

# AVAILABLE FOR SALE

## 240 COALINGA PLAZA, COALINGA CA

*Great location for Medical Clinic or Retail Store front*



**240 Coalinga Plaza** is a 6,494<sub>±</sub> SF single-story office building located in downtown Coalinga.

This property features prominent visibility on one of the main thoroughfares, and it is easily accessible to both Highways 33 and 198.

There is surface parking, as well as ample on street parking.

*For More Information Please Contact:*

**JEREMY REED**

*License #01203327*

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# PROPERTY INFORMATION

Available SF: 6,494±

Lot Size: 0.16± Acres

Zoning: Commercial / Medical Building

Pricing: Contact Broker

# HIGHLIGHTS

- Coalinga, population 12,000+, is a city in the county of Fresno, population 1.014 million (2021)
- Coalinga is 10 miles west of Interstate 5, and 60 miles southwest of the City of Fresno; California's 5<sup>th</sup> largest city
- Close Proximity to:
  - Coalinga Regional Medical Center
  - West Hills Community College District
- Conveniently located next to Highways 33 and 198
- Surrounded by Highly Populated Residential Neighborhoods
- Zoned General Commercial, this property would be ideal for medical or office use. CG designation also permits food, drug, clothing and other retail uses and services, including small restaurants.

# LOCATION DESCRIPTION

*The subject property is located on the north side of Coalinga Plaza and west Hwy 198 / Elm Avenue*

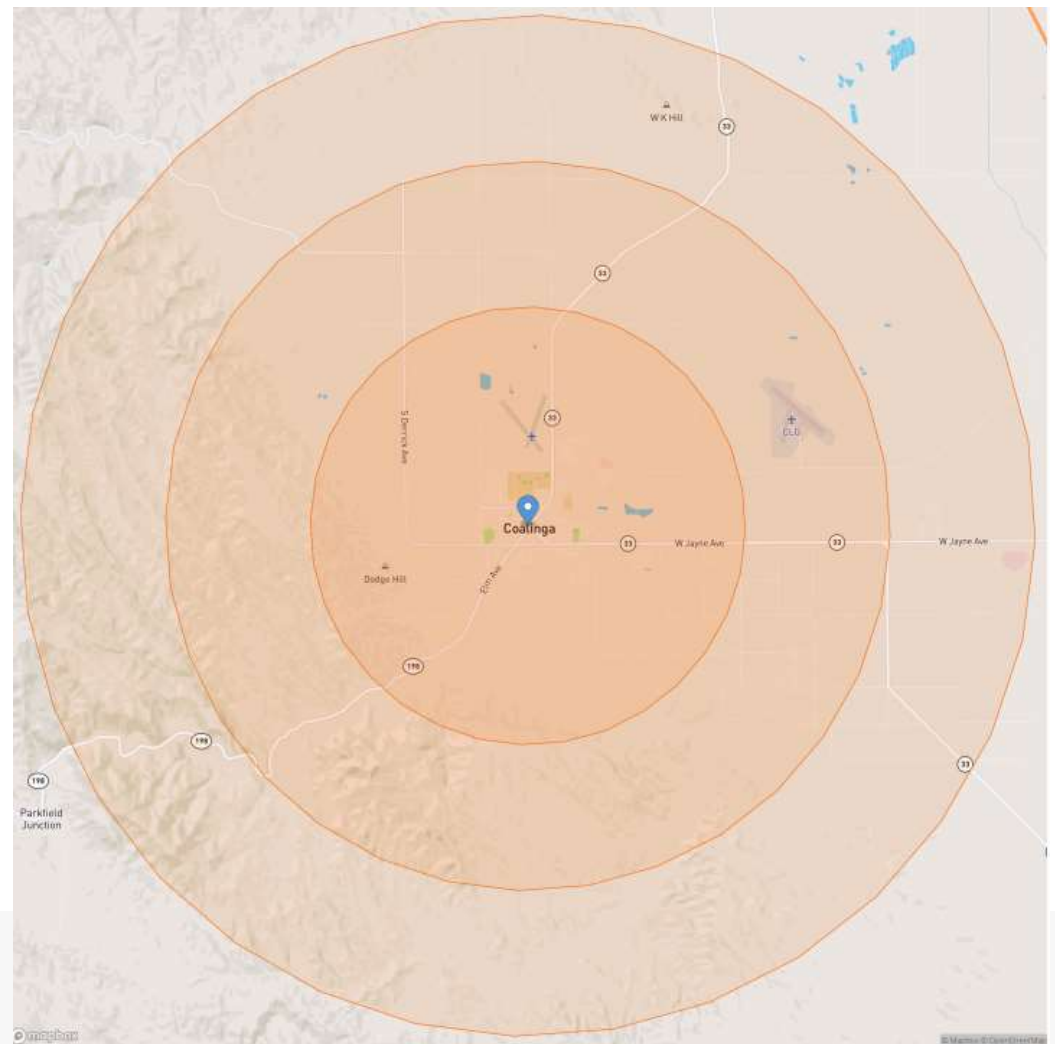
## 240 Coalinga Plaza

### Coalinga, CA

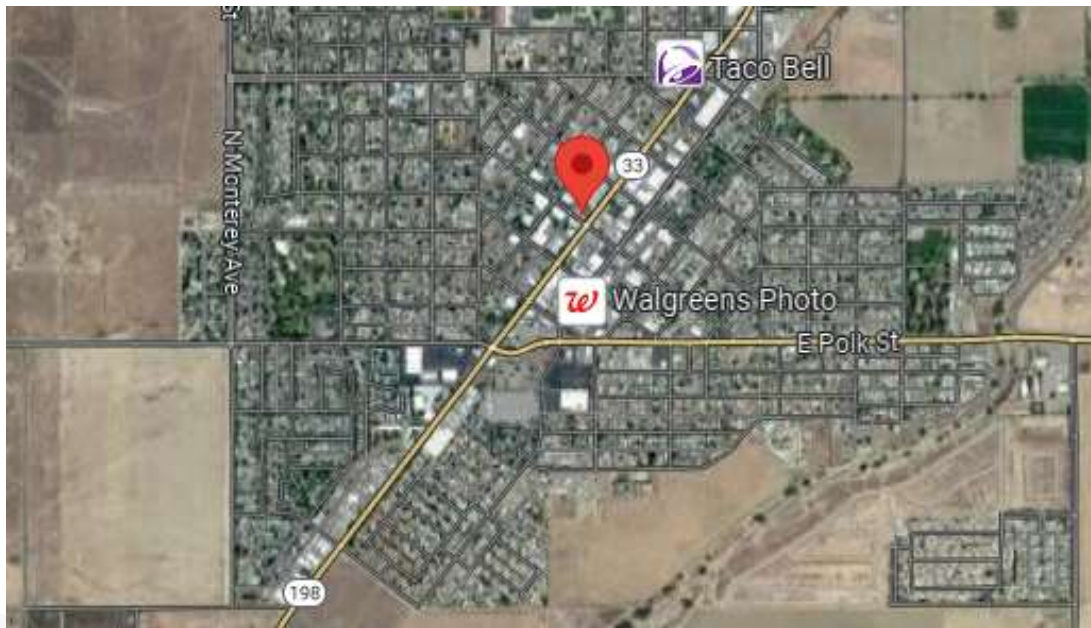
3 mi radius 5 mi radius 7 mi radius

#### Population

2022 Census Population	12,283	12,776	13,488
2028 Projected Population		17,397	
Median HH Income	\$ 67,087	\$ 67,079	\$ 67,119



# 240 Coalinga Plaza, Coalinga, CA



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