



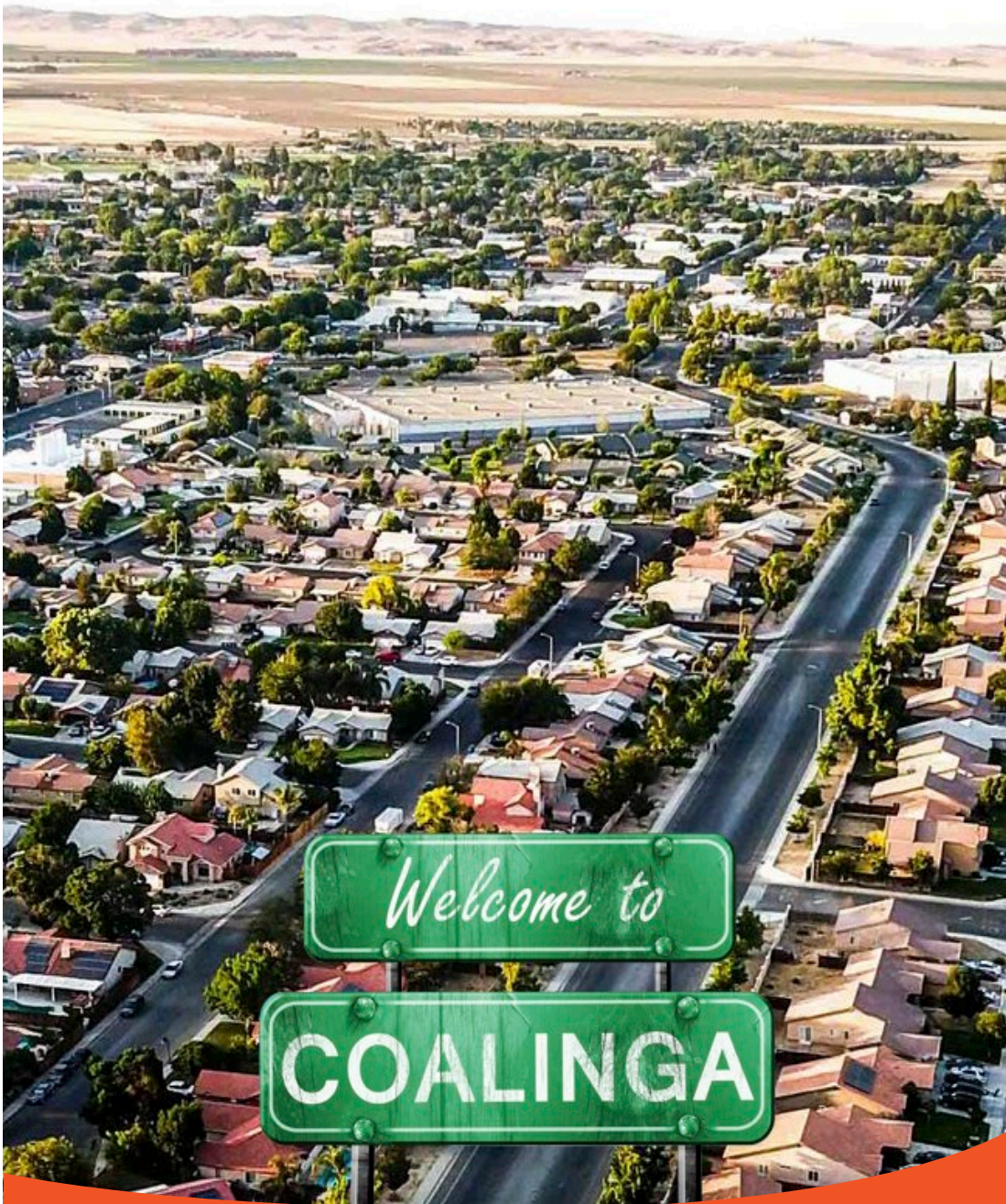
TEAM ORLANDO

RETAIL CALIFORNIA | A DIVISION OF PEARSON REALTY
COMMERCIAL REAL ESTATE

COLLEGE CROSSINGS

COMMERCIAL CENTER

SWC CHERRY LN & STATE HWY 198/33 (ELM AVE) • COALINGA, CA



LOCATION DESCRIPTION

College Crossings is located at the southwest corner of Cherry Lane and Elm Avenue in Coalinga, CA. Elm Avenue (State Highway 33/198) is Coalinga’s primary arterial into and out of the city.

PROPERTY DESCRIPTION

The subject multi-tenant space is available For Lease. College Crossings is a planned commercial development located across from West Hills College which houses over 6,800 students.

ZONING

Multi-Use

BUILDABLE SPACE

Pad 1 up to 2,420± SF (drive thru available)

Pad 2 minimum 1,000± sf to 6,466± SF (drive thru available)

SALE PRICE/LEASE RATE

Please contact agent for more information.

DEMOGRAPHICS

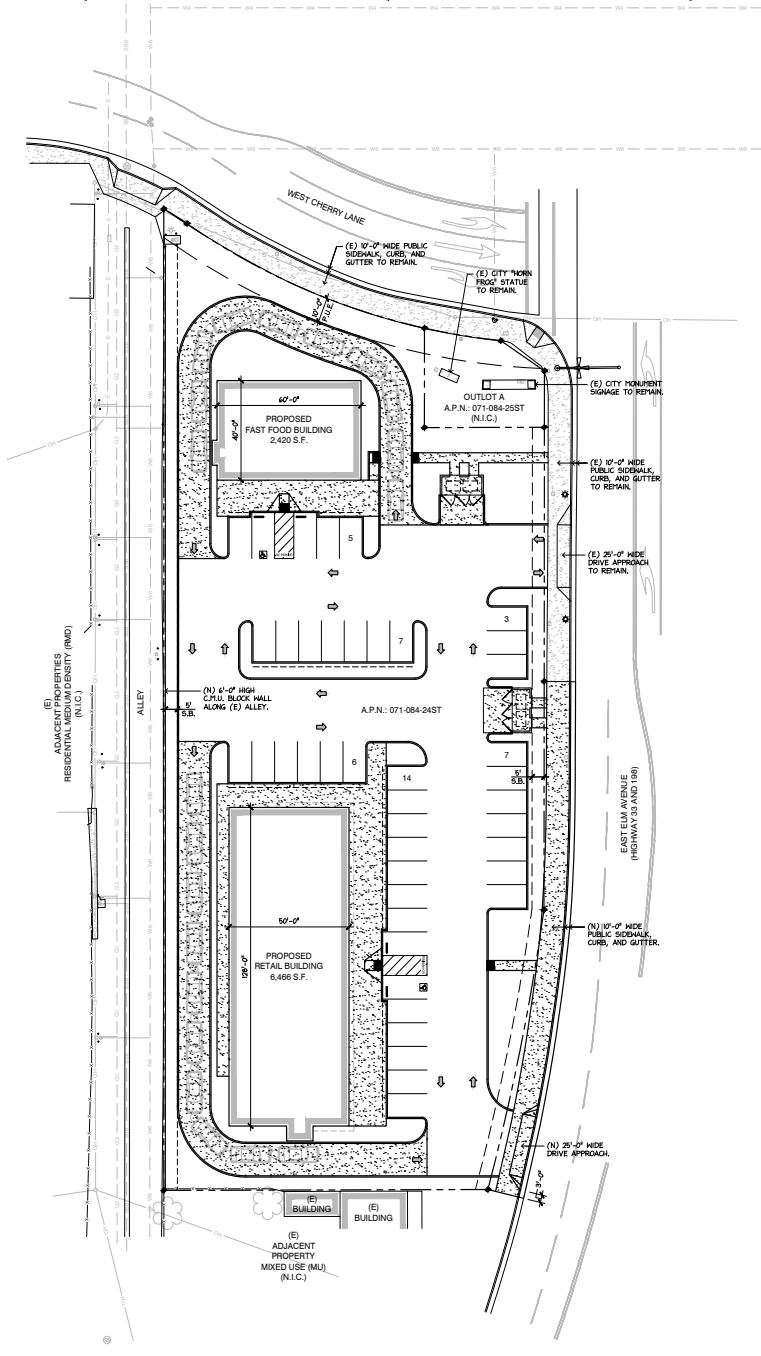
	1 MILE	2 MILES	3 MILES
Total Population:	9,332	13,444	13,566
Total Households:	2,858	4,060	4,096
Avg HH Income:	\$71,278	\$71,270	\$71,299
Total Daytime Pop:	8,020	11,556	11,754

Source: Anysite

TRAFFIC VOLUME

Elm Ave (Hwy 33):	11,401 Annual ADT
Phelps Ave:	<u>5,510</u> ADT
TOTAL EXPOSURE:	16,911 Avg Daily Traffic

Source: Caltrans, Kalibrate TrafficMetrix



PROJECT DATA

PARCEL DATA	
A.P.N.:	071-084-245T
ZONING:	M (FIXED USE)
EXISTING LAND AREA:	(1.24 ACRES) 154,490 S.F.
BUILDING DATA	
FAST FOOD BUILDING	
GROSS BUILDING AREA:	2,420 S.F.
CONSTRUCTION TYPE:	TYPE V-B
BUILDING OCCUPANCY TYPE:	A-2 (ASSEMBLY)
FIRE SPRINKLERS:	NO
FIRE ALARMS:	NO
NUMBER OF STORIES:	1
ACTUAL BUILDING HEIGHT:	T.B.D.
RETAIL BUILDING	
GROSS BUILDING AREA:	6,466 S.F.
CONSTRUCTION TYPE:	TYPE V-B
BUILDING OCCUPANCY TYPE:	M (MERCANTILE)
FIRE SPRINKLERS:	YES
FIRE ALARMS:	NO
NUMBER OF STORIES:	1
ACTUAL BUILDING HEIGHT:	T.B.D.
TOTAL GROSS BUILDING AREA:	8,886 S.F.
BUILDING LOT COVERAGE:	6.32%
ALLOWABLE BUILDING AREA	
FAST FOOD BUILDING	
BUILDING ALLOWABLE AREA IS BASED ON AN OCCUPANCY OF A-2 (ASSEMBLY). THE LOWEST BASIC ALLOWABLE AREA PER TABLE 506.2 OF THE C.B.C. THAT IS ANTICIPATED FOR THIS BUILDING.	
ALLOWABLE BUILDING AREA CALCULATION PER C.B.C. EQUATION 5-1:	
$A_a = 6,000 \text{ S.F.} > 2,420 \text{ S.F. (OKAY)}$	
RETAIL BUILDING	
BUILDING ALLOWABLE AREA IS BASED ON AN OCCUPANCY OF M (MERCANTILE). THE LOWEST BASIC ALLOWABLE AREA PER TABLE 506.2 OF THE C.B.C. THAT IS ANTICIPATED FOR THIS BUILDING.	
ALLOWABLE BUILDING AREA CALCULATION PER C.B.C. EQUATION 5-1:	
$A_a = 36,000 \text{ S.F.} > 6,466 \text{ S.F. (OKAY)}$	
PARKING DATA	
TOTAL REQUIRED VEHICLE PARKING STALLS REQUIRED BY ZONING ORDINANCE	
RESTAURANTS (UP TO 4,000 S.F. OF RESTAURANT SPACE)	
(1 PER 125 S.F. OF INDOOR AND OUTDOOR SEATING AREAS)	19
2,420 S.F. / 125 S.F.:	22
RETAIL SALES (LESS THAN 10,000 S.F. PER BUSINESS)	22
(1 PER 300 S.F. OF FLOOR AREA)	22
6,466 S.F. / 300 S.F.:	22
TOTAL REQUIRED VEHICLE PARKING STALLS:	42
TOTAL PROVIDED VEHICLE PARKING STALLS:	42
STANDARD:	37
CLEAN AIR/VAN/POOLVEH:	3
FUTURE EV CHARGING STATIONS: 2	2
VAN ACCESSIBLE:	2
TOTAL PROVIDED VEHICLE PARKING STALLS:	42
RATIO OF PARKING SPACES TO FLOOR AREA:	4.75 SPACES PER 1,000 S.F.
ACCESSIBILITY PARKING REQUIREMENTS	
VAN ACCESSIBLE:	2
CALGREEN VEHICLE PARKING REQUIREMENTS	
CLEAN AIR DESIGNATED PARKING SPACES:	3
(PER CALGREEN SECTION 5.06(A.1), 2-BIKE MIN.)	3
FUTURE EV CHARGING SPACES: 2	2
(PER CALGREEN SECTION AND TABLE 5.06(A.5.3.3))	2
FUTURE VAN ACCESSIBLE: 1	1
CALGREEN BICYCLE PARKING REQUIREMENTS	
SHORT-TERM BICYCLE PARKING:	42 x .05 = 2
(PER CALGREEN SECTION 5.06(A.1), 2-BIKE MIN.)	2
LONG-TERM BICYCLE PARKING:	42 x .05 = 2
(PER CALGREEN SECTION 5.06(A.1.2), 1-BIKE MIN.)	2

VICINITY MAP



PROJECT: SCHEMATIC PLANS FOR:
 COALINGA RETAIL DEVELOPMENT
 667 ELM AVENUE (HIGHWAY 93 AND 198)
 COALINGA, CALIFORNIA 93210

STATUS

Current Release Date	8-31-18
Planning Submittal	
Plan Check Submittal	

REVISIONS

1	
2	
3	

IDENTIFICATION

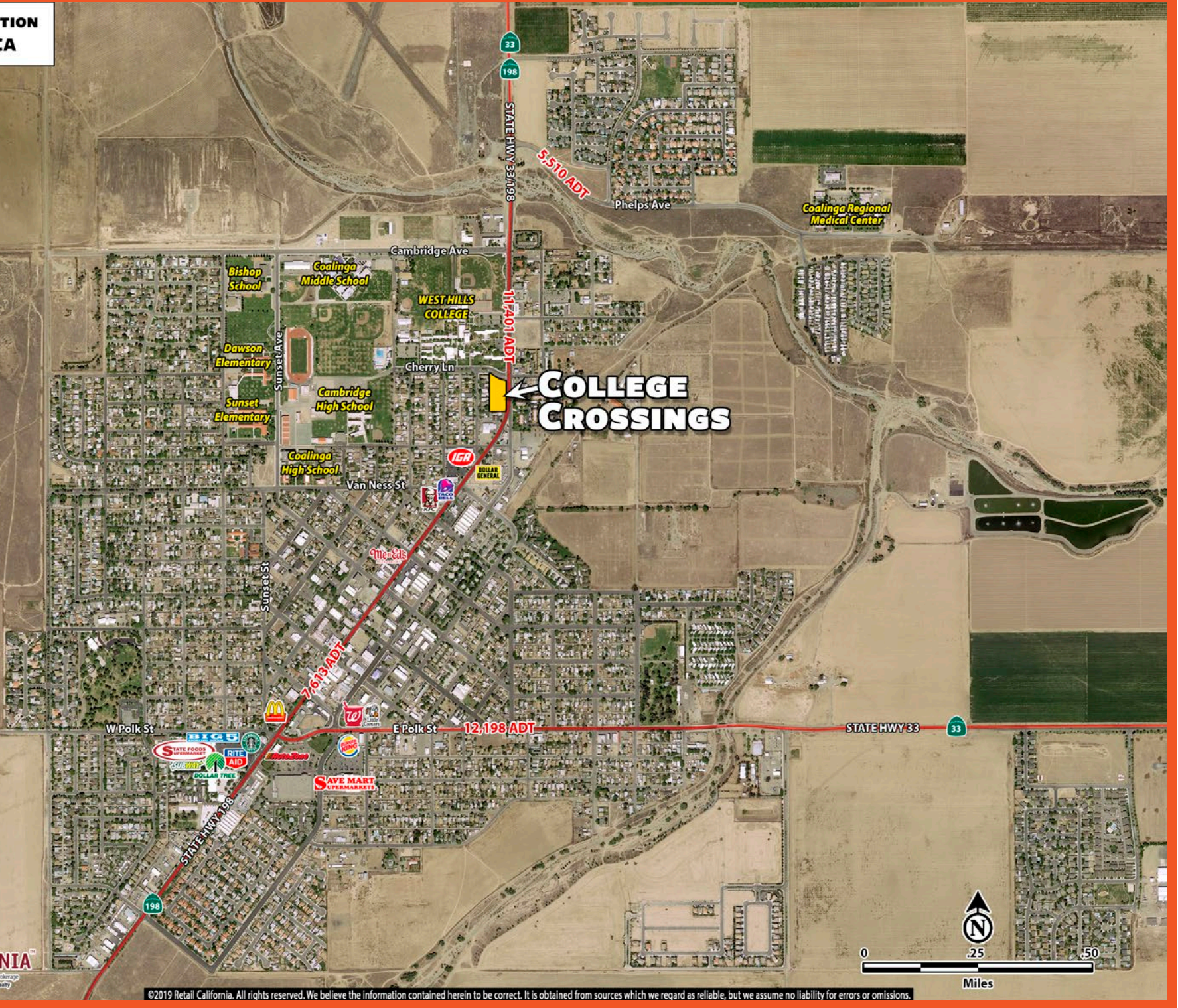
Scale	1" = 20'-0"
Project Coordinator	CHRIS HARD
Project No.	1
Sheet	M-16

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**CIRCULATION AERIAL
COALINGA, CA**



**RETAIL COMPETITION
COALINGA, CA**



COLLEGE CROSSINGS

COMMERCIAL CENTER • COALINGA, CA

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