

# SEC W Polk St & Elm Ave

**SOLD**

COALINGA, CALIFORNIA



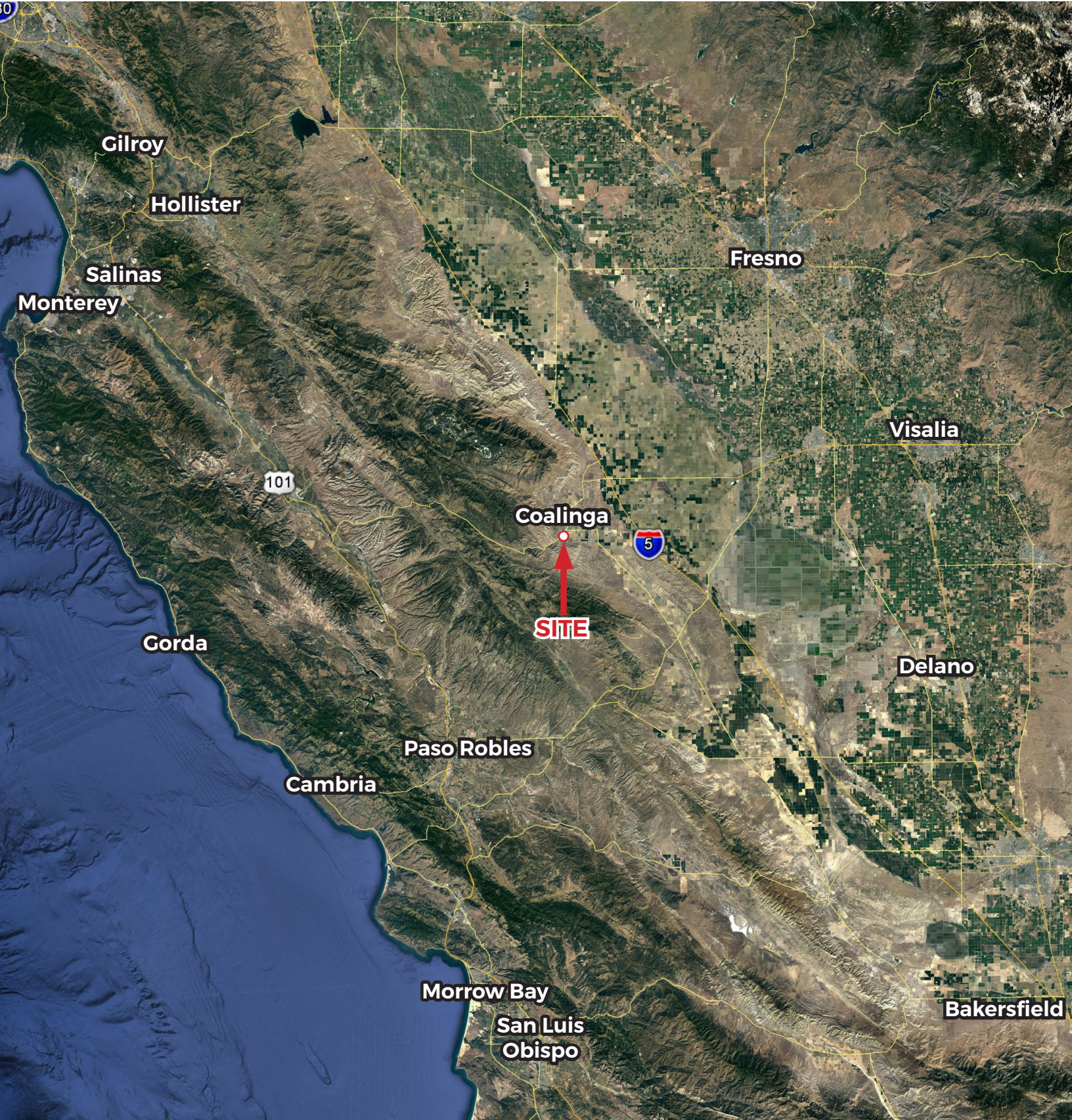
**PAD A**  
APN 083.-080-57S  
0.50 acre

**PAD C**  
APN 083.-080-59S  
0.89 acre

**Mike Moser**  
858.523.2089  
mikemoser@retailinsite.net

**RETAIL INSITE**  
120 S Sierra Ave, Ste 110, Solana Beach, Ca 92075  
LIC #01206760 | retailinsite.net



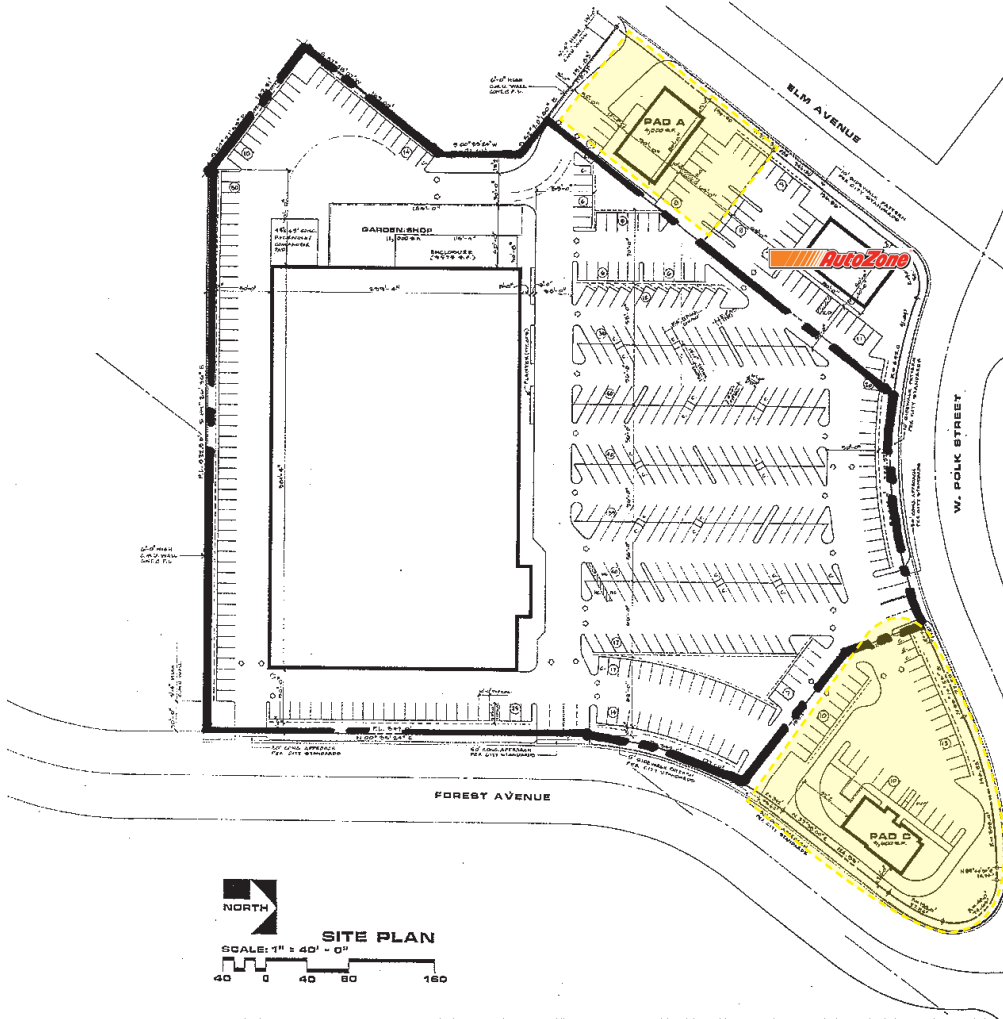


The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.





# SITE PLAN AND HIGHLIGHTS



RUSSELL R. TAYLOR AIA, ARCHITECT  
1100 West Main Avenue  
Suite A  
Coalinga, CA 93238  
Phone (760) 226-2200  
Fax (760) 226-2201

**NOT FOR CONSTRUCTION**

ALL INFORMATION INDICATED ON THIS DRAWING IS CONSIDERED AND IS INTENDED FOR PRELIMINARY ESTIMATES AND BASIC ENGINEERING ONLY. THIS IS NOT A FINAL ENGINEERING DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION. ALL FINAL ENGINEERING DRAWINGS OBTAINED FROM THIS CONCEPT ILLUSTRATION OR OTHER DRAWINGS IS SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF COALINGA AND IS SUBJECT TO THE CITY OF COALINGA'S ZONING ORDINANCES AND ACCEPTABLE TO ALL LOCAL AUTHORITIES HAVING JURISDICTION.

### SITE DATA

LAND AREA 418,188 SF/0.8 AC  
BLOG AREA 108,441 SF  
COVERAGE 25%

### PARKING DATA

PARKING STALLS (1,000 SF/STALL) 488  
PARKING/BLOG RATIO 4.8/1,000 SF  
PARKING LOT AREA 218,989 SF  
PARKING LOT/BLOG RATIO 2:1

A PROPOSED DEVELOPMENT FOR



AT COALINGA CA

DATE	11.14.02	SHEET NO.	1
REVISIONS			
BY	11.14.02		
CHECKED	11.14.02		
DATE	11.14.02	OF SHEETS	1

# 4721

## FEATURES

- Pads available - ideal for retail/restaurant
- Located in Coalinga's main retail trade area
- Highly visible location

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	9,054	12,905	13,018
AVERAGE HH INCOME	\$64,018	\$68,460	\$68,581
DAYTIME POPULATION	7,550	10,775	11,032

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.