE  
**25 W. Polk Street**  
Coalinga, CA



**AERIAL LOCATION MAP**



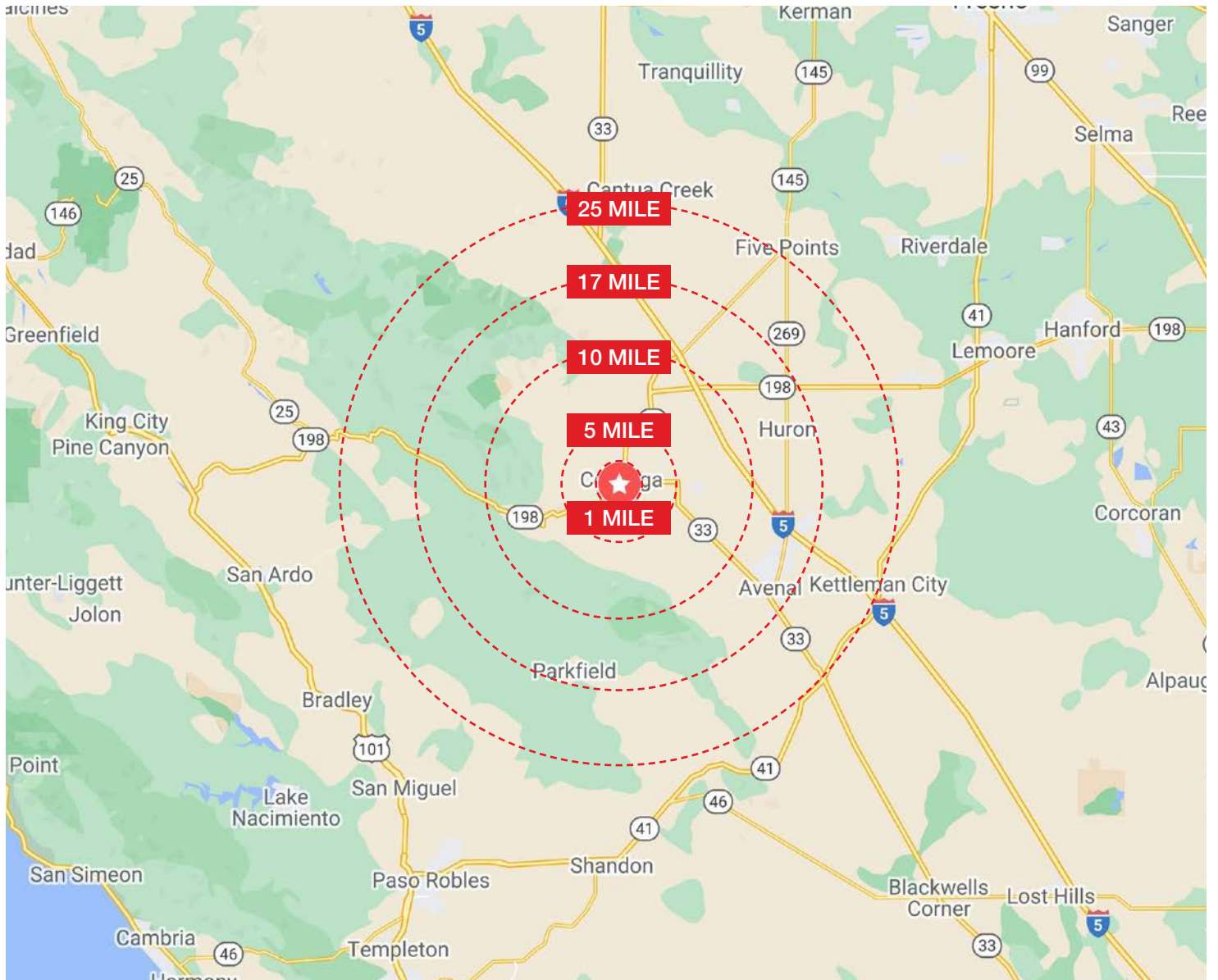
FOR LEASE  
**25 W. Polk Street**  
Coalinga, CA



**AMENITIES MAP**



**DEMOGRAPHICS**



DESCRIPTION	1 mile		5 miles		10 miles		17 miles		25 miles	
<b>Population</b>										
<b>Total Population</b>	10,098		12,217		16,564		33,061		41,207	
<b>Race &amp; Ethnicity</b>										
Hispanic	5,829	56%	6,711	55%	9,743	59%	24,815	75%	30,531	74%
White	3,230	34%	4,351	36%	5,171	31%	6,306	19%	7,986	19%
Black	172	3%	351	3%	456	3%	541	2%	1,011	2%
American Indian	137	3%	292	2%	356	2%	513	2%	626	2%
Asian	277	2%	260	2%	379	2%	395	1%	444	1%
Other race	8	0%	10	0%	10	0%	10	0%	13	0%
Two or more races	445	1%	156	1%	334	2%	364	1%	469	1%

## DEMOGRAPHICS

DESCRIPTION	1 mile		5 miles		10 miles		17 miles		25 miles	
<b>Households</b>										
<b>Total Households</b>	<b>3,375</b>		<b>3,846</b>		<b>4,162</b>		<b>8,349</b>		<b>9,737</b>	
Family households	2,626	71%	2,843	74%	3,092	74%	6,618	79%	7,768	80%
Married couple family	1,000	38%	1,707	44%	1,890	45%	4,103	49%	4,905	50%
With own children under 18	364	14%	679	18%	772	19%	2,073	25%	2,517	26%
Other family	854	33%	1,136	30%	1,202	29%	2,516	30%	2,864	29%
Single male householder with own children under 18	175	7%	257	7%	260	6%	399	5%	427	4%
Single female householder with own children under 18	381	15%	453	12%	479	12%	1,276	15%	1,430	15%
Nonfamily households	750	29%	1,004	26%	1,069	26%	1,731	21%	1,969	20%
<b>Employment Status</b>										
<b>Total Population 16 years and over</b>	<b>5,957</b>		<b>9,024</b>		<b>13,073</b>		<b>23,899</b>		<b>30,523</b>	
In labor force	3,519	59%	5,446	60%	5,937	45%	12,361	52%	14,535	48%
Civilian labor force	3,519	59%	5,446	60%	5,937	45%	12,361	52%	14,481	47%
Employed	3,200	54%	5,054	56%	5,491	42%	11,103	46%	13,032	43%
Unemployed	319	5%	392	4%	446	3%	1,259	5%	1,448	5%
In armed forces	0	0%	0	0%	0	0%	0	0%	54	0%
Not in labor force	2,438	41%	3,578	40%	7,136	55%	11,538	48%	15,988	52%
<b>Income</b>										
<b>Median Household Income (in 2019 inflation adjusted dollars)</b>	<b>\$55,103</b>		<b>\$63,007</b>		<b>\$62,026</b>		<b>\$45,852</b>		<b>\$45,521</b>	
Households	2,603		3,846		4,162		8,349		9,737	
Less than \$25,000	730	28%	912	24%	965	23%	2,384	29%	2,727	28%
\$25,000 to \$49,999	501	19%	740	19%	830	20%	2,005	24%	2,402	25%
\$50,000 to \$74,999	492	19%	638	17%	720	17%	1,573	19%	1,924	20%
\$75,000 to \$99,999	262	10%	503	13%	523	13%	841	10%	946	10%
\$100,000 to \$199,999	469	18%	841	22%	897	22%	1,277	15%	1,435	15%
\$200,000 or more	150	6%	213	6%	227	5%	269	3%	304	3%
<b>Daytime Population Estimate</b>										
<b>Residential Population</b>	<b>4,275</b>		<b>12,180</b>		<b>16,559</b>		<b>22,900</b>		<b>39,529</b>	
Workers working in area	734	17%	2,641	22%	4,685	28%	7,388	32%	11,503	29%
Workers living in area	1,675	39%	4,928	40%	5,366	32%	7,615	33%	12,320	31%
Daytime population estimate	3,334	78%	9,893	81%	15,878	96%	22,673	99%	38,712	98%

Source: U.S. Census Bureau, 2019 American Community Survey & 2016 American Community Survey Special Tabulation: Census Transportation Planning

## LARGEST REGIONAL EMPLOYERS

EMPLOYERS	EMPLOYEES
Department of State Hospitals, Coalinga	1,925
Pleasant Valley State Prison	1,181
Avenal State Prison	1,164
West Hills Community College District	1,000
Coalinga-Huron Unified School District	433
Harris Ranch Inn	340
Coalinga Regional Medical Center	246

Source: [www.coalinga.com](http://www.coalinga.com)



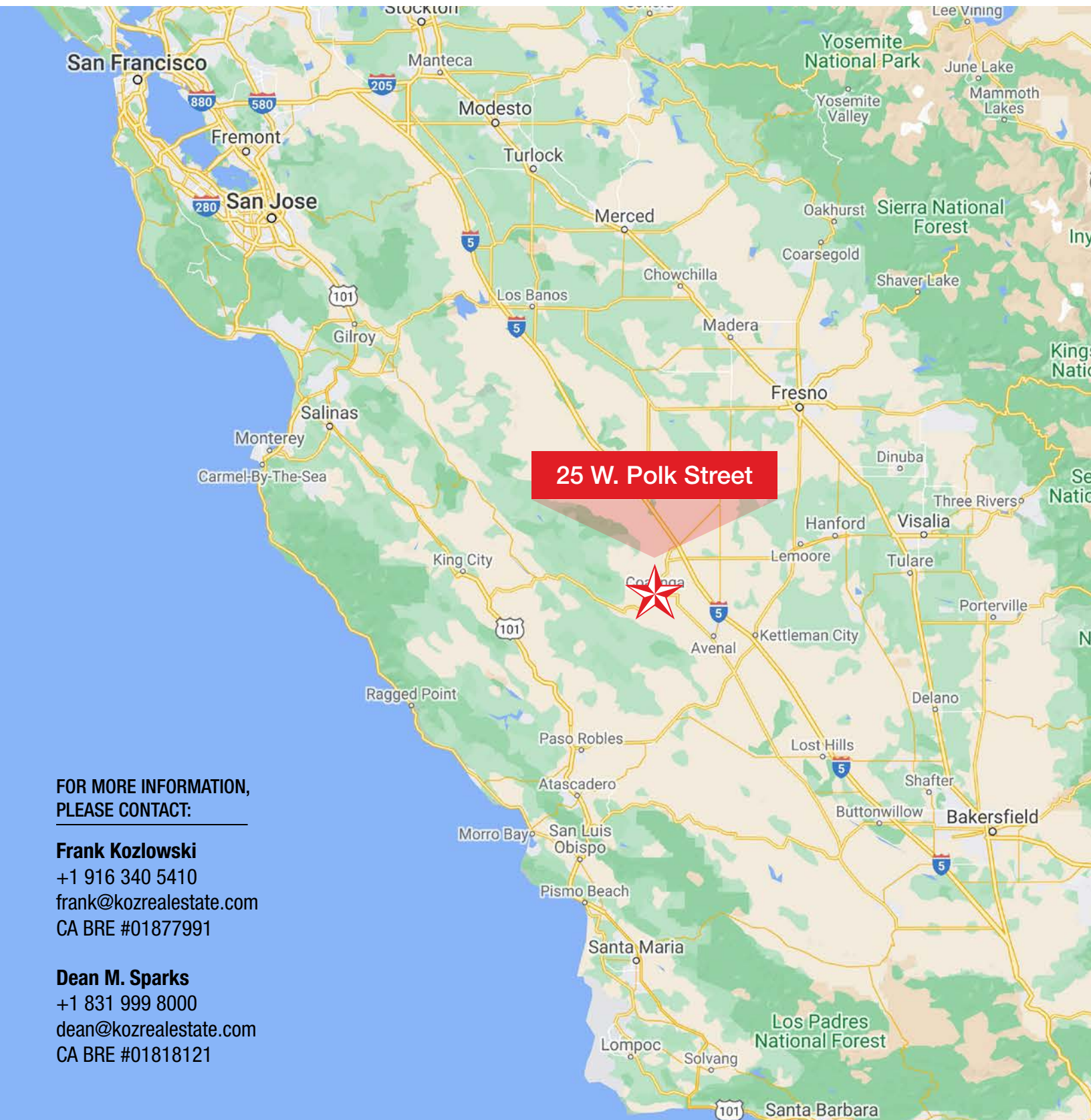
**DRIVE TIME MAP**



FOR LEASE  
**25 W. Polk Street**  
Coalinga, CA



## REGIONAL MAP



FOR MORE INFORMATION,  
PLEASE CONTACT:

**Frank Kozlowski**  
+1 916 340 5410  
frank@kozrealestate.com  
CA BRE #01877991

**Dean M. Sparks**  
+1 831 999 8000  
dean@kozrealestate.com  
CA BRE #01818121