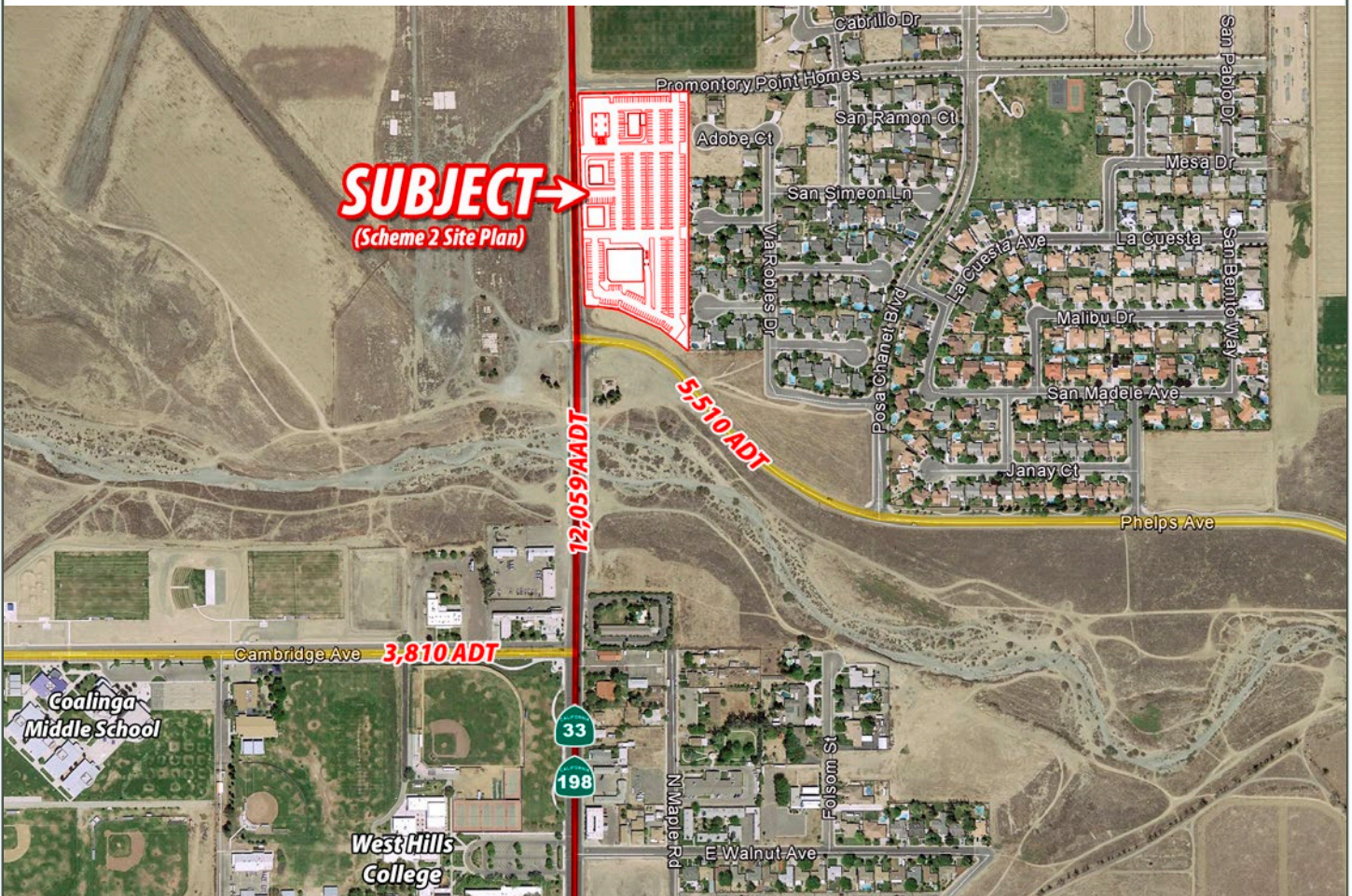


The Orchard Shopping Center

NEC Highways 33/198 & Phelps Ave., Coalinga, CA



- Great Highway Visibility & Access
- Underserved Retail Market

- Close to West Hills College Campus and Coalinga Schools

Proposed Shopping Center Land
NEC State Hwys 33/198 & Phelps Ave
Coalinga, CA

For more information, please contact:

John Lee

559.447.6257

jlee@retailcalifornia.com

DRE Lic. # 01406883

The Orchard Shopping Center

Proposed Property Summary

Description:

The subject property is located on the northeast corner of State Highways 33/198 and Phelps Avenue in Coalinga, CA. Coalinga is accessible from major cities within the state with easy access to Interstate 5 which is approximately 10 miles to the east.

Highlights:

Approximately 6.91 acres of commercial land suitable for a wide variety of tenants including Grocery, Pharmacy, Fast Food, Gas Stations and Retail uses. The subject property is within a half-mile north of West Hills Community College, Cambridge High School and elementary/middle schools.

APN: 070-100-215

Zoning: Commercial

Parcel Size: 6.91± acres

2018 Demographics:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Total Population:	4,878	13,570	13,699
Total Households:	1,482	4,096	4,138
Avg HH Income:	\$76,960	\$71,280	\$71,302
Total Daytime Pop:	4,286	11,766	11,873

Source: Pitney Bowes Software

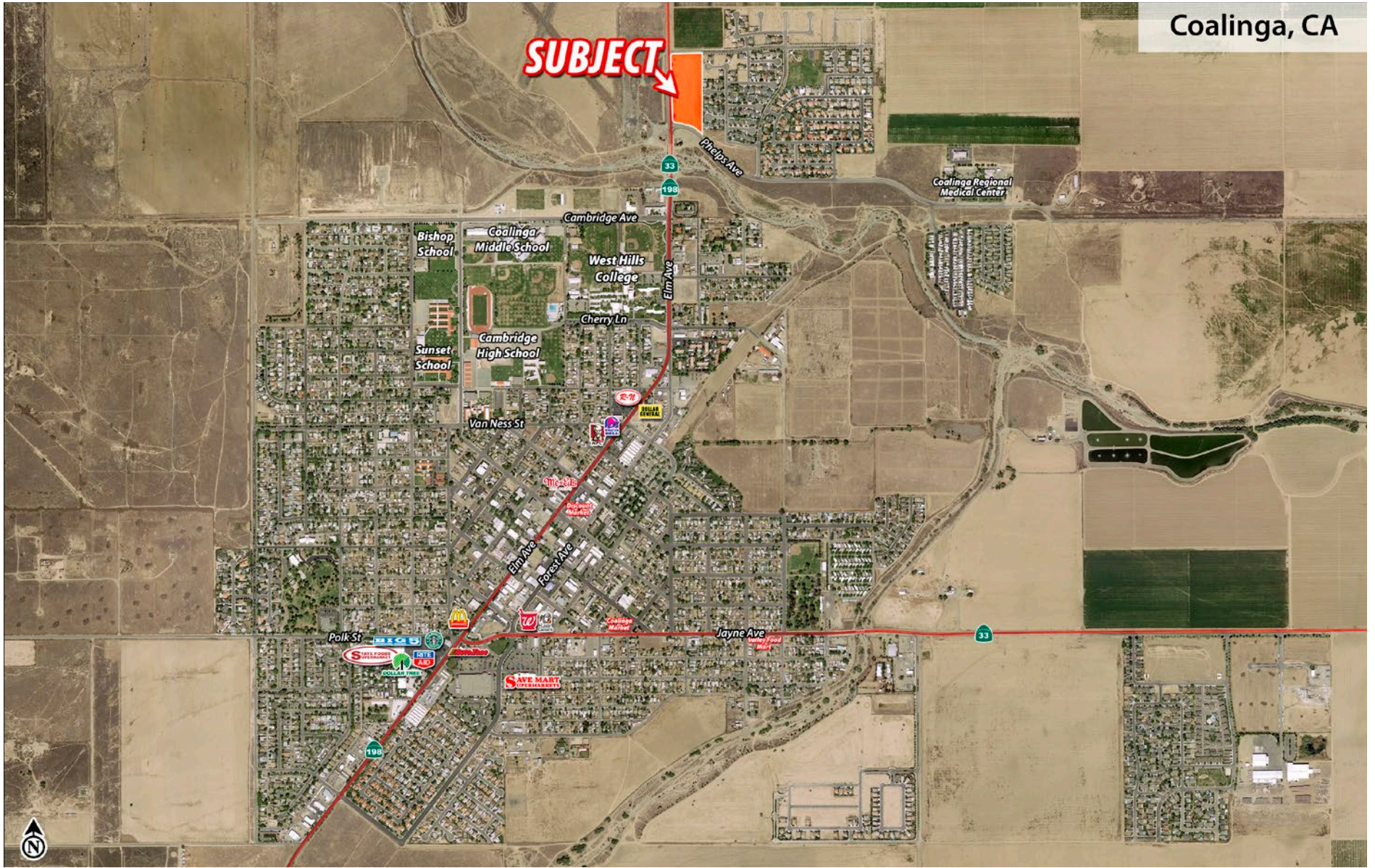
2018 Traffic Counts:

Hwy 33/198 @ Phelps Ave:	12,059 Annual ADT
Phelps Ave @ Hwy 33/198:	<u>5,510</u> ADT
Total:	17,569 Avg Daily Traffic

Source: Kalibrate TrafficMetrix



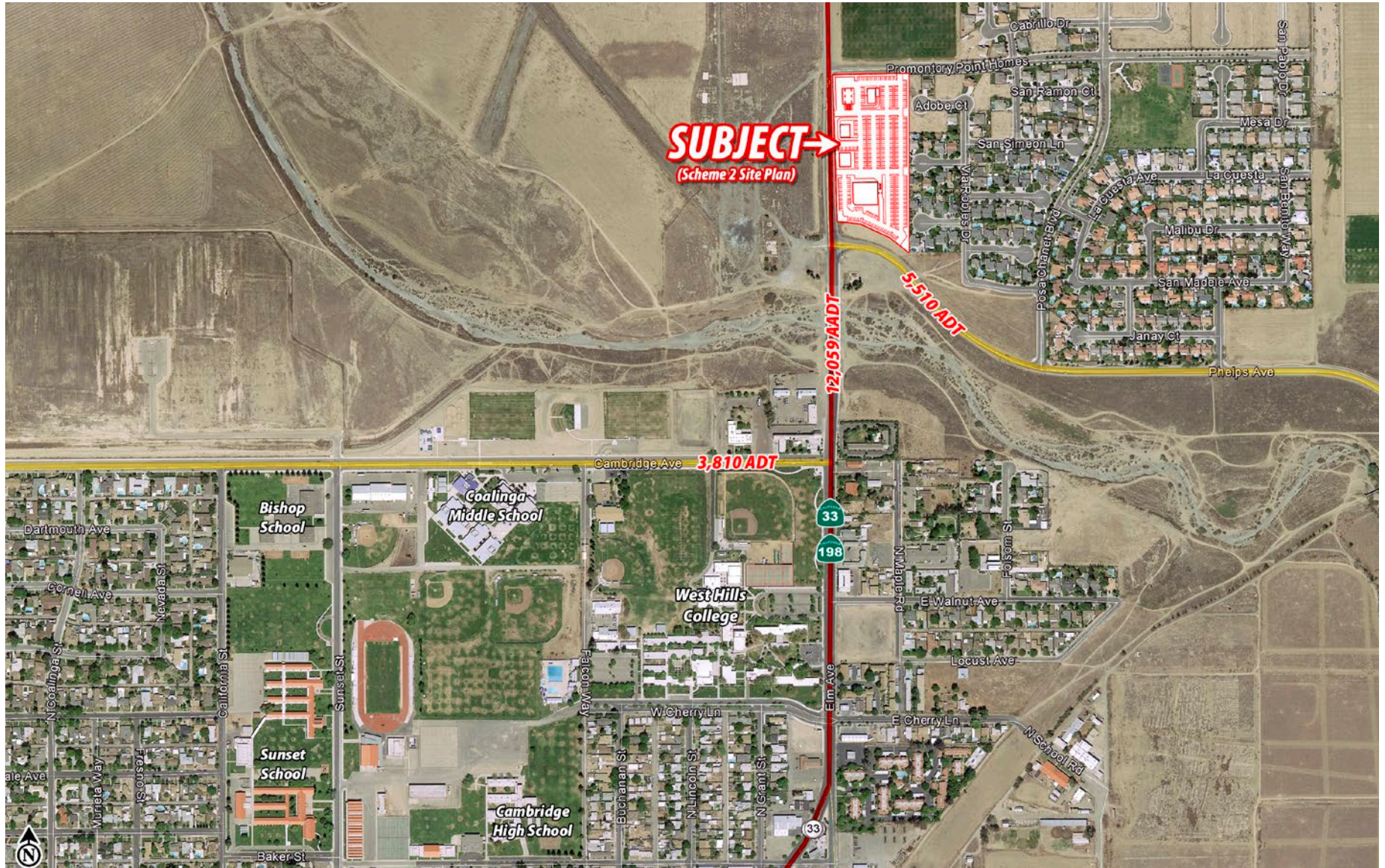
Coalinga Retail Competition Aerial



7480 North Palm Avenue, Suite 101 - Fresno, California 93711 • P 559 256-1700 • F 559 256-7238 • www.retailcalifornia.com

This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or financial advisor make an independent projection. ©2019 Retail California. All rights reserved.

Proximity Aerial - NEC Highways 33/198 & Phelps Ave., Coalinga, CA 93210



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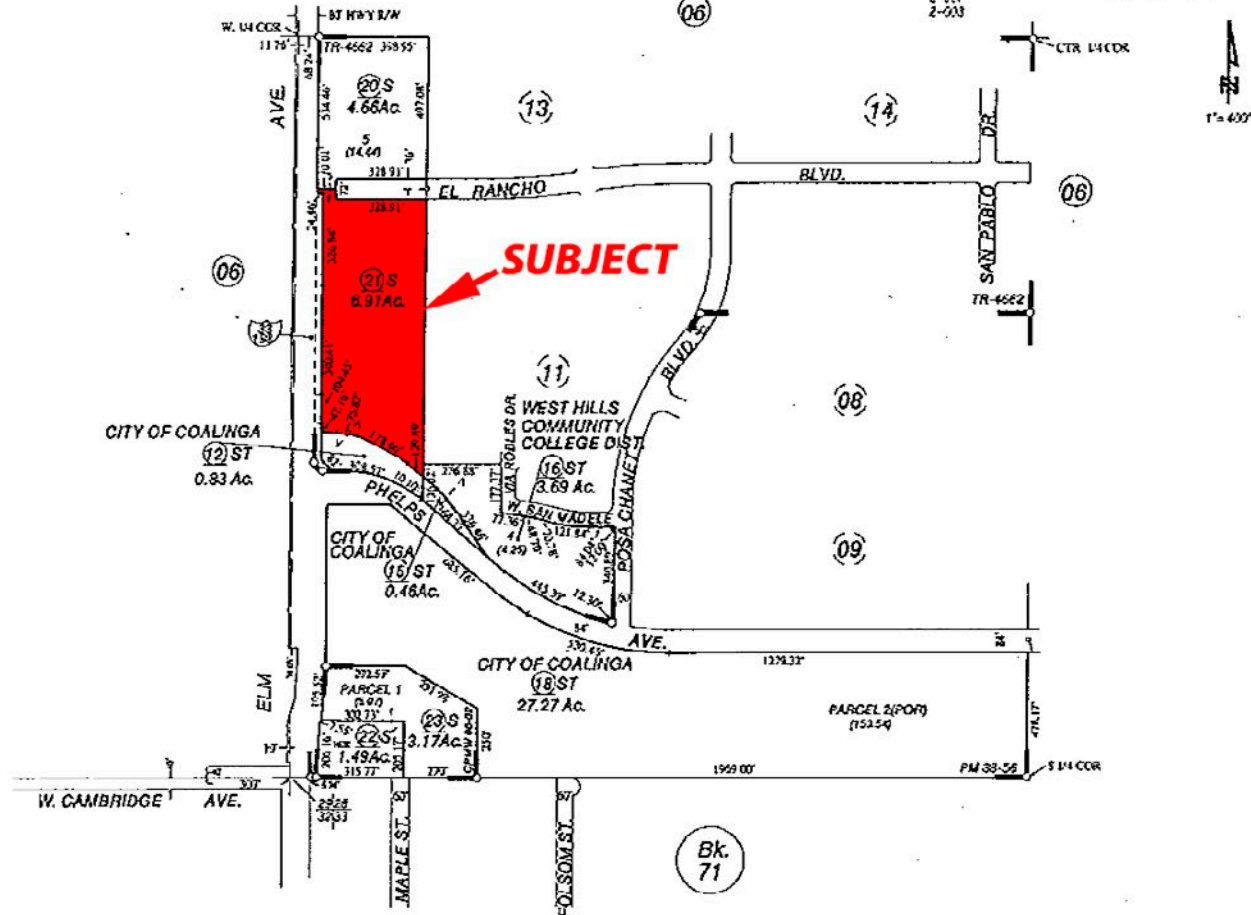
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Parcel Map - NEC Highways 33/198 & Phelps Ave., Coalinga, CA 93210

--- NOTE ---
 This map is for Assessment purposes only.
 It is not to be construed as portraying
 legal ownership or division of land for
 purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 28, T.20S., R.15E., M.D.B.&M.

Tax Rate Area 070-10
 2-001
 2-003



Tract No. 4662 - Plat Bk. 57, Pgs. 43-45
 Parcel Map No. 015 - Bk. 38, Pgs. 56 & 57
 Certificate of Parcel Map Waiver 06-02, Doc. 199458, 10/31/07

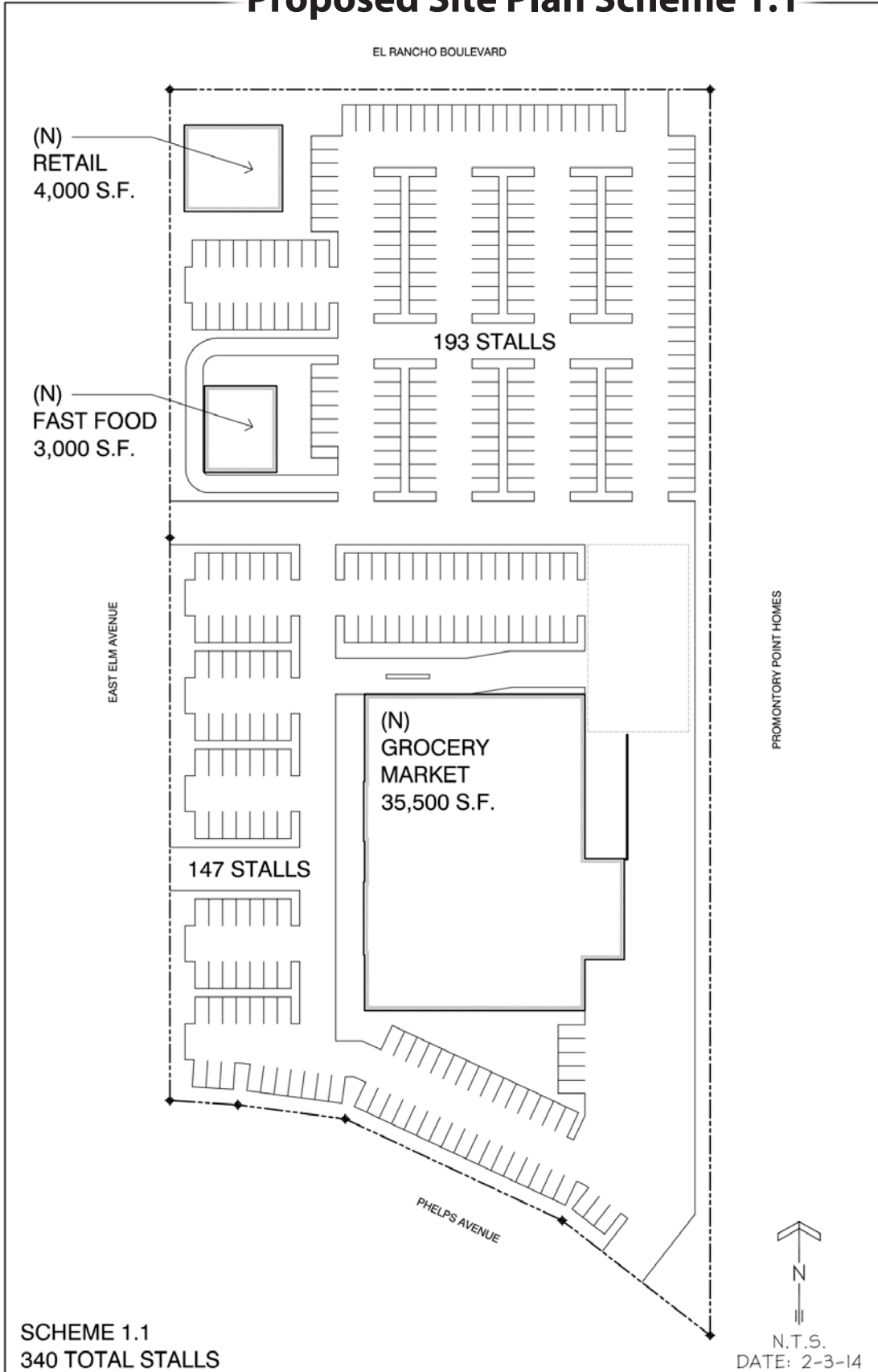
JUL 0 8 2010

Assessor's Map Bk. 070 - Pg. 10
 County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

05-12-2010

Proposed Site Plan Scheme 1.1



CENTERLINE
DESIGN, LLC

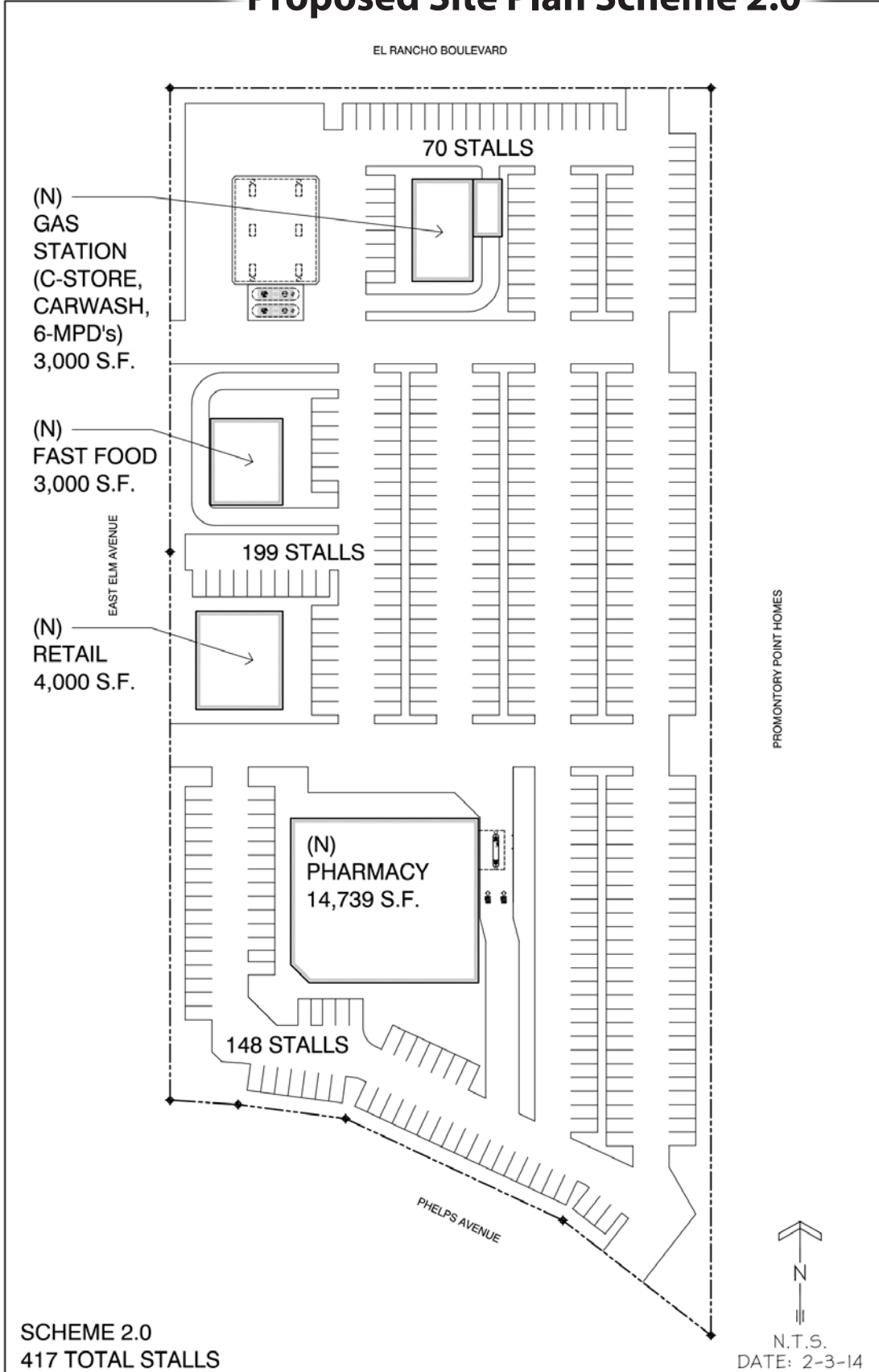
PLANNING - DESIGN - CONSULTING

1500 TOLLHOUSE ROAD, SUITE 'C'
CLIVE, CALIFORNIA 92304
951-288-3800 (OFFICE)
951-288-3287 (FAX)

PROJECT

**PROPOSED SITE DEVELOPMENT FOR:
THE ORCHARD
E. ELM AVE. AND PHELPS AVE., COALINGA, CA 93210**

Proposed Site Plan Scheme 2.0



CENTERLINE DESIGN, LLC
 PLANNING · DESIGN · CONSULTING
 1500 TOLLHOUSE ROAD, SUITE 'C'
 COLINGA, CALIFORNIA 93210
 562-288-3800 (OFFICE)
 562-288-3287 (FAX)

PROJECT

**PROPOSED SITE DEVELOPMENT FOR:
 THE ORCHARD
 E. ELM AVE. AND PHELPS AVE., COLINGA, CA 93210**

SCHEME 2.0
417 TOTAL STALLS

N.T.S.
 DATE: 2-3-14

Retail California CRE
Updated Summary Report



The Orchard Shopping Center (Proposed)
State Highways 33/198 & E Phelps Ave Coalinga, CA 93210

11 July 2019

Coordinates Longitude: -120.354426
Latitude: 36.154241

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
Population Trend			
2000 Total Population	4,715	12,194	12,322
2010 Total Population	4,671	12,759	12,885
2018 Total Population	4,878	13,570	13,699
2023 Total Population	4,943	13,972	14,102
Households Trend			
2000 Total Households	1,461	3,672	3,711
2010 Total Households	1,478	3,977	4,019
2018 Total Households	1,482	4,096	4,138
2023 Total Households	1,487	4,177	4,219
Population Change Trend			
2000 to 2010 Population Change	-0.9%	4.6%	4.6%
2000 to 2018 Population Change	3.5%	11.3%	11.2%
2010 to 2023 Population Change	5.8%	9.5%	9.4%
2018 to 2023 Population Change	1.3%	3.0%	2.9%
Household Change Trend			
2000 to 2010 Household Change	1.2%	8.3%	8.3%
2000 to 2018 Household Change	1.4%	11.5%	11.5%
2010 to 2023 Household Change	0.6%	5.0%	5.0%
2018 to 2023 Household Change	0.3%	2.0%	2.0%
2018 Race			
White alone	63.3%	65.3%	65.2%
Black or African American alone	3.6%	3.0%	3.0%
American Indian and Alaska Native alone	1.3%	1.8%	1.8%
Asian alone	2.3%	2.4%	2.4%
Native Hawaiian and OPI alone	0.2%	0.2%	0.2%
Some Other Race alone	27.1%	25.0%	25.1%
Two or More Races	2.1%	2.2%	2.2%
2018 Income			
Per Capita Income	\$24,407	\$22,806	\$22,785
Household Income: Median	\$57,053	\$54,267	\$54,241
Household Income: Average	\$76,960	\$71,280	\$71,302
Less than \$10,000	9.1%	9.7%	9.7%

Retail California CRE
Updated Summary Report



The Orchard Shopping Center (Proposed)
State Highways 33/198 & E Phelps Ave Coalinga, CA 93210

11 July 2019

Coordinates Longitude: -120.354426
Latitude: 36.154241

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
\$10,000 to \$14,999	2.8%	5.3%	5.3%
\$15,000 to \$19,999	4.5%	6.3%	6.3%
\$20,000 to \$24,999	5.6%	3.9%	3.8%
\$25,000 to \$29,999	4.7%	4.4%	4.4%
\$30,000 to \$34,999	7.2%	7.2%	7.2%
\$35,000 to \$39,999	5.1%	4.6%	4.6%
\$40,000 to \$44,999	5.8%	4.5%	4.5%
\$45,000 to \$49,999	2.6%	1.9%	1.9%
\$50,000 to \$59,999	3.8%	5.0%	5.1%
\$60,000 to \$74,999	11.9%	11.2%	11.2%
\$75,000 to \$99,999	12.6%	13.4%	13.4%
\$100,000 to \$124,999	10.5%	9.3%	9.4%
\$125,000 to \$149,999	3.8%	5.0%	4.9%
\$150,000 to \$199,999	5.0%	4.6%	4.6%
\$200,000 or more	5.2%	3.6%	3.6%
Average household size	3.2	3.1	3.1
Total Daytime Population	4,286	11,766	11,873
Total Employee Population	1,301	3,289	3,315
Total Daytime at Home Population	2,985	8,477	8,558
Total Employee Population (% of Daytime Population)	30.4%	28.0%	27.9%
Total Daytime at Home Population (% of Daytime Population)	69.6%	72.0%	72.1%